

OAK CLOSE APPEAL

The application for 70no affordable homes on Oak Close, Castle Gresley has now been sent to appeal by the developer EMH.
(Original Planning Ref. No. DMPA/2019/1176)

This appeal will be decided on by the HM Planning Inspectorate.

Any comments made at the original application stage will be sent to the Planning Inspectorate and EMH and will be considered by the Inspector. If you wish to make any additional comments, you must do so no later than 1st June 2022. THESE MUST BE MADE DIRECTLY TO THE PLANNING INSPECTORATE AND NOT TO SDDC PLANNING.

You may make your representations online via the Inspectorate website www.acp.planninginspectorate.gov.uk or in writing to;

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

In all instances, whether via their website or via post you must clearly state the case appeal reference number:

APP/F1040/W/21/3287625

Any submissions made after 1st June 2022 will not be considered and will be marked as returned without consideration.

In 2019, 74 objections were received against this application.

In 2021, at re-consultation stage, only 48 objections were received against this application.

The Parish Council objected to this application based on material planning considerations and on the amount of public objection to the scheme. The Parish Council stand by this decision and will continue to support the majority wishes of its residents at appeal stage.

We do not have details of numbers of support for this application.

At Planning Committee held on 1st June 2021, South Derbyshire Planning Department advised that they approved this scheme.

The Planning Committee unanimously rejected this application despite planning recommendations to pass.

Any objections and comments must be made on material planning concerns only.

If you require any information on this planning appeal prior to making any formal objections or indeed comments in support of this application, please see the Planning Committee Document, file attached to this information. Relevant pages are 6 to 53.

Important information:

- This site was originally assessed for strategic planning with a maximum of 50no homes proposed. This application exceeds this number
- Section 106 monies requested for this development amount to £884,361.69. EMH have offered only £123,000. Any more contributions would render this site unviable (see page 38 for details)
- There has been no consideration for the recent 5-year flooding history to the site and surrounding areas by SDDC Planning. This matter was requested not to be taken in to consideration on deciding this application
- There has been no consideration to highway safety and safe access/egress to the site. This was a material consideration by DCC Highways in 2017 and nothing has changed since this time. If anything, the situation with traffic and highway constraints has worsened

As this scheme has been recommended by Planning, it is imperative that if you wish to make any comments, you do so as a matter of urgency.

PLEASE BE AWARE THAT OBJECTIONS WILL ONLY BE COUNTED IF SENT IN INDIVIDUALLY. PETITIONS, REGARDLESS OF NUMBERS WHO SIGN, WILL ONLY BE COUNTED AS ONE OBJECTION.