

Design Compliance Statement

This Design Compliance Statement has been prepared in support of a Reserved Matters (re-plan) for land off William Nadin Way, Swadlincote.

Outline permission was granted by South Derbyshire District Council on the 29th June 2018 to deliver a development of up to 400 dwellings, together with associated highway works, public open space to include children's play space, sports pitches and erection of changing facilities, new urban park, landscaping, associated drainage infrastructure (including suds), and creation of pedestrian and cycle ways (Planning reference number 9/2014/0888).

Reserved Matters approval was granted on 20th March 2019 for 400 dwellings and associated development (Application number 9/2018/1276). This follows a further Reserved Matters submission for the implementation of enabling works, namely the primary access and green infrastructure on site (application number 9/2018/0812). And a further minor re-plan approved on the 13th December 2019 to allow the sales area to be moved (Application number 2019/1117).

The current Reserved Matters submission (re-plan) seeks to make some minor amendments to the dwelling types whilst still delivering the development in accordance with the Outline Phasing Plan and Concept Masterplan.

The proposed development continues to be in compliance with Policy H2 of the South Derbyshire District Council Local Plan, ensuring that:

POLICY H2

- i) Consider the site holistically with other development and open space enhancement opportunities;
- ii) A mix of dwelling types shall be provided across the three parcels of land which complement each other;
- iii) The provision of recreational and community facilities;
- iv) The presence of Coal Mining Legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;
- v) An appropriate buffer in agreement with the Council to be placed around the Breach Ley Farm Meadow County Wildlife Site;
- vi) An appropriate easement along watercourses on the site free of built development;
- vii) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route.

The application proposal continues to respond to the Character Area principles as set out in the DAS and Concept Masterplan, and the small changes continues to encourage ease of movement within the site and to the surrounding area, whilst ensuring that the three distinct character areas are maintained.

There is no change with the current proposal to alter the existing or proposed network of footpaths or landscape elements that provide key a key structuring feature for the development and underpin the extensive green infrastructure network and public realm strategy.

The proposed layout continues to create and demonstrate a permeable and cohesive development ensuring good surveillance over streets and routes that are safe and attractive for all users and forms of transport.

Parking

As per the Original Reserved Matters, the Re-plan scheme continues to be in accordance with the South Derbyshire Design Guide and the 6C's guide. Individual parking spaces are 5.5m x 2.4m or greater. Each garage is at least 6m x 3m internally to enable it to be counted as a parking space.

In accordance with the SPD and advice from highways, it's important that where spaces are adjacent to a wall (either that belonging to a dwelling, or a boundary wall/fence) that an additional 0.5m is added to the relevant side of the parking space; for to be usable, there needs to be adequate circulation space around the parking space also. This has been shown across the development, not just on the application proposal.

There continues to be a blend of parking types across the development, where frontage and side parking continues to be punctuated by soft landscaping for plots that are semi or terraced, where the detached dwellings continue to have their garages and parking set back behind the building line to enable a varied street scene.

The current proposals create seek to continue and encourage this principle.

The following number of parking spaces are provided (as a minimum) across the prosed application and the wider scheme:

A dark purple rectangular box containing white text that lists the minimum number of parking spaces provided for different types of homes.

1 bed homes:	1.5 spaces
2 bed homes:	2 spaces
3 bed homes:	2 spaces
4 bed+ homes:	3 spaces