



CLAREMONT

PLANNING CONSULTANCY

South Derbyshire District Council
Planning Department
Civic Offices
Civic Way
Swadlincote
DE11 0AH

30 June 2022

Dear Sir or Madam,

Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Application for Approval of Reserved Matters following Outline Approval – Land at New House Farm, Etwall Road, Mickleover DE3 0DN

Claremont Planning has been instructed by Bloor Homes and Taylor Wimpey North Midlands to prepare and submit an application for approval of Reserved Matters for infrastructure works in relation to a site at New House Farm, Mickleover, Derby.

The Reserved Matters submission has been submitted via planning portal and given the reference number: PP-11360958. The application fee has been paid via planning portal. The following suite of documentation has been submitted in support of the application:

- Application Form
- Planning Statement
- Infrastructure Location Plan (Ref: AA999-16)
- Infrastructure Planning Layout (Ref: AA999-17)
- Infrastructure Colour Planning Layout (Ref: AA999-18)
- Sports Pitches – Levels/Drainage Plan (Ref: 2411-01)
- Drainage Details – Sand Slit Drainage Detail (Ref: 2411-02)
- Sports Pitches – Cross Sections (Ref: 2411-03)
- Detailed Landscape Proposals (Ref: c-2041-01 and c-2041-02)
- Phasing Plan (Ref: AP986-16 Rev D)
- Street Lighting Plan (Ref: A999-19)
- Swept Path Analysis Plan (Ref: PJS 21054 DR408A)
- Ecological Report (to follow)

Background

The site forms part of a wider area which was allocated through the South Derbyshire Local Plan Part 1 (adopted June 2016) under Policy H19 which included a strategic housing allocation for around 1,650 homes and infrastructure. The original outline consent 9/2017/0349 was approved with all matters reserved except for access. The outline was accompanied by a Framework masterplan, which indicated how the development could be delivered. Conditions of the consent require the delivery of the development in accordance with the approved outline Design and Access Statement. The outline consent has been implemented and subsequently a variation was made to the consent to amend a condition relating to the timing of improvement works to Kingsway Junction (DMPA/2020/0543) which was consented.

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The reserved matters details are proposed and presented as being in accordance with the revised outline planning consent DMPA/2020/0543 dated 29 October 2021.

Development Proposals

The proposal provides an initial stage of infrastructure works including the first section of the spine road that is connected to the consented junction to the south. This will serve the local centre, school land playing fields and care home as well as linking through to the northern areas of the allocation. The application includes the provision of sports pitches and drainage provision. To ensure the proposed pitches and spine road are drained positively whilst meeting the sustainable drainage requirements of Policy H19, sustainable drainage features are detailed through the infrastructure reserved matters.

The application for Reserved Matters for Infrastructure is submitted alongside a revised phasing plan that has been prepared. This seeks to clarify the proposed phasing of the Reserved Matters and identifies how the infrastructure works will inform the phasing of the remaining areas of development. The phasing proposed is considered to be in accordance with the principles set out by the original Conditioned phasing plan but clarifies the delivery of infrastructure and splits the provision of the Local Centre to ensure the community centre building can be provided in accordance with the Outline S106 Agreement, so not delayed by the other elements of the Local Centre. As such this plan is provided as an update to the conditioned phasing plan and it is requested that Condition 5 be re-discharged.

Development Review

Bloor Homes and Taylor Wimpey North Midlands intend to begin delivering the infrastructure element identified, providing the spine road, playing fields and related drainage infrastructure as soon as possible. This will allow the development to commence ahead and the necessary recreation provision as well as facilitating access to the local centre and adjacent uses to facilitate their delivery.

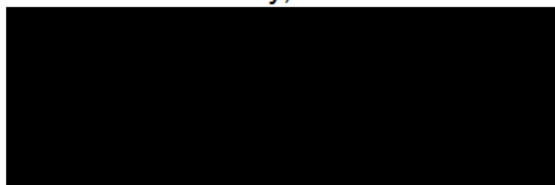
The supporting information submitted with the application demonstrate how the proposals can be delivered to the required highway and drainage specifications, whilst the playing fields will satisfy the necessary sporting criteria, through this infrastructure proposed the delivery of the remaining allocation will be achieved, representing a sustainable opportunity to deliver housing.

Conclusion

The Council are respectfully requested to receive this application positively and to approve the submitted details to enable development to commence expeditiously. The infrastructure proposed is in compliance with the outline consent and approved design parameters, whilst delivering the necessary components of allocation H19.

I trust that this letter and the enclosed documents are sufficient to enable the Council to validate and positively determine this application, however if anything further can be provided that would aid the Council please do not hesitate to contact me on the details below.

Yours sincerely,



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