

Chris Nash
Principal Planner
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote

28th August 2019

Dear Chris

HARWORTH PROPOSAL – LAND AT OCCUPATION LANE, WOODVILLE

Further to the submission of our application, please accept this letter as the rationale for our departure from South Derbyshire District Local Plan Part 1 policy EC1.

The land at Occupation Lane forms part of the Woodville Regeneration Area governed by policy EC1 for employment uses and 150 dwellings. The land is owned by Beepart Ltd and we are the third promotor for the development of this site, previous promotors being unable to develop a deliverable scheme. We have the benefit of the historic information for the site that has been undertaken by Beepart's previous promotors and we have used this historic information to inform the design of our scheme.

Given the former use of the site the abnormal development costs are forecast to be extremely high, estimated to be in excess of £7 million based on the historic information.

We undertook an initial high-level appraisal based on a policy compliant scheme of 150 residential units and 12ha of commercial uses and given the abnormal development costs this does not deliver sufficient value to create a viable scheme. In order to deal with the high abnormal costs, higher value uses are needed to make the site viable. It is on this basis that our scheme was designed, and we consider that up to 300 residential units, a local centre and 10 acres of commercial space is the necessary amount of development required to deal with the high abnormal costs.

We have now undertaken our own detailed ground investigations and are finalising our remediation and earthworks strategy. We expect this to be complete in the next few days and we can then prepare and submit a detailed viability assessment to the Council to support the consideration of our application.

I hope that this information is helpful and provides sufficient background information to enable the validation of our planning application.

Yours sincerely


Joanne Neville
Planning Manager
