From:clerk@quarndon-pc.gov.uk
Sent: Wed, 24 Nov 2021 13:25:17 -0000
To: Development
Subject:RE: [OFFICIAL] Planning Consultation - AVA/2021/1211

Quarndon Parish Council response to AVA/2021/1211 Land adjacent to The Croft, Somme Road

This proposal on Somme Road, which is subject to AVBC Local Plan policy H7, is for a substantial house and separate garage block in a similar style to the existing properties complying with the intent of the built character criteria of Quarndon Neighbourhood Plan (QNP) policy QDBC1.

From the Flood Risk Assessment report and levels drawing provided, it appears that the flood risk mitigation measures for the proposed property itself are acceptable, meeting the requirement of AVBC policy EN15(b), assuming that there is no adverse impact from the adjacent Kedleston Grange development.

We are unable to assess whether or not the preliminary site drainage proposals (included with application AVA/2021/1212 on the AVBC website) meet the requirements for managing surface water of EN15 (a), (c) & (d) and QNP QDBC1 (j) & (k). It is recommended that before approval AVBC ensure that the details of the proposal satisfy all of these requirements, consulting the LLFA as necessary.

QNP policy QH5 (e) requires that new dwellings are designed with provision for charging electric vehicles.

Kind Regards

Laura Storey

Parish Clerk

PO Box 8108

Derby

DE1 0ZU

[redacted]

From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 15 November 2021 18:30
To: clerk@quarndon-pc.gov.uk
Subject: [OFFICIAL] Planning Consultation - AVA/2021/1211

Dear Sir/Madam

Our Ref: AVA/2021/1211

Proposal:
Proposed dwelling and detached garage

Development Type:
Dwellings 9 or less

Location:
Land Adj To The Croft Somme Road Allestree Derby Derbyshire

Applicant:
Mr J Cholerton
133 Burley Lane Quarndon DE22 5JS

Agent:
Mr daniel wright
133 Burley Lane Quarndon DE22 5JS

Case Officer Details:
Name: Anne Arkle
Telephone: 01773 84
E Mail: anne.arkle@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2021-1211

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager This email is private. If you are not the intended recipient, please notify the sender by return, destroying the email without disclosing or relying upon it. We may by law have to disclose this email. We monitor both sent and received emails. The attachments are opened at your own risk.