

Jessica Cheadle

From: James Browne (Place) <James.Browne@derbyshire.gov.uk>
Sent: 22 November 2021 14:53
To: SDDC Planning Applications
Subject: DMPA/2021/1574 & DMPA/2021/0933

Good Afternoon

Thank you for consulting the Lead Local Flood Authority regarding the above planning applications. Due to the nature and scale of the minor application the LLFA has no comment to make. However, due to the site lying within flood zone 2 and 3 it would be advisable if you were to consult the EA on the proposals.

Kind Regards

James Browne | MEng, GMICE

Flood Risk Management

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www.derbyshire.gov.uk/environment/flooding/strategy

From: Planning Applications <planningapplications@southderbyshire.gov.uk>
Sent: 13 October 2021 14:36
To: Place Flood Team (Place) <Flood.Team@derbyshire.gov.uk>
Subject: Application ref. DMPA/2021/0933: Consultation on planning application

The conversion and extension of buildings to form 4no. dwellings with associated alterations and proposed new access at Hall Farm, Twyford Road, Twyford, Derby, DE73 7HJ

The above planning application has been received. The details can be viewed online at <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2021/0933>.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than **12/11/2021**. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, ensuring you quote the above application reference number.

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions and/or obligations you would wish to see attached to any grant of permission. You are strongly recommended to use the enclosed pro-forma or set out your response in this manner.

Please note that conditions will only be attached where they fulfil [the tests for imposing conditions](#) as set out in Planning Practice Guidance and conditions which require the submission and approval of information before any works can commence ([pre-commencement conditions](#)) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions.

If you object to the proposals as currently presented, please outline the full reasons for your objection as **there is no guarantee that amendments or further information will be sought or received**. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

When a decision is made the decision notice and officer report will be displayed online at the above link.

Yours faithfully

Steffan Saunders

Head of Planning and Strategic Housing

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