



Applicant:
Marc Freeman

Ref. No. DMOT/2026/0425
Made valid on: 27 March 2026

DECISION NOTICE

Description and location of proposal: Approval of details required by conditions 13 (CEMP: Biodiversity), 14 (Badger Survey), 15 (On-site HMMP), 16 (Off-site HMMP) and 17 (Species Enhancement Plan) of DMPA/2025/1570 relating to the erection of 2no buildings in B2/B8 and ancillary E(g) uses, associated infrastructure, service yards, landscaping, and a structural landscape buffer at land to the east of Dove Valley Park and the erection of an innovation centre in sui generis use at Plot 2 within Dove Valley Park on Land to the east of Dove Valley Park on Land to the east of Dove Valley Park, Park Avenue, Foston, Derby

Decision made: In exercise of its powers as the Local Planning Authority under the Town and Country Planning Act 1990 and related subordinate legislation, South Derbyshire District Council hereby gives notice that the following plans/drawings/documents are hereby **Approved**:

Condition 13 (CEMP: Biodiversity)

Construction Environmental Management Plan produced by RAMM Sanderson (March 2026)

Condition 14 (Badger Survey)

Badger Survey Letter ref. RSE_7665_L6_V1 produced by RAMM Sanderson (August 2025)

Condition 15 (On-site HMMP)

Habitat Management and Monitoring Plan V4 produced by Ramm Sanderson (September 2025, Revised May 2026)

Condition 16 (Off-site HMMP)

Off-Site HMMP RSE_7665_R2_V1_HMMP produced by Ramm Sanderson September 2025

Condition 17 (Species Enhancement Plan)

RSE_7665_Enhancement Plan produced by Ramm Sanderson March 2026

You are advised of the following matters:

- a. This approval relates to the prior approval requirements of the aforementioned conditions. It does not discharge any requirements specified in the condition(s) which require subsequent compliance with the approved plans/documents/details or timing thereof, nor does it infer approval of details submitted pursuant to other conditions subject of the same or a concurrent application where no decision has yet been made.

Sarah Beeby

Authorised Officer of the Council

Date: 4 June 2026

Right of appeal to the Secretary of State: if you are aggrieved by the decision of the Local Planning Authority to refuse permission, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. Appeals must be made using a form which you can get online at www.gov.uk/planning-inspectorate or from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State. Further details can be found online at www.gov.uk/planning-inspectorate.

Enquiries: Any correspondence or enquiries concerning this decision should be sent to planning@southderbyshire.gov.uk quoting the above reference number.