

**Appeal Ref: APP/N1025/W/23/3319160**

**Planning Application Ref: ERE/0722/0038**

**Proposal:** Outline Application for up to 196 dwellings with all matters reserved other than the means of access

**Site**: Land north west of 1-12 Twelve Houses, Sowbrook Lane, Stanton By Dale, Derbyshire DE7 4QX

 16 August 2023

**INSPECTORS NOTE**

Firstly, can I again thank all those who participated in the Inquiry Hearings for their attendance and contributions which have assisted me greatly in moving towards determining this Appeal.

At the final session of the Hearings today, I indicated that I would provide a brief note to set out the documents that are agreed to be submitted following the close of the Inquiry Hearings. This note has been provided to clarify to the main parties the documents I am expecting and when they are to be submitted by. These should be sent to me via the case officer at PINS (Holly Dutton) no later than the time and date indicated in the table below.

|  |  |  |
| --- | --- | --- |
| **Document** | **From** | **Date** |
| Proposed Grampian Condition - suggested wording in relation to the LPAs wish for certainty with regard to Derbyshire County Council Highways delivering the proposed footpath / cycleway works identified to the north east of the appeal site. | Erewash Borough Council(EBC) | 4pm Wednesday 23 August 2023 |
| Note on proposed DCC/EBC covenants issue in S106 agreement with regard to highways issues discussed during the Round Table Session at the Hearings. | Appellant / EBC | 4pm Wednesday 23 August 2023 |
| Executed S106 Agreement(s) between the Appellant and EBC and the Appellant and DCC | Appellant /EBC | 4pm Wednesday 30 August 2023 |

Where at all possible, I encourage the parties to work together to, at least, come to an agreed position on the above matters and documents insofar as they are able. I anticipate that the submitted documents will reflect this and agreement between the parties should be indicated where it exists.

A (re)drafted suggested Condition 13, which combines suggested conditions 5, 11 and 13 in the schedule of conditions discussed at the Inquiry ‘round table session’, was discussed and accepted immediately prior to the Inquiry closing. I received a paper copy of this document and this was also to be forwarded electronically to PINS and to the Council to be added to the Inquiry Document List (ref: **CD Q11**). This suggested condition and its wording was confirmed as agreed by both main parties.

Yours sincerely

Andrew McCormack

INSPECTOR