Applicant:
Robert Lewis

Ref. No. DMOT/2025/0702
Made valid on: 29 May 2025

DECISION NOTICE

Description and location of proposal: Approval of details reserved by Conditions 3 (Detailed Badger Survey), 4 (Phase 1 Contaminated Land Study), 5 (Site Investigations), 7 (Construction Management Plan), 8 (Tree Planting Plan), 9 (Habitat Management and Monitoring Plan), 11 (Sustainability Credentials), 15 (Lighting Strategy), 16 (Species Enhancement Plan), 19 (Landscaping Plan), 21 (Boundary Treatment Details) relating to the planning permission referenced DMPA/2024/1247 (Change of use of existing agricultural land to tourism and the installation of 5no. shepherd huts) at Hill Farm, Seal Wood Lane, Linton, Swadlincote, DE12 6PA

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 3 (Detailed Badger Survey)

- Badger Survey Report undertaken by Morph Ecological Consultants , May 2025 received 29 May 2025

Condition 4 (Phase 1 Contaminated Land Study) & Condition 5 (Site Investigations)

- Phase 1 Desk Study Site Investigation Report by GeoInvestigate ref. G25120 April 2025 received 29 May 2025
- Phase 2 Intrusive Site Investigation by Oakshire Environmental received 25 July 2025

Condition 7 (Construction Management Plan)

- Construction Management Plan ref. 2024-1057 received 29 May 2025

Condition 8 (Tree Planting Plan)

- Proposed Planting and Soft Landscaping Scheme ref. 2024-1057-251B received 18 August 2025

Jenny Blair

Authorised Officer of the Council

Date: 27 August 2025

Condition 9 (Habitat Management and Monitoring Plan)

- Habitat Management and Monitoring Plan received 29 July 2025

Condition 11 (Sustainability Credentials)

- Sustainability Credentials Statement received 29 May 2025

Condition 15 (Lighting Strategy)

- Proposed Lighting Strategy ref. 2024-1057-250A received 18 August 2025

Condition 19 (Landscaping Plan)

- Proposed Planting and Soft Landscaping Scheme ref. 2024-1057-251B received 18 August 2025

Condition 21 (Boundary Treatment Details)

- Proposed Boundary Treatment ref. 2024-1057-250A received 18 August 2025

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.

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.