

Please Reply to: Derby  
Our Ref: NDA/CSL/C9006  
Your Ref: 11/00758/OUT  
Date: 9 November 2012



Town Planning  
Development  
Environment  
Architecture  
Urban Design  
Landscape Design  
Project Management

Mr Steve Dance  
Head of Planning and Building Control  
Broxtowe Borough Council  
Council Offices  
Foster Avenue  
Beeston  
Nottinghamshire  
NG9 1AB

BY EMAIL & POST

Dear Steve,

**Re: Reference 11/00758/OUT: Outline planning application by W. Westerman Ltd for Residential Development of up to 450 Dwellings where access is not a reserved matter at Land at Field Farm, Stapleford**

I write further to various meetings and discussions with regard to the above planning application following its submission and period of consultation. To reflect this consultation period and also following the emergence of a number of planning policy documents (namely the National Planning Policy Framework and Publication Version Aligned Core Strategies), a number of revisions have been made to the illustrative masterplan and technical updates have been prepared.

Please find enclosed 4no. copies of the following:

- **Addendum to Supporting Planning Statement** – This document acts as an addendum to the previous supporting planning statement. It contains a summary of the updated planning policy context covering the site, updated housing land availability analysis and summary of Green Belt issues. It also provides a summary of technical considerations pertinent to the scheme and appends a series of technical updates from the wider professional team;
- **Revised Design and Access Statement** – This document explains the rationale behind a number of revisions to the illustrative masterplan and supporting drawings as a result of feedback received through the consultation process. Revisions include the definition of a number of character areas across the site, revised access proposals and revisions to the proposed network of Green Infrastructure across the site;
- **Additional Transportation Submission** – This suite of documents prepared by BSP Consulting contains a series of technical notes and letters prepared following the original submission of the outline planning application. In particular BSP drawing 101-72/004 Rev F provides updated "Site Access Arrangements";

Cont'd.....

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Steve Dance  
Broxtowe Borough Council

- **Ecology Appraisal Report** – This report prepared by EDP sets out the results of updated baseline ecological surveys undertaken in 2012;
- **Findings of Arboricultural Assessment** – This assessment prepared by EDP also incorporates an Arboricultural Impact Assessment and Tree Protection Measures; and,
- **Agricultural Land Classification** – This report has been prepared by Kernon Countryside Consultants and sets out in report form the findings of an agricultural land classification carried out for the site.

I trust the enclosed materials enables you to further consider the proposals and work further towards the determination of the planning application.

Should any matters require further clarification please do not hesitate to contact me.

Yours sincerely,

**Christopher Lindley BA (Hons), Msc, MRTPI**  
**Principal Planner - DPDS Ltd (Midlands & North)**  
clindley@dpds.co.uk

Encs.

cc Mr Robert Westerman – W Westerman Ltd  
Mrs Emma Palmer Barnes – Broxtowe Borough Council