

An aerial photograph of a residential area in Repton, showing a large green field and surrounding houses. A red line outlines a large area, and a blue line outlines a smaller area within it. Several streets are labeled: Springfield Rd, Holloway, Main St, and Mill Hill.

**PUBLIC MEETING TO CONSIDER
PLANNING APPLICATION:
DMPA/2025/0563**

REPTON PARISH COUNCIL

6:30PM, THURSDAY 4TH SEPTEMBER

REPTON VILLAGE HALL

Purpose of this meeting

- To inform residents how to object to the proposal
- For residents to inform the Parish Council of grounds for objection

Agenda

- What you can object to and how to object
- The proposal
- The Planning Process
- Open discussion



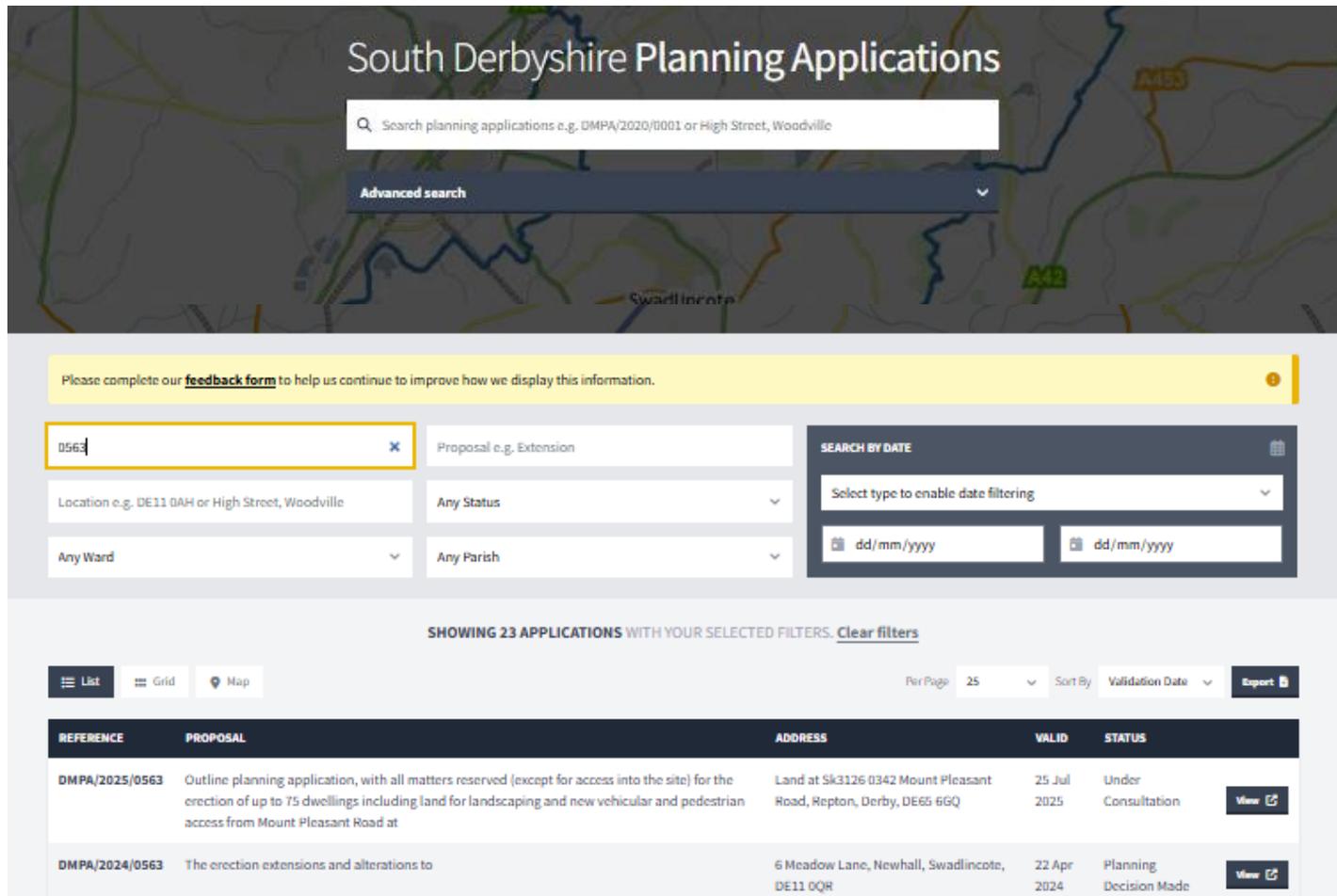
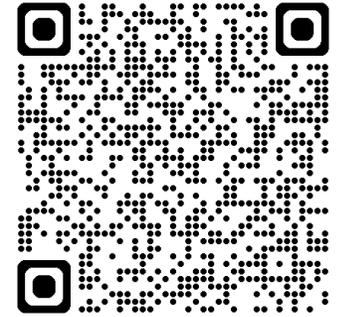
You must comment too!

- Repton Parish Council has no power to stop the development
- But we will object
 - Formal adoption at the PC meeting on Monday
- Our objection only counts as one 'vote', the same as yours. We cannot object for you.
- **You must object yourself**
- The deadline is Friday 12th September



Planning Application: DMPA/2025/0563

<https://southderbyshire.my.site.com/s/planning-application/a0bTu000006f0gXIAQ/dmpa20250563>



South Derbyshire Planning Applications

Search planning applications e.g. DMPA/2020/0001 or High Street, Woodville

Advanced search

Please complete our [feedback form](#) to help us continue to improve how we display this information.

0563

Proposal e.g. Extension

Location e.g. DE11 0AH or High Street, Woodville

Any Status

Any Ward

Any Parish

SEARCH BY DATE

Select type to enable date filtering

dd/mm/yyyy

dd/mm/yyyy

SHOWING 23 APPLICATIONS WITH YOUR SELECTED FILTERS. [Clear filters](#)

List Grid Map

Per Page 25 Sort By Validation Date Export

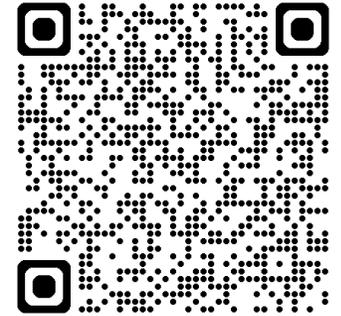
REFERENCE	PROPOSAL	ADDRESS	VALID	STATUS	
DMPA/2025/0563	Outline planning application, with all matters reserved (except for access into the site) for the erection of up to 75 dwellings including land for landscaping and new vehicular and pedestrian access from Mount Pleasant Road at	Land at Sk3126 0342 Mount Pleasant Road, Repton, Derby, DE65 6GQ	25 Jul 2025	Under Consultation	View
DMPA/2024/0563	The erection extensions and alterations to	6 Meadow Lane, Newhall, Swadlincote, DE11 0QR	22 Apr 2024	Planning Decision Made	View

Or go to planning.southderbyshire.gov.uk

Scroll down, type '0563' in the Reference box and click on DMPA/2025/0563 at the top of the list beneath

Planning Application: DMPA/2025/0563

<https://southderbyshire.my.site.com/s/planning-application/a0bTu000006f0gXIAQ/dmpa20250563>



South Derbyshire District Council

SEARCH AGAIN

APPLICATION REFERENCE
DMPA/2025/0563

Proposed Development Outline planning application, with all matters reserved (except for access into the site) for the erection of up to 75 dwellings including land for landscaping and new vehicular and pedestrian access from Mount Pleasant Road at	Site Location Land at Sk3126 0342 Mount Pleasant Road, Repton, Derby, DE65 6GQ
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Under Consultation

Under Consideration

Planning Decision Made

APPLICATION DETAIL DOCUMENTS **COMMENTS**

Planning Application

Planning Application Name
DMPA/2025/0563

Case Officer
Sarah Atherton

Consultation Start Date
05/08/2025

Application

Proposal
Outline planning application, with all matters reserved (except for access into the site) for the erection of up to 75 dwellings including land for landscaping and new vehicular and pedestrian access from Mount Pleasant Road at

Site Address
Land at Sk3126 0342 Mount Pleasant Road, Repton, Derby, DE65 6GQ

Easting

Write your objection here:

APPLICATION DETAIL DOCUMENTS COMMENTS

The Data Protection Act 2018 requires personal information to be dealt with in a specific way, and if personal data is published in breach of the Act the Local Planning Authority can be held accountable. Personal data does not just mean the names, addresses and telephone number of an individual; it includes any information that could directly or indirectly identify another person. There is no legal requirement for correspondence to be displayed on our website, although it must be held for at least 4 years from the date of a decision. Redacted copies can be made available upon prior request, although it may take a few days for us to carry out the process of removing any personal data. To help us process the application smoothly, please follow the guidance below.

How is your information used?

We collect information from you when you contact us about a planning application. This includes contact by email, letter or telephone. When commenting on planning or associated applications, we do need your postal address to enable fair consideration of your comments. We will use your information to allow us to fully consider the relevant application. We may also need to share your comments and information with other parties, such as in the case of an appeal being made. Comments and objections on applications do not form part of the statutory register, and as such we will only retain these for up to four years following a decision being made.

In order to ensure that no unnecessary personal data is provided to us, please consider the following:

- do not send us personal information about other people in your correspondence;
- do not cut and paste entire contents of a letter as this may capture phone numbers, etc.;
- do not duplicate your comments by email or post to us;
- we do not require a signature on any correspondence you send.

You can find more information about how we handle your personal information by visiting www.southderbyshire.gov.uk/privacy.

What else do I need to know?

You should have regard to guidance on the different types of applications and the 'scope' of matters which can be considered. Furthermore, when making decisions on planning applications, the Local Planning Authority can only take into account planning matters. These include:

- Planning policy (the adopted Local Plan, any adopted Neighbourhood Plan and other planning guidance);
- The appearance and size of new building(s), or the effect of extensions and alterations on existing building(s) (in particular the design and facing materials);
- Whether adjoining properties would be overshadowed or overlobed causing loss of privacy;
- The effect on the safety of roads and accesses and suitability of parking provision.

We cannot take into account:

- Loss of view or value to a property;
- Boundary and other disputes between neighbours;
- Loss of trade from individual competing businesses;
- Effects on private easements, covenants and other private legal rights.

We will disregard any objections and comments containing racist, offensive or libellous views.

What happens to your comments?

Your comments will be taken into account when we make an assessment of the application. They will be held on the planning application file which is available for anyone to look at upon request.

If you wish to make comments, please complete the form below. You will receive a confirmation email upon submission.

▼ Leave a Comment

Anyone is entitled to make a representation.

Full Name *

Email *

Address *

Phone

How do you wish to be contacted?
 -None-

Comment *

Submit Comment

Data protection info

Legitimate grounds for objection

Not grounds for objection

Name, address, etc

Your comments e.g. objections

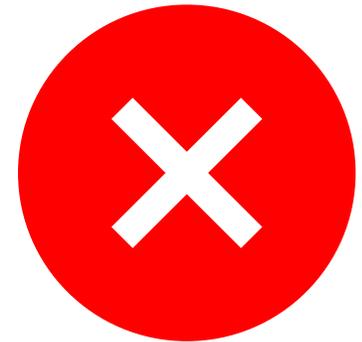
Matters that are generally considered relevant (material considerations)

- How it affects neighbours' homes
- Roads and parking
- How it looks in the area
- The environment
- Compliance with the rules



Matters that are generally not considered relevant (non-material considerations)

- Impact on property values
- Loss of a view
- Private issues e.g. Disputes over boundaries or private rights of access
- Moral or religious objections



How to complain effectively

- Focus on valid points
- Be specific
- Keep it factual and respectful

Agenda

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This application is only for *Outline Planning*

- There are 2 main types of application – applications for full planning permission and applications for **outline planning permission**
- Outline planning permission allows for a decision on the general principles of how a site can be developed without specifying in detail ‘reserved matters’
- Permission on the detail of Access is applied for (so this is not a reserved matter)

South Derbyshire District Council

SEARCH AGAIN

APPLICATION REFERENCE
DMPA/2025/0563

Proposed Development	Site Location
Outline planning application, with all matters reserved (except for access into the site) for the erection of up to 75 dwellings including land for landscaping and new vehicular and pedestrian access from Mount Pleasant Road at	Land at Sk3126 0342 Mount Pleasant Road, Repton, Derby, DE65 6GQ

Under Consultation

Under Consideration

Planning Decision Made

APPLICATION DETAIL DOCUMENTS COMMENTS

Reserved matters

- Appearance: The design and visual aspects of the buildings and surrounding areas.
- Layout: The arrangement of buildings, routes, and open spaces within the development.
- Scale: The height, width, and length of the proposed buildings in relation to their surroundings.
- Landscaping: Details regarding planting, screening, and other external features.

The actual layout of houses is only illustrative for outline planning permission – it will be changed



Matters that are generally considered relevant (material considerations)

- How it affects neighbours' homes
- **Roads** and parking
- How it looks in the area
- **The environment**
- **Compliance with the rules**



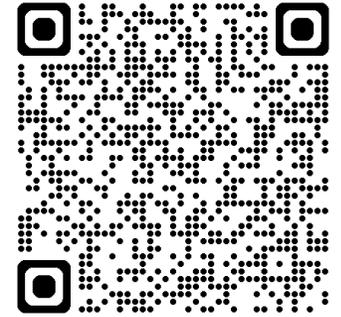
The applicants

- Hallam Land – are land agents and a subsidiary of...
- Henry Boot Ltd.
- Hallam have retained the services of Turley Associates Limited, planning consultants

- Are only commercial: Want to make a profit. Do not want to make friends.
- Aren't interested in the final product
- Are only interested in getting planning approval

Planning Application: DMPA/2025/0563

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South Derbyshire District Council

SEARCH AGAIN

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Under Consultation | Under Consideration | Planning Decision Made

APPLICATION DETAIL DOCUMENTS COMMENTS

Planning Application

Planning Application Name: DMPA/2025/0563
Case Officer: Sarah Atherton

Consultation Start Date: 05/08/2025

Application

Proposal: Outline planning application, with all matters reserved (except for access into the site) for the erection of up to 75 dwellings including land for landscaping and new vehicular and pedestrian access from Mount Pleasant Road at

Site Address: Land at Sk3126 0342 Mount Pleasant Road, Repton, Derby, DE65 6GQ

Easting

Planning Documents (30)

Description	Category	Date
Environment Agency	Consultee comments	22-Aug-2025
DCC Archaeologist	Consultee comments	19-Aug-2025
Parks and Green Spaces	Consultee comments	18-Aug-2025
Force Designing Out Crime Officer	Consultee comments	18-Aug-2025
EHO Comments	Consultee comments	14-Aug-2025
LLFA Comments	Consultee comments	12-Aug-2025
DCC Adult Social Care	Consultee comments	07-Aug-2025
Statement of Community Engagement	Document	06-Aug-2025
Agricultural Land Quality Assessment	Document	02-May-2025
Application Form	Form	02-May-2025
Layout Plan	Plans	02-May-2025
Covering Letter	Document	02-May-2025
Preliminary Ecology Assessment	Assessment	02-May-2025
Transport Assessment	Document	02-May-2025
Access Layout Plan	Plans	02-May-2025
Community Infrastructure Levy	Form	02-May-2025
Design and Access Statement	Document	02-May-2025
Tree Survey	Plans	02-May-2025
Tree Schedule	Document	02-May-2025
Heritage Statement	Document	02-May-2025
Travel Plan	Document	02-May-2025
Flood Risk Assessment	Document	02-May-2025
Statement of Community Engagement	Document	02-May-2025
Land Contamination Assessment	Document	02-May-2025
Refuse Access and Egress	Plans	02-May-2025
Parameter and Boundary Plan	Plans	02-May-2025
Location Plan	Location plan	02-May-2025
Technical Note- Landscape & Visual Review	Document	02-May-2025
Statement on Five Year Housing Land Supply	Document	02-May-2025
Planning Statement	Document	02-May-2025

30 documents submitted (so far)

Agenda

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South Derbyshire District Council runs the planning process

- Submit the application 
- SDDC validates the application 
- Consultation and Public Notification 
- SDDC Site Visit and Assessment by planning officer, including consultation with relevant experts and consideration of all comments received.
- SDDC Decision Making – either by the planning officer or a planning committee
- Decision Notice and Next Steps
- Appeal if refused
 - To Planning Inspectorate, Bristol

Agenda

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An aerial photograph of a residential area with a large green field in the center. A red line outlines a large, irregular area that includes the field and parts of the surrounding houses. A blue line outlines a smaller, more irregular area on the left side of the field. The text "COMMENTS PLEASE!" is written in large, white, bold, sans-serif capital letters across the center of the image. Several streets are labeled: "Springfield Rd" at the top, "Mount Pleasant Rd" running diagonally across the field, "Holloway" on the right, "Main St" on the bottom left, and "WILHI" at the bottom right. The surrounding area is filled with houses and trees.

COMMENTS PLEASE!