Miller Homes
2 Centro Place
Pride Park
Derby
DE24 8RF

tel: 0870 336 4400

www.millerhomes.co.uk

Alfia Cox
Amber Valley Borough Council
Market Place
Ripley
DE5 3BT

9th April 2026

Dear Alfia,

LAND OFF STANLEY STREET, SOMERCOTES, APPLICATION IN ACCORDANCE WITH SECTION 96a OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO AMEND APPROVED DETAILED LANDSCAPING AND MATERIALS PLANS UNDER PLANNING APPROVAL AVA/2024/0859

Following the recent exchange of correspondence with yourself and Futures Housing Group regarding minor amendments to the existing planning consent, Miller Homes are pleased to submit an application seeking to amend the approved plans under detailed planning approval (AVA/2024/0859).

This application seeks to amend the approved plans under condition 2 of planning permission AVA/2024/0859. These plans include Detailed Landscape Plans (Sheets 0006-0008 REV P09) and Materials Plan (REV J).

The amendments sought to the detailed landscaping plans are very minor and limited to tree type and pathways. Fruit trees have been added to the areas which front the elevation of plots 119-120 and plots 139-142:

- Area to front elevation of plots 119-120: Proposed 5-6 nr. orchard trees. This area is currently wildflower seeded as per the approved landscaping plan, so the trees would be in addition to this.
- Area to front elevation of plots 139-142: Proposed 8-10 nr. orchard trees. This area is due to have a mix of trees which we are now proposing to substitute with an orchard.

This change has been proposed in response to feedback from the resident's consultation undertaken by the community engagement officer, for the request of 'community orchards'.

Furthermore, the detailed landscaping plans also include an updated footpath to Lewsley Drive, this includes a tarmac footpath with staggered 3m railings. This change has been proposed in response to the muddy and slippery surface created on the originally approved 'mown grass path'.

The changes to the approved materials plan seek to update the approved materials in line with availability of product.

- Plots 117-118 & 125-126 changed to Filton Red.

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Plots 110-112 roof tiles updated to slate grey.

There are no changes to the housing mix, floorplans, or layout of these plots. The changes relate solely to the external elevations of roof tiles and brick type.

A payment for the requisite application fee of £400 has been made to the Planning Portal.

I look forward to early confirmation of registration and validation of the above application, but should you require any further information or clarification at this or any stage of the determination process, please do not hesitate to contact myself.

Your faithfully,
Isabella Blaney
Isabella Blaney

Planning Apprentice (East and South Midlands)
Miller Homes Limited

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Approved Plan Name and Reference	**Proposed Plan Name and Reference**
Detailed Landscape Plan Drawing ref 11339-FPCR-XX-XX-DR-L-0006 Issue P06	11339-FPCR-XX-XX-DR-L-0006-P09-Detailed Landscape Plan
Detailed Landscape Plan Drawing ref 11339-FPCR-XX-XX-DR-L-0007 Issue P06	11339-FPCR-XX-XX-DR-L-0007-P09-Detailed Landscape Plan
-	11339-FPCR-XX-XX-DR-L-0008-P09-Detailed Landscape Plan
Materials Plan Drawing Ref SOME/PA/003 Rev H	SOME-PA-003 Materials Plan Rev J