

3rd September 2026

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Dear Sirs,

**Re: Land off Snelsmoor Lane, Chellaston, Derby. Application to vary condition 33.3.
(Application reference number 26/00068/VAR refers).**

Attached is a Section 73 Application to amend Condition 33.3 of the above referenced planning permission. The proposed amendments concern the trigger points for off-site highway works in relation to the Chellaston Lane/Shardlow Road and the partial signalisation of the A6(T) Thulston Roundabout. The original and amended wording of this condition is included below for your reference.

Condition 33 – Implementation of Off-Site Highway Works

Current Condition

All highway improvement works shall be implemented and completed in full, in accordance with the approved plans and details and with the following phasing:

- o The re-alignment works to Snelsmoor Lane and the provision of the roundabout access into the site (as approved under Permission ref: 19/00746) shown for indicative purposes only on Travis Baker Drawing 501 Rev E, shall be completed prior to the first occupation of any dwelling accessed off Snelsmoor Lane. The access improvements shall be constructed in accordance with details to be submitted and approved in writing by the LPA.
- o The access improvements (which shall be constructed in accordance with details to be submitted and approved in writing by the LPA) on Field Lane, shown for indicative purposes only on Drawings T15028/SK03, T15028/SK04, T15025/SK05 and T15028/SK06, shall be completed prior to the occupation of the 130 dwellings accessed via Field Lane.
- o The AECOM Option 1b Scheme for the proposed signalisation scheme at the junctions of Chellaston Lane/Shardlow Road and the partial signalisation of the A6(T) Thulston Roundabout, as shown for indicative purposes only on National Highways Drawing DE-C-004 and DE-C-001, shall be constructed (to the satisfaction of the LPA and National Highways in accordance with details to be submitted and approved) prior to the first occupation of the 350th dwelling on the application site which is accessed from Snelsmoor Lane or prior to the first occupation of the 470th dwelling on the whole of the Snelsmoor Grange/Boulton Moor 2 development sites, whichever is the earlier.
- o The proposed traffic signal and widening scheme at the junction of Blue Peter Island and London Road Roundabout, as shown for indicative purposes on drawings T13058/106 to 109, shall be

constructed prior to the occupation of the 470th dwelling on the application site. The works shall be to the satisfaction of the LPA in accordance with details to be submitted and approved.

For the avoidance of doubt, the developer will be required to enter into a 1980 Highways Act Section 278 Agreement with the Highway Authority in order to comply with the requirements of this condition

Proposed Condition

All highway improvement works shall be implemented and completed in full, in accordance with the approved plans and details and with the following phasing:

o The re-alignment works to Snelsmoor Lane and the provision of the roundabout access into the site (as approved under Permission ref: 19/00746) shown for indicative purposes only on Travis Baker Drawing 501 Rev E, shall be completed prior to the first occupation of any dwelling accessed off Snelsmoor Lane. The access improvements shall be constructed in accordance with details to be submitted and approved in writing by the LPA.

o The access improvements (which shall be constructed in accordance with details to be submitted and approved in writing by the LPA) on Field Lane, shown for indicative purposes only on Drawings T15028/SK03, T15028/SK04, T15025/SK05 and T15028/SK06, shall be completed prior to the occupation of the 130 dwellings accessed via Field Lane.

*o The AECOM Option 1b Scheme for the proposed signalisation scheme at the junctions of Chellaston Lane/Shardlow Road and the partial signalisation of the A6(T) Thulston Roundabout, as shown for indicative purposes only on National Highways Drawing DE-C-004 and DE-C-001, shall be commenced (to the satisfaction of the LPA and National Highways in accordance with details to be submitted and approved) prior to the first occupation of the **450th dwelling on the application site which is accessed from Snelsmoor Lane.***

o The proposed traffic signal and widening scheme at the junction of Blue Peter Island and London Road Roundabout, as shown for indicative purposes on drawings T13058/106 to 109, shall be constructed prior to the occupation of the 470th dwelling on the application site. The works shall be to the satisfaction of the LPA in accordance with details to be submitted and approved.

For the avoidance of doubt, the developer will be required to enter into a 1980 Highways Act Section 278 Agreement with the Highway Authority in order to comply with the requirements of this condition.

The Application has been submitted via the Planning Portal under reference number: **PP-15057055** this also includes the required planning application fee.

I trust that the information provided is sufficient and I look forward to receiving validation of the application in due course. However, should you require any further clarification or information, please do not hesitate to contact me.

I look forward to hearing from you regarding the above

For and on behalf of
Bellway Homes Ltd

Amy Gilliver
Senior Planning Manager