



**Mike Ashworth**  
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Mr A Sylvester  
Head of Planning & Strategic Housing  
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Our ref: 8241533/HDC/SH/23760  
Your ref: DMPA/2019/1091  
Date: 21 October 2019

Dear Mr Sylvester

**Proposed Employment Uses (All Matters Reserved) at Infinity Garden Village, Land East of Deep Dale Lane, Stenson Fields**

The above application for 51,000m<sup>2</sup> of employment floorspace and associated infrastructure is in outline with all matters reserved. However, notwithstanding that, the Highway Authority needs to be sure that a safe and suitable means of access into the site can be provided.

The application site has no means of access to the public highway and the ability to deliver the scheme would appear to rely for access on a spur off the new link road proposed between the A50 Trunk Road and Infinity Park (within Derby City) which forms part of a current planning application (CD9/0319/110) submitted by Derbyshire County Council. Whilst the new junction and link road are currently the subject of a planning application, permission has not been granted and the land falls outside the red outline of this application site. Furthermore, at the point where the spur shown on the master plan passes through the application site, the site appears to be of insufficient width to accommodate a junction and access road to industrial specification. It will, therefore, be necessary for the applicant to demonstrate that access in accordance with current Highway Authority standards can be achieved.

Bearing in mind the above comments, the Highway Authority considers that the application is premature and that its provision is dependent on factors outside the control of the applicant. In fact, in the covering letter dated 6 June 2019, submitted with the application, the applicant acknowledges that this proposal would be likely to progress slowly.

Yours sincerely

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Highways Development Control

Public

