

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

15 November 2013

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPULSORY PURCHASE ACT 2004
PLANNING ACT 2008
PLANNING APPLICATION ON BEHALF OF BEEPART LTD AND ST MODWEN DEVELOPMENTS LTD
LAND SOUTH OF CHURCH STREET, CHURCH GRESLEY
OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT, ACCESS, PARKING, PUBLIC
OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE
PLANNING PORTAL REFERENCE: PP-02957706**

Please find enclosed a planning application which we hereby submit on behalf of Beepart Ltd and St Modwen Developments Ltd which seeks outline planning permission with all matters (internal access, layout, scale, appearance and landscaping) reserved for subsequent approval except the principal means of vehicular access from Rockcliffe Close for the erection of up to 306 dwellings, access, parking, public open space, landscaping and associated infrastructure on land south of Church Street, Church Gresley.

The planning application comprises the following documentation:

- Planning application form
- Certificate of Ownership
- Design and Access Statement including Illustrative Masterplan prepared by Node Urban Design;
- Planning Statement prepared by Planning Prospects;
- Transport Assessment including Travel Plan prepared by Croft Transport Solutions;
- Flood Risk Assessment prepared by Atkins;
- Drainage Strategy Report; Foul and Surface Water prepared by Atkins;
- Landscape and Visual Impact Assessment prepared by Node Urban Design;

- Preliminary Geo-Environmental Assessment Report prepared by Atkins;
- Coal Mining Risk Assessment prepared by Atkins;
- Extended Phase 1 Habitat Survey and Great Crested Newt Survey Report prepared by Cotswold Wildlife Surveys;
- Arboricultural Survey prepared by Tree King Consulting;
- Statement of Community Involvement prepared by Planning Prospects.

Supporting Plans:

- Site Boundary Plan (Drawing reference STMOD-DYS-CG-001 2);
- Development Framework Plan (Drawing reference STMOD-DYS-CG-002 5);
- Proposed Access Plan (Drawing reference 0172-10);
- Existing Site Survey Plan (Drawing reference 16868 OGL Rev 0);

Each of the above documents has been submitted via the Planning Portal under reference PP-02957706 with the exception of the Design and Access Statement and the Landscape and Visual Analysis which are provided on the enclosed disk due to their large file sizes.

This application is accompanied by a fee of £20,567.00 in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

I trust the application is complete and you are able to register and acknowledge it. Should you require any further information or clarification on any of the above then please contact me. In any event I would be grateful if you could contact me to discuss early progress with the application's determination.

Yours faithfully



Chris Dodds - MRTPI, Senior Planner
For and on behalf of Planning Prospects Ltd

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