

Please Reply to:

11/00758/OUT

Our Ref: Derby

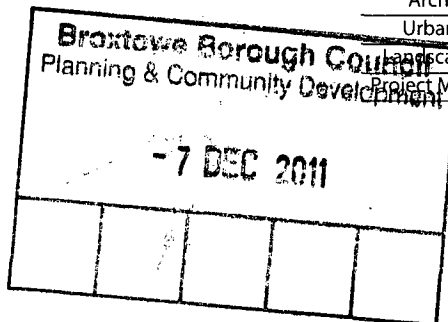
Your Ref: NDA/LT/CSL/9006

Date: 30 November 2011



- 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



Dear Mr Dance,

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

Further to recent correspondence, please find enclosed completed 1App planning application forms, supporting documentation and a cheque for £33,385.00 made payable to Broxtowe Borough Council to cover the application fee.

In support of the planning application the following documents are enclosed:

- Planning Application: Summary by DPDS;
- Planning Supporting Statement by DPDS;
- Design & Access Statement by DPDS;
- Flood Risk Assessment and Drainage Strategy by BSP;
- Transport Assessment by BSP;
- Travel Plan by BSP;
- Phase I & II Ground Investigation Report by BSP;
- Supplementary Phase II Ground Investigation Report by BSP;
- Noise Assessment by BSP;
- Ecological Appraisal Report by EDP;
- Landscape and Visual Impact Assessment by EDP;
- Archaeological Desk-Based Assessment by EDP; and
- Finding of Aborigicultural Assessment by EDP.

The application seeks outline planning permission for Land at Field Farm, the details of which are set out in the enclosed supporting documentation, where access is not a reserved matter.

The proposals have been formulated following considered reflection on both pre-application advice from you and your officers together with feedback gained through attending many public meetings where the prospective development of Field Farm has been an important subject for discussion.

Cont/d...

Development Planning & Design Services Group Ltd

Group Managing Director:
L. M. Durrant, FRICS, Dip TP, MRTPI, MinstD.
Company Secretary:
I. James, BSc (Econ), FCA.
Group Finance and Practice Manager:
Donna Lynch.
Company Registration N° 1907209
Registered in England and Wales

Subsidiary Companies:
Development Planning & Design Services Ltd

Directors:
L. M. Durrant, FRICS, Dip TP, MRTPI, MinstD.
A. Macdonald, BSc (Hons), Dip TP, MRTPI.
G. M. Smith, BSc (Hons), MRTPI.
Associate Directors:
S. Whitfield, BA (Hons), Dip TP, MRTPI.
M. Wood, BA (Hons), M Phil, MRTPI.
Consultants:
T. A. Gashe, BA (Hons), MA, MRTPI.
P. M. Griffiths, BSc Hons, MLI.
Company Registration N° 2091708
Registered in England and Wales

DPDS Regional Ltd

Directors:
N. Arbor, BA (Hons), Dip TP, MRTPI.
L. M. Durrant, FRICS, Dip TP, MRTPI, MinstD.
D. Jones, BA (Hons), MSc, PGDipSURV, MRTPI, MRICS.
J. Thomas, BA (Hons), DMS, MRTPI.
Consultants:
M. Craggs, BSc (Hons), Dip TP, MRTPI.
D. McCallum, BA (Hons), MPhil, MRTPI.
P. F. Thal, BSc (Hons), Dip TP, MRTPI, M Env Sc.
Company Registration N° 2521009
Registered in England and Wales

DPDS Architecture Ltd

Directors:
L. M. Durrant, FRICS, Dip TP, MRTPI, MinstD.
N. Henthorn, BA Hons, Dip Arch (dist), RIBA.
M. Howland, Dip Arch, MAFS, RIBA.
Consultant:
P. M. Griffiths, BSc Hons, MLI.
Company Registration N° 2937191
Registered in England and Wales

Registered Office of All Companies:
Old Bank House,

5, Devizes Road, Old Town,
Swindon, Wiltshire, SN1 4BJ.

www.dpds.co.uk



INVESTOR IN PEOPLE

Swindon

Old Bank House
5 Devizes Road
Old Town Swindon
Wiltshire SN1 4BJ
Tel: 01793 - 610222
Fax: 01793 - 512436
email: dpds.swindon@dpds.co.uk

Bristol

Redmayne House
4 Whiteladies Road
Clifton Bristol
BS8 1PD
Tel: 01179 - 466882
Fax: 01179 - 467462
email: dpds.southwest@dpds.co.uk

Crawley

11 Kingsland Court
Three Bridges Road
Crawley
West Sussex
RH10 1HL
Tel: 01293 - 616112
email: dpds.southeast@dpds.co.uk

Derby

3 Gleneagles House
Vernon Gate
Derby
DE1 1UP
Tel: 01332 - 206222
Fax: 01332 - 206012
email: dpds.central@dpds.co.uk



Steve Dance
Broxtowe Borough Council

Consequently the masterplan reflects the views of many local residents in retaining the field to the north of the Boundary Brook and south of Pit Lane as agricultural land. It is intended that the retention of this area of land and the transfer of its ownership will define the separation between the parishes of Trowell and Stapleford which has been perceived as being locally significant to the surrounding communities.

In addition, with regard to reported inadequacies in the surrounding drainage networks, a comprehensive package of flood mitigation measures is suggested and details of this is contained within the flood risk assessment and drainage strategy.

Accordingly in addition to the above supporting documentation the following detailed drawings are also submitted as part of the applications:

- Location Plan - Drawing No. P01 Rev: A;
- Illustrative Masterplan - Drawing No. SK14 Rev: K; and
- Proposed Site Access Arrangements - Drawing No. 10172/004B;

As previously agreed (with your colleague Emma Palmer-Barnes), 2 hard copies and 6 CD copies of the application documentation are enclosed as requested.

It is envisaged that the **Heads of Terms for the Section 106** agreement subject to further consultation with you would cover the following matters:

- **ITPS / Public Transport Improvements** - Financial contribution (if appropriate) subject to further discussions with the Local Planning Authority;
- **Provision of Affordable Housing** - It is W. Westerman Ltd's intention to provide a percentage of the whole development as affordable housing. Given that the Borough Council has aspirations to distribute affordable homes across the borough to ensure that needs are adequately met, in line with policy H5 it is envisaged that some of the affordable element may be provided off site and secured via a comprehensive planning obligation. The overall quantum, type and tenure of the affordable housing offer is to be further discussed and agreed with the Local Planning Authority; and,
- **Public Open Space** - Financial contribution (if appropriate) towards maintenance of adjacent open spaces.

Cont/d...

Page 3
30 November 2011



Steve Dance
Broxtowe Borough Council

It will be readily apparent from the planning application and supporting documentation that the Council can be assured that W. Westerman Ltd. are willing to enter into a legal agreement that will play its part in ensuring that an high quality scheme is delivered that is a credit to Westerman Homes, the Local Planning Authority and the area.

If you require any further information or you have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Neil Arbon'.

21
Neil Arbon BA (Hons), Dip TP, MRTPI
Director - DPDS Regional Ltd
narbon@dpds.co.uk

Enc.