

31 March 2026

Dear Sir/Madam,

RE: Approval of details required by conditions 37 (d) of permission ref. DMPA/2022/1515 relating to variation of condition 4 of planning permission DMPA/2020/1460 to update the phasing arrangements for the site at Land at SK2420 2230 Drakelow Park, Walton Road, Drakelow, Swadlincote

A Discharge of Conditions application has been submitted to South Derbyshire District Council relating to the above site, reference **PP-XXXXXXXX**. The Documents submitted seek to fully discharge condition 37:

Condition 37 - Contamination

a) No phase of development shall be commenced until a scheme to identify and control any contamination of land, or pollution of controlled waters within that phase has been submitted to, and approved in writing by, the Local Planning Authority; and until the measures approved in that scheme have been implemented. The scheme shall include all of the measures (phases I to III) detailed in Box 1 of section 3.1 the South Derbyshire District Council document 'Guidance on submitting planning applications for land that may be contaminated', unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

b) Prior to occupation of the phase (or, if agreed with the Local Planning Authority, parts thereof) an independent verification report shall be submitted, which meets the requirements given in Box 2 of section 3.1 of the Council's 'Guidance on submitting planning applications for land that may be contaminated'.

c) In the event that it is proposed to import soil onto site in connection with the phase, this shall be done to comply with the specifications given in Box 3 of section 3.1 of the Council's 'Guidance on submitting planning applications for land that may be contaminated'.

d) Unless otherwise agreed with the Local Planning Authority, no development shall take place within a phase until monitoring at the site for the presence of ground/landfill gas within the phase and a subsequent risk assessment has been completed in accordance with a scheme to be agreed with the LPA, which meets the requirements given in Box 4, section 3, 1 of the Council's 'Guidance on submitting planning applications for land that may be contaminated'.

This application seeks to fully discharge parts (b) and (c) of the condition. Clean cover validation reports were submitted for the following plots:

Report Number	Plots
20040-LET-GE04	1-8, 14-16 & 18-21
20040-LET-GE10	12, 13 & 17
20040-LET-GE13	342-344
20040-LET-GE21	370-373
20040-LET-GE26	345-348
20040-LET-GE27	335-337, 374- 377 & 381-384
20040-LET-GE31	349 & 378-380
20040-LET-GE33	350-352, 447-450 & 455-458
20040-LET-GE34	445, 446, 459 & 460

20040-LET-GE37A	353 & 354
20040-LET-GE40	314-324, 478-485 & 543-550
20040-LET-GE41	355, 385-389 & 390-391
20040-LET-GE42	554-555
20040-LET-GE43	551-553
20040-LET-GE45A	442-444, 447, 541, 542, 486 & 487
20040-LET-GE46	426-429
20040-LET-GE47	488-493 & 536-540
20040-LET-GE48	421-425
20040-LET-GE52	356-361
20040-LET-GE55	473-476
20040-LET-GE57	438-441
20040-LET-GE59	494-496
20040-LET-GE60	556-559
20040-LET-GE63	409-415
20040-LET-GE64	526-529
20040-LET-GE66	497-500
20040-LET-GE67	420
20040-LET-GE68	362-365
20040-LET-GE70	520-525
20040-LET-GE71	416-419
20040-LET-GE72	366-369
20040-LET-GE79	630-631
20040-LET-GE84	510-519
20040-LET-GE90	646-649, 617-623 & 769-777
20040-LET-GE91	650-659, 613-616
20040-LET-GE93	674-677
20040-LET-GE94	671-673
20040-LET-GE95A	624-629, 717-723, 782-787 and 793-797
20040-LET-GE96A	678-680, 702-713, 724-737, 778-781, 798-820 & 825-836
20040-LET-GE97	681-686
20040-LET-GE101	692-701
20040-LET-GE102	22-33
20040-LET-GE104	714-716 & 757
20040-LET-GE105	47-58
20040-LET-GE106	644 & 645
20040-LET-GE108	751-755 & 821-824
20040-LET-GE110	788-792
20040-LET-GE111	34-41
20040-LET-GE112	42-46, 65-72, 129-136
20040-LET-GE113	660-661
20040-LET-GE114	662-664
20040-LET-GE115	738-751
20040-LET-GE116	632-640
20040-LET-GE117	77-80 & 138-142
20040-LET-GE118	761-768
20040-LET-GE119	59-62, 225-230, 232-243 & 758-760
20040-LET-GE120	687-691
20040-LET-GE121	81-82 & 137
20040-LET-GE122	73-76
20040-LET-GE124	63-64 & 161-166
20040-LET-GE125	221-224
20040-LET-GE126	117-121, 127, 128, 143-152 & 217-220
20040-LET-GE127	95-98 & 122-126

20040-LET-GE128	665-668
20040-LET-GE129	201-216, 231 & 244-253
20040-LET-GE130	83-94
20040-LET-GE131	641-643, 669, 670 & 177-179
20040-LET-GE134	99-116
20040-LET-GE135	153-160
20040-LET-GE136	180-190 & 167
20040-LET-GE138	168-176

I look forward to receiving confirmation that the above application pack has been received by the Council and would welcome the validation and registration of the application at your earliest convenience.

Yours sincerely,

Vistry North West Midlands

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