

# ETWALL PARISH COUNCIL

Mrs L A Gardner  
Clerk to the Council  
3 Elmhurst  
Egginton  
Derbys DE65 6HQ  
Tel: 01283 733077  
Email : [etwallpc@jimgardner.co.uk](mailto:etwallpc@jimgardner.co.uk)

9<sup>th</sup> July 2018

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

Dear Sir/Madam

**RE: Planning Application ref: 9/2018/0470**

**ERECTION OF 11 DWELLINGS AND ASSOCIATED GARAGES WITH ACCESS FROM SLADE CLOSE ON ADJACENT TO 7 & 8 LAND TO THE REAR OF 4 TO 8 LAWN AVENUE AND SLADE CLOSE ETWALL DERBY.**

Etwall Parish Council discussed the above application in their meetings of the 4<sup>th</sup> June and 2<sup>nd</sup> July 2018. The Council have the following observations.

1. Local Plan

The site was not considered in the formation of the South Derbyshire District Council Local Plan and hence is not considered as a site suitable for development.

Whilst this back garden development is within the village settlement boundary, we believe that aspects of the site are not consistent with a sustainable development.

2. House Design

In our opinion, the proposed house style is not consistent with the local properties and the mass of the proposed houses is much greater than existing. Whilst the plots adjacent to the existing houses in Slade Close are lower, the houses adjacent to 6 to 10 Lawn Avenue and those to the Northern and field boundaries are too high. We do not consider that the three storey "barn conversion" style with high pitched roofs is appropriate in this location and the development is not in keeping with the local streetscape of chalet bungalows.

We note that all of the properties have either balcony doors or velux cabrio windows which, when opened, form a balcony. This is not acceptable as they overlook adjacent properties in either Slade Close or Lawn Avenue

### 3. Access

The site is accessed by an extension of the existing Slade Close, which was designed as a narrow cul-de-sac off Lawn Avenue to serve eight properties. As a result, Slade Close was not designed for parking and any parking on Slade Close, even if partially on the footpath, blocks the road and vehicles have to mount the opposite footpath. The addition of an additional 11 large properties will exasperate this.

Traffic to the development will have to negotiate the junction of Burnaston Lane and Main Street or the junction of Willington Road and Main Street. Both of these junctions are busy and the Burnaston Lane junction in particular is dangerous and requires improvement. Etwall Parish Council is currently in discussion with Derbyshire County Council to get a footpath constructed here, but funding is limited.

The proposed extension of Slade Close does not appear to have sufficient turning provision for refuse lorries etc.

### 4. Trees

The site has a large number of trees and a small wooded area, which are subject to Tree Preservation Orders. This is acknowledged in the Ecological Appraisal however this assessment and associated arboricultural report tries to downgrade their value so the development can take place. We note that the proposed layout in the Appraisal is different to the current proposal and significantly downplays the effect on the wood of Plot 4. The proposed erection of houses within the root zone of protected trees will also have a significant effect on the trees.

Local residents have noted that wild birds including buzzards are nesting in the trees in the northern part of the site.

### 5. Foul Drainage

We are concerned that, with the approval of approximately 300 houses on Willington Road and Jacksons Lane that the foul infrastructure and sewage works may not cope with additional flows.

### 6. Surface Water Drainage

The site slopes towards Slade Close and existing properties to the south west (drainage report) so any additional surface flow not collected by the drainage system will potentially cause flooding of existing properties. Local residents have reported that, during heavy rain earlier this year, there was surface water fluvial flow from the site onto Slade Close. As acknowledged by the applicant, the ground is clay so soakaways are not appropriate. We note that it is proposed that large diameter

storage pipes are to be utilised to hold back storm flows with the outlet restricted by the use of a Hydroflow restrictor. Our concerns are:

- Will Severn Trent Water or the highway authority adopt as proposed?
- The virtually flat storage pipe may silt up, as porous pipes are used to drain the driveway storage material and particularly if road gullies etc. are not regularly cleaned.
- The proposed outlet is a new pipe up to two meters deep along Slade Close – The construction of this will block Slade Close.
- Will the Hydroflow restrictor work in the low head condition, we believe they are normally fitted with a greater head of water?
- Permeable drainage surfacing requires regular maintenance to retain water permeability capacity, this must be contained in any approval if granted. We note on the drainage drawing permeable pipes, connected to the surface water system which appear to drain the “storm reservoir”.
- The drainage model infers insufficient capacity under certain storm conditions

7. Previous Planning Applications.

We understand that a previous planning application in 1976/7 was turned down on appeal due to visual impact and the more recent Lawnswood Close development took this into account. As noted in item 2, we are of the opinion that these proposals have a similar visual impact, bearing in mind that the site is on high ground

8. Covenants

We understand from neighbours that there are adjacent properties that have covenants forbidding any building on the site. Are there any similar restrictions here?

9. Water Supply

We understand that the area has a low water pressure so the capacity of the local infrastructure to supply the new development is questionable

We strongly OBJECT to this planning application for the reasons mentioned above.

Yours sincerely



LYNNE GARDNER  
Clerk to the Council