

002_AmberValley_RM_P19-0099_220519

31 May 2019

Development Management
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire
DE5 3BT

FAO Mr Derek Stafford

Dear Mr Stafford,

Planning Portal Reference PP-07876576
Application for the Approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to appeal decision APP/M1005/W/15/3132791 for the erection of 400 dwellings (Use Class C3) at Land at Keddleston Road and Memorial Road, Allestree, Derby

Pegasus Group has been instructed by Catesby Estates Plc, to submit an application for the approval of reserved matters associated with a residential development of 400 dwellings (Class C3 use) on land at Keddleston Road and Memorial Road, Allestree, and pursuant to outline planning permission granted on appeal (Appeal Ref. APP/M1005/W/15/3132791).

Condition 1 of this consent confirms that the relevant reserved matters are appearance, landscaping, layout and scale, and these are the matters to which this application relates. This application also seeks to discharge Conditions 15 and 16 of the permission ref: APP/M1005/W/15/3132791.

For the avoidance of doubt the full detail of the site access on to Keddleston Road, along with associated highway improvements were agreed as part of planning appeal ref: APP/M1005/W/15/3132791. The approved details are described under the terms of Condition 4 and any development will need to be carried out in accordance with these approved details.

The reserved matters application has been submitted via the Planning Portal (ref PP-07876576) today and include the following information:

- Drawing Number: P19-0099_23A Sheet No: 01 -Site Location Plan
- Drawing Number: P19-0099_01 Rev L – Planning Layout
- Drawing Number: P19-0099_04 Sheet No: 01 Rev D – Indicative Street Scenes
- Drawing Number: P19-0099_04 Sheet No: 02 Rev A – Indicative Street Scenes

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

39 Bennetts Hill | Birmingham | B2 5SN

T 0121 308 9570 F 0121 323 2215 www.pegasusgroup.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Park, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

- Drawing Number: P19-0099_08 Sheet No: 01 – Materials Plan
- Drawing Number: P19-0099_08 Sheet No: 02 – Enclosures Plan
- Drawing Number: P19-0099_09A Sheet No: _Landscape Strategy
- Drawing Number: P19-0099_10A Sheet No:_ - Destination Cycle Park
- Drawing Number: P19-0099_19 Sheet No: 01 Sheet No. 01 – Indicative Street Sections
- Drawing Number: P19-0099_21A Sheet No: _ Street Trees Strategy
- Drawing Number: P19-0099_22 Sheet No: 01 0 Indicative Street Scenes
- Drawing Number: P19-0099_24A Sheet No: _ Planting Strategy
- Drawing Number: P19-0099 Sheet No:_ – Enclosure Details
- Drawing Number: P19-0099_2 Sheet No: 1 – CA5: Type 1_2B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 2 – CA2: TYPE 2_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 3 – CA3: Type 2_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 4 – CA4: Type 2_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 5 – CA5: Type 2_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 6 – CA4: Type 3_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 7 – CA5: Type 3_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 8 – CA2: Type 4_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No:9 – CA3: Type 4_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 10 – OPT 1-CA4 Type 4_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 11 – CA5: Type 4_3B Floor Plans & Elevations
- Drawing Number: P19-0099_ Sheet No: 12 – CA2: Type 5_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 13 – CA4: Type 5_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 14 – CA2: Type 6_4B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 15 – CA3: Type 6_4B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 16 – CA4: Type 6_4B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 17 – CA2: Type 7_4B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 18 – CA3: Type 7_4B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 23 – CA2: Type 9_4B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 24 – CA3: Type 9_4B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 25 – CA4: Type 9_4B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 26 – CA2: Type 10_5B Floor Plans & Elevations

- Drawing Number: P19-0099_2 Sheet No: 27 – CA3: Type 10_5B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 28 – CA3: Type 11_5B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 29 – CA3: Type 12_1BM Elevations
- Drawing Number: P19-0099_2 Sheet No: 30 – CA3: Type 12_1BM Floor Plans
- Drawing Number: P19-0099_2 Sheet No: 31 – CA5: AFF Type 13_2B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 32 – CA5: AFF Type 14_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 33 – CA3: Type 1_2B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 34 – OPT2 – CA4: Type 4_3B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 36 – CA4: Type 7-4B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 37 – OPT 2 – CA3: Type 6_4B Floor Plans & Elevations
- Drawing Number: P19-0099_2 Sheet No: 39 – CA4: Apartments Block Front Elevation 1
- Drawing Number: P19-0099_2 Sheet No: 40 – CA4: Apartments Block Front Elevation
- Drawing Number: P19-0099_2 Sheet No: 41 – CA4: Apartments Block Rear Elevation
- Drawing Number: P19-0099_2 Sheet No: 42 – CA4: Apartments Block Side Elevation
- Drawing Number: P19-0099_2 Sheet No: 43 – CA4: Apartments Block Ground Floor
- Drawing Number: P19-0099_2 Sheet No: 44 – CA4: Apartments Block First Floor
- Drawing Number: P19-0099_2 Sheet No: 45 – CA4: Apartments Block First Floor
- Drawing Number: P19-0099_2 Sheet No: 46 – CA1: Gateway Building 1 Elevations
- Drawing Number: P19-0099_2 Sheet No: 47 – CA1: Gateway Buildings 1 Elevations
- Drawing Number: P19-0099_2 Sheet No: 48 – CA1: Gateway Building 1 Floor Plans
- Drawing Number: P19-0099_2 Sheet No: 49 – CA1: Gateway Building 2 Elevations
- Drawing Number: P19-0099_2 Sheet No: 50 – CA1: Gateway Building 2 Elevations
- Drawing Number: P19-0099_2 Sheet No: 51 – CA1: Gateway Building 2 Floor Plans
- Drawing Number: P19-0099_2 Sheet No: 52 – CA1: Gateway Building 3 Elevations
- Drawing Number: P19-0099_2 Sheet No: 53 – CA1: Gateway Building 3 Floor Plans
- Drawing Number: P19-0099_2 Sheet No: 54 – CA2: Type 1_2B Floor Plans & Elevations
- Drawing number: P19-0099_3 Sheet No: 1 _ Single Garages Floor Plans & Elevations
- Drawing Number: P19-0099_3 Sheet No: 2 _ Double Garages Floor Plans & Elevations
- Drawing Number: P19-0099_3 Sheet No:3 _ Render Garages Floor Plans & Elevations
- Drawing Number: AAC5530-RPS-xx-xx-DR-C-SK1-01 – Levels and Drainage Strategy Sheet 1 of 2
- Drawing Number: AAC5530-RPS-xx-xx-DR-C-SK1-02 – Levels and Drainage Strategy Sheet 2 of 2
- Drawing Number: KED-RPS-XX-GF-DR-A-6301 – External lighting
- Drawing Number: AAC5530-RPS-XX-XX-DR-C-114-01 – Vehicle Tracking

For confirmation, the requisite application fee of £71,159 (plus a Planning Portal admin fee of £20.00) has been paid directly to the Planning Portal, for the Planning Portal to then send on to Amber Valley Borough Council.

This Application

Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines the details that are 'reserved' as part of an application for outline planning permission. The matters relevant to this application areas as follows:

'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features;

'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

Conditions 15 and 16 of the appeal decision (APP/M1005/W/15/3132791) indicate the additional landscaping information considered necessary to make the development acceptable in planning terms. This information has been incorporated within the landscaping details submitted with this reserved matters application.

The application is at length supported by a Design Compliance Statement prepared by Pegasus Group, which details the design vision and principles for the Site and how the proposals respond to parameters established at the outline stage.

The following sets out how the requirements of the reserved matters are addressed in this submission:

Appearance

The submitted house type drawings (as listed above) provide details of the proposed design and appearance of all buildings, and the house type pack should be read in conjunction with drawing number P19-0099_08 Sheet No1. – Materials Plan. This illustrates the roof materials and elevational treatment of each building.

The submitted Indicative Street Sections drawings (P19-0099_04 Sheet No:01 Rev:D, P19-0099_04 Sheet:02 Rev:A , P19-0099_19 Sheet No:01) illustrates how the proposed dwellings would appear in context.

Hard surfacing details for the roads, footpaths and driveways are shown on the planning layout (drawing number: P19-0099_01 Rev L) with further details set out on page 57 of the Design Compliance Statement.

The details of boundary treatments and other structures are illustrated on drawing number P.19-0099 – Enclosure Details. In terms of the distribution of the various boundary treatments, these are shown on drawing number P19-0099_08 Sheet No – Enclosure Plan.

External lighting details are shown on drawing number KED-RPS-XX-GF-DR-A-6301.

Landscaping

Details of site and plot boundary treatments and means of enclosure are shown on the Enclosure Plan and Enclosure Details (P19-0099_08 Sheet No: 02 and P19-0099).

The submitted Planning Layout, Landscape Strategy and Destination Cycle Park drawings (drawing numbers: P19-0099_01 Rev L, P19-0099_09A and P19-0099_10 Rev A) show the delineation of public and private areas, including the general configuration of play areas, and attenuation features.

In response to the requirements of Conditions 15 and 16, the following details are provided:

- Finished Floor Levels (FFL) – Please see Levels and Drainage Strategy Sheets 1 and 2 (drawing numbers: AAC5530-RPS-xx-xx-DR-C-SK1-01 and AAC5530-RPS-xx-xx-DR-C-SK1-02) which includes FFL for individual plots.
- Means of Enclosure – Please see Enclosure Plan and Enclosure Details (drawing number P19-00099_08_Sheet No 2 and P19-0099) showing the location and type of enclosures proposed.
- Car parking layouts – Please see Planning Layout (drawing number: P19-0099_01 Rev L) illustrating general parking arrangements.
- Pedestrian and circulation areas – Please see Planning Layout (drawing number: P19-0099_01 Rev L) which provides details of pedestrian and vehicular routes through the site, including connections through to existing footways.
- Hard surfacing materials – Details provided in the Design Compliance Statement on page 79).
- Minor artefacts and structures – Please see Planning Layout and Destination Cycle Park (drawing number: P19-0099_01 Rev L and P19-0099_10A) show details of children's play equipment, sub-stations and other structures across the site.
- Proposed functional services – See Levels and Drainage Strategy Sheets 1 and 2 (drawing number: AAC5530-RPS-xx-xx-DR-C-SK1-01 and AAC5530-RPS-xx-xx-DR-C-SK1-02) which includes surface and foul drainage water details.
- Soft landscaping – Please see landscape strategy which includes detailed planting schedule and has been designed to meet the biodiversity requirements of condition 16. Further details are also provided within the Design Compliance Statement, including management details.

The information submitted with the application and summarized above provide sufficient detail to satisfy Condition 1 (landscape detail) and Conditions 15 and 16.

Layout

Drawing Number P19-0099_01 Rev K shows the proposed layout, including roads, footpaths, public open space, private amenity space, drainage features and the general configuration of buildings and structures across the site.

The proposed layout includes a range of house types to accord with the Council's preferred mix.

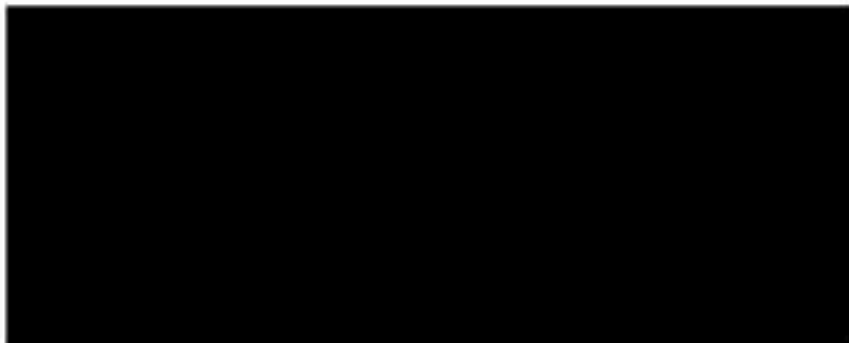
Scale

The house type pack provides full details of the height, length and width of the buildings proposed. The Design Compliance Statement provides further justification for the scale of development proposed and how this respond to local character.

With regard to the above, it is considered that the proposed development accords with Development Plan policy for the area, including Policy LS1 and LDS3 of the adopted Local Plan 2006, with the proposal demonstrating high quality sustainable development, with a number of resulting social, environmental and economic benefits that would undoubtedly contribute towards the achievement of sustainable development. The development proposals have had full regard to the design policies contained in the Quarndon Neighbourhood Plan, which although has not formally been 'made' is at a very advanced stage and therefore carries significant weight.

I trust that the above information is sufficient for the Council to process the application, however should you have any queries please do not hesitate to contact me.

Yours faithfully



MARK DAUNCEY
Associate Planner
Mark.dauncey@pegasusgroup.co.uk

Enc.