



Our Ref: P1771
Date: 2nd December 2021

Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham B16 8SP

T 0121 455 9455
F 0121 455 6595

Sarah Beeby
Planning Services
South Derbyshire District Council
Civic Offices, Civic Way
Swadlincote
Derbyshire
DE11 0AH

Dear Sarah

**DMPA/2020/1460 Land at Drakelow Park
Discharge of Conditions**

Harris Lamb Planning Consultancy are instructed by Countryside Properties to submit details reserved by condition on planning permission DMPA/2020/1460. Planning permission DMPA/2020/1460 was granted in August 2021 for:

“The removal of conditions no. 1 and 2 and the variation of conditions no. 4, 6, 7,14, 19 and 34 of permission ref. 9/2015/1030 for the variation of condition 47 of planning permission ref. 9/2009/0341 (relating to a hybrid planning application with all matters reserved for up to 2,239 dwellings including a retirement village, an employment park, two local centres comprising retail services, leisure employment and community uses, public open spaces, a new primary school, associated landscape and infrastructure, including car parking, road and drainage measures, and the refurbishment of the listed stables and cottages (with full details- comprising change of use and repair of the building)) on Land at SK2420 2230, Drakelow Park, Walton Road, Drakelow, Swadlincote”

This application seeks the discharge of conditions 7,8, 9 and 11. The description of development is:

BIRMINGHAM
0121 455 9455

NOTTINGHAM
0115 947 6236

STOKE-ON-TRENT
01782 272555

WORCESTER
01905 22666



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“Application to discharge conditions 7, 8, 9 and 11 attached to planning permission DMPA/2020/1460”

Condition 7

“No development shall commence in a phase until an Open Space Strategy for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The Open Space Strategy for each phase shall broadly accord with the masterplan and POS linkages plan (SKM147-S73-12E and SKM147-S73-10E or as subsequently amended) and shall set out the proposals for the location, provision, programme of phasing, timing of submission of specifications, arrangements to secure public access and arrangements for short and long term management and maintenance (including funding arrangements) of all areas of open space within that phase including the following where applicable to each particular phase:

- a) The Woodland;*
- b) The proposed sports pitch and associated changing facilities;*
- c) The Sunken Gardens;*
- d) Children’s Play Areas (having regard to the fact that such areas will be the subject of detailed design); and*
- e) Any remaining areas of open space within the site.*
- f) The provision of 3m wide pedestrian / cycle links through the development including but not only related to the main road loop linking Walton Road and the dedicated Greenway to be provided on the site.*

The Open Space Strategy shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority or required by the conditions of this permission.”

Condition 8

“The hard and soft landscape details submitted pursuant to condition 1 shall include trees to be retained showing their species, spread and maturity; proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; street furniture; play equipment; refuse or other storage units; and retained historic landscape features and proposals for restoration.”

Condition 9

“Soft landscape details to be submitted and approved pursuant to Condition 8 shall include planting plans; written specifications; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.”

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Condition 11

"For each phase a landscape management plan, including phasing and implementation strategy, long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters submission in accordance with conditions 1 and 6. The landscape management plan shall broadly accord with the Open Space Strategy approved pursuant to Condition 7 for the phase under consideration and shall be implemented as approved."

Material Submitted to discharge Conditions 7, 8, 9 and 11:

- JSL3941-RPS-XX-EX-DR-L-9001_P03 Landscape GA.pdf
- JSL3941-RPS-XX-EX-DR-L-9002_P03 POS Strategy.pdf
- JSL3941-RPS-XX-EX-DR-L-9003_P03 Detailed Land 01.pdf
- JSL3941-RPS-XX-EX-DR-L-9004_P03 Detailed Land 02.pdf
- JSL3941-RPS-XX-EX-DR-L-9005_P03 Detailed Land 03.pdf
- JSL3941-RPS-XX-EX-DR-L-9006_P03 Detailed Land 04.pdf
- JSL3941-RPS-XX-EX-DR-L-9007_P03 Detailed Land 05.pdf
- JSL3941-RPS-XX-EX-DR-L-9008_P03 Detailed Land 06.pdf
- JSL3941-RPS-XX-EX-DR-L-9009_P03 Detailed Land 07.pdf
- JSL3941-RPS-XX-EX-DR-L-9010_P03 Detailed Land 08.pdf
- JSL3941-RPS-XX-EX-DR-L-9011_P03 Detailed Land 09.pdf
- JSL3941-RPS-XX-EX-DR-L-9012_P03 Detailed Land 10.pdf
- JSL3941-RPS-XX-EX-DR-L-9013_P03 Detailed Land 11.pdf
- JSL3941-RPS-XX-EX-DR-L-9014_P03 Detailed Land 12.pdf
- JSL3941-RPS-XX-EX-DR-L-9015_P03 Detailed Land 13.pdf
- JSL3941-RPS-XX-EX-DR-L-9016_P03 Detailed Land 14.pdf
- JSL3941-RPS-XX-EX-DR-L-9017_P03 Detailed Land 15.pdf
- JSL3941-RPS-XX-EX-DR-L-9018_P03 Detailed Land 16.pdf
- JSL3941-RPS-XX-EX-DR-L-9019_P03 Detailed Land 17.pdf
- JSL3941-RPS-XX-EX-DR-L-9020_P03 Detailed Land 18.pdf
- JSL3941-RPS-XX-EX-DR-L-9021_P03 Detailed Land 19.pdf
- JSL3941-RPS-XX-EX-DR-L-9022_P03 Detailed Land 20.pdf
- JSL3941-RPS-XX-EX-DR-L-9023_P03 Detailed Land 21.pdf

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- JSL3941-RPS-XX-EX-DR-L-9024_P03 Detailed Land 22.pdf
- JSL3941-RPS-XX-EX-DR-L-9025_P03 Detailed Land 23.pdf
- JSL3941-RPS-XX-EX-DR-L-9026_P03 Detailed Land 24.pdf
- JSL3941-RPS-XX-EX-DR-L-9027_P03 Detailed Land 25.pdf
- JSL3941-RPS-XX-EX-DR-L-9028_P03 Detailed Land 26.pdf
- JSL3941-RPS-XX-EX-DR-L-9029_P03 Detailed Land 27.pdf
- JSL3941-RPS-XX-EX-DR-L-9030_P03 Detailed Land 28.pdf
- JSL3941-RPS-XX-EX-DR-L-9031_P03 Detailed Land 29.pdf
- JSL3941-RPS-XX-EX-DR-L-9032_P03 Detailed Land 30.pdf
- JSL3941-RPS-XX-EX-DR-L-9033_P03 Detailed Land 31.pdf
- JSL3941-RPS-XX-EX-DR-L-9034_P03 Detailed Land 32.pdf
- JSL3941-RPS-XX-EX-DR-L-9035_P02 Detailed Hard Landscape Proposals.pdf
- JSL3941-RPS-XX-EX-DR-L-9036_P02 LEAP Play Area Proposals (1 of 2).pdf
- JSL3941-RPS-XX-EX-DR-L-9037_P02 LEAP Play Area Proposals (2 of 2).pdf
- JSL3941-RPS-XX-EX-DR-L-9038_P01 POS Implementation Plan.pdf
- AAC5657_RPS_xx_xx_DR_C_100-01_Engineering Layout Sheet 1_P06
- AAC5657_RPS_xx_xx_DR_C_100-02_Engineering Layout Sheet 2_P06
- AAC5657_RPS_xx_xx_DR_C_100-03_Engineering Layout Sheet 3_P06
- SKM147-BTP-01F
- TG1138 Drakelow - Landscape Management Plan CP Phase 2 28.09.2021 (1)
- Trust Management POS Phasing Plan 28.09.2021

Yours sincerely

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Graduate planner

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