

## Site D, Cadley Park Swadlincote.

### Public Consultation

## HOW CAN I MAKE MY VIEWS KNOWN?

We would like to know your view on our proposals, what you think we should know about the surrounding area and how these points may influence our proposals.

In addition to the FREEPOST comments form attached to this leaflet, a project website has also been launched from **Wednesday 28th September 2022** which includes a comments feedback facility.

The website address is:  
[www.cadleyparkdevelopment.co.uk](http://www.cadleyparkdevelopment.co.uk)

All comments should be submitted by:  
**Friday 14th October 2022**

All thoughts, suggestions and feedback received will be carefully considered to help inform the proposals. We will report all comments to South Derbyshire District Council as part of the planning application submission.

## WHEN WILL I BE CONSULTED AGAIN?

Following the submission of a planning application, South Derbyshire District Council will consult local residents and other interested parties before reaching a decision.

## THANK YOU FOR TAKING THE TIME TO LOOK AT THIS LEAFLET.

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## THE NEED FOR DEVELOPMENT

The Council have published their Local Plan Issues and Options Document and are undertaking public consultation, details of this are on the Council's website.

The Council's consultation document identifies that a Settlement Hierarchy is established within the District and the Council will look to deliver new development within existing settlements as far as possible. The proposed development site is within the existing urban area of Swadlincote, a top tier location in terms of access to services and facilities. The document identifies that the location of new development will be based on the availability and provision of infrastructure.

The proposed development accords with this as part of wider Cadley Park development which includes the Country Park and access to nearby schools and employment sites. Harworth Group consider this a suitable site for residential development.

## ABOUT HARWORTH GROUP

Harworth Group is one of the largest land and property regeneration companies in the UK, owning and managing over 14,000 acres across 100 sites in the North of England and the Midlands.

Harworth Group transform land into new employment and residential developments – places where people want to be. The basis of their approach is to work with partners on sustainable projects which will strengthen local economies and improve the lives of those in the surrounding communities.



## PROPOSED DEVELOPMENT AT SITE D, CADLEY PARK, SWADLINCOTE.

Harworth Group is preparing an outline planning application for up to 150 homes, open space, landscaping and drainage infrastructure. Vehicular access is proposed from Ruby Way and Park Road.

The Site forms part of the wider Cadley Park Masterplan which has been delivered over recent years by Harworth Group as the master developer. Planning permission has already been granted for other parts of the development providing new homes on Site A (Cameron Homes), and Site C (Avant Homes).

The proposed development of Site D will link into the neighbouring sites and the new Country Park and Golf Course.

Initial technical works have been undertaken looking at factors such as ground conditions, levels, drainage, trees, traffic impacts and ecology to ensure that the proposed development would not result in any unacceptable impacts on the surrounding area. Full details of these matters will be included in our planning application.

## PLEASE LET US KNOW YOUR THOUGHTS...

Your comments are important to us and form part of the public consultation process for the proposals.