



Planning Statement

Application Description;

Approval of reserved matters for layout, scale, appearance and landscaping of Spine Road through Phase 1A and 1B (in part) and approval of reserved matters for layout, scale, appearance and landscaping of the public open space areas for phase 1A and 1B at Broomy Farm, Hartshorne, Swadlincote.

The first part of the application is seeking reserved matters approval for layout, scale, appearance and landscaping of Spine Road through Phase 1A and 1B (in part). The approved reserved matters for phase 1 (Reference; 9/2018/0767) description did not cover the reserved matters known as scale and landscaping, so this application seeks approval for all four reserved matter for the spine road.

In terms of the phase of the spine road which is being applied for; phase 1A and phase 1B in part, please find attached the phasing plan which shows the whole of the spine road within phase 1A being applied for and the part of the spine road within phase 1 which is identified as phase 1B, but there is a further phase 1B part of the spine road which comes off Burton Road, this is covered by a separate reserved matters application (reference; 9/2019/0382).

The second part of the application is seeking reserved matters approval for layout, scale, appearance and landscaping of the public open space areas for phase 1A and 1B. The approved reserved matters for phase 1 (Reference; 9/2018/0767) description did not cover the reserved matters known as scale and appearance, so this application seeks approval for all four reserved matter for the public open space areas.

This application seeks to fully supersede planning permission reference 9/2017/0730 and partly supersede planning permission reference 9/2018/0767 where it relates to the spine road and public open space areas. The purpose of this application is to ensure that all four reserved matters for the spine road through phase 1 and the public open space areas of phase 1 are approved.

The amendments which have been made to the application originally submitted are as follows;

- Footpath widened from 2m to 3m near Woodville Road adjacent to the boundary of number 202 Woodville Road.
- Footpath surfacing material added to drawing numbers; EMS.2383_015_001 Rev H and EMS.2383_019 Rev E.
- Avenue Tree species amended to the Acer platanoides 'Pacific Sunset' following Council comments to drawing number EMS.2383_015_001 Rev H and EMS.2383_019 Rev E.