

Please Reply to: Derby
Our Ref: NDA/CSL/C9006
Your Ref: 11/00758/OUT
Date: 23 January 2013



Town Planning
Development
Environment
Architecture
Urban Design
Landscape Design
Project Management

Mrs Emma Palmer Barnes
Planning Officer
Planning and Building Control
Broxtowe Borough Council
Council Offices
Foster Avenue
Beeston
Nottinghamshire
NG9 1AB

BY EMAIL & POST

Dear Emma,

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 with regard to the above outline planning application and further to recent email correspondence and discussions through which requests for clarification have been made.

I can respond as follows with regard to matters relating to the provision of an indicative phasing plan and also in response to your email 11 December 2012 which related to the provision of an equipped area for play and additional footpath linkages. In terms of wider consultation responses, I also enclose a response to the issues raised by Nottinghamshire Wildlife Trust (NWT) as prepared by EDP.

Firstly in response to previous requests for a phasing plan and to clarify in broad *indicative* terms, I enclose drawing number **C9006.13.807 - "Indicative Phasing Plan"**. This plan illustrates four broad construction phases across the site. Although the precise quantum and mix of development within each phase will be subject to detailed consideration through subsequent reserved matters, I envisage that this will be broadly consistent with **"table 6.1 – Density Range"** which expresses approximate dwelling numbers and densities by Character Area and can be found on page 33 of the Design and Access Statement – Revision A (November 2012). The location of each Character Area within the site is shown on **"figure 5.2 Character Areas"** which can be found on page 28 of the Design and Access Statement – Revision A (November 2012).

Secondly in response to your email dated 11 December 2012 and subsequent clarification I can confirm that my client has considered your request for a larger equipped area for play and enclose drawing **C9006.13.810 – "Indicative Equipped Area for Play Dimension Detail"**.

Cont'd.....

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Emma Palmer Barnes
Broxtowe Borough Council

Whilst this will ultimately be a matter for further detailed consideration, the submitted drawing (presented as an extract of the illustrative masterplan) clarifies that it is possible through a minor variation in shape to accommodate a fenced area of 600m² in line with your request. On this basis, therefore it has not been deemed necessary to revised drawing number **C9006.12.802 Rev G – “Illustrative Masterplan”**.

With further regard to your email dated 11 December 2012 it was also noted that provision was requested for additional footpath linkages “**provided within the woodland to link with the Stapleford Hill and Hemlock Stone Open Space**”. Having reviewed this with the wider project team (particularly ecologists at EDP) we consider it would be inappropriate to provide further footpath linkages given the importance of mitigating against increased recreational pressures to the Stapleford Hill Local Nature Reserve (LNR) as opposed to a single existing footpath access as proposed on C9006.12.802 Rev G.

With regard to the Section 106 agreement, Robert Hartley will be providing you updated heads of terms and in relation to the consultation response from Nottinghamshire Wildlife Trust (NWT) Dr Kate Henson of EDP has prepared a comprehensive response to matters raised.

Pending a satisfactory resolution of these technical matters I would hope that the Council are now in receipt of sufficient information to enable the proposals to be positively considered by Development Control Committee in the near future.

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

Yours sincerely,

Christopher Lindley BA (Hons), Msc, MRTPI
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Encs. C9006.13.807 - Indicative Phasing Plan
C9006.13.810 – Indicative Equipped Area for Play Dimension Detail

cc Mr Robert Westerman – W Westerman
Mr John Holmes – Oxalis Planning
Mr Robert Hartley – Innes England
Dr Kate Henson – The Environmental Dimension Partnership