020 2025_SUPPORTING DOCUMENT

Consultants & Public Objections Response Report

At: Land off Church Road, Quarndon, Derbyshire

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WORCESTER LLOYD ARCHITECTS & ENGINEERS

RIBA

Chartered Practice

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1. Introduction

This report has been prepared in response to the consultation comments received in respect of Planning Application **AVA/2026/0451**. Its purpose is to provide clarification on a number of matters raised during the consultation process and to assist the Amber Valley Planning Authority in considering the proposal in its correct physical, planning and historical context.

The applicants recognise that the site is unusual and that its history, ownership, existing physical condition and relationship with the surrounding properties require careful consideration. There appear to be differing interpretations regarding the extent and ownership of the site, the existing access arrangements, the historical use of the land, the significance of the surrounding open space, and the manner in which the proposed development would relate to the Conservation Area.

This report seeks to clarify these matters in a constructive manner, supported by plans, photographs, visualisations and correspondence. It also explains the rationale behind the design that has been submitted.

The applicants' intention throughout has been to arrive at a proposal that is safe, appropriately designed and responsive to the character of the wider Conservation Area, whilst making appropriate use of a small and previously disturbed parcel of land.

2. Understanding of the Application Site

The application site comprises only the land contained within the submitted red line boundary It does not include adjoining areas of open land, neighbouring properties or land retained by other owners.

It appears that some of the consultation comments have considered the wide area surrounding the site when assessing matters such as access, green space and the relationship between the existing buildings. The applicants respectfully consider that it is important that these matters are assessed specifically in relation to the application site and its ownership.

The surrounding land remains unaffected by the proposal and will continue to provide the open setting that contributes to the character of this part of the Conservation Area.

3. Existing & Proposed Site Access

There appears to be some confusion within the consultation comments regarding the number of access points associated with the application site.

The application site itself has one existing physical access point. This access was created prior to the applicants purchase of the land. The applicants inherited the existing circumstances when they acquired the site, and did not create this

opening, as suggested in a consultee report. The below images illustrate the historical presence of the access:



SITE ACCESS VISIBLE 2023



MAP SHOWING SITE WITH ACCESS TRACK 1901

The current planning application addresses this historic situation by providing a properly designed and formalised vehicular access.

The proposed access has been developed with highway safety as a fundamental consideration. The intention is to establish an agreed and appropriately designed

access arrangement with the support of the Highway Authority, ensuring that the development can be served safely and that the interests of pedestrians, highway users and neighbouring properties are properly protected.

The second access referred to within the consultation comments is not located on the application site. It is situated on the neighbouring property and is entirely separate from the applicants' land and the proposed development.

That neighbouring access is understood to be of a similar historic nature to the existing access on the application site. However, it does not form any part of this application, does not provide any access to the proposed dwelling, and is not proposed to be altered, formalised or relied upon in any way as a part of the proposal.

It is therefore submitted that the neighbouring access is irrelevant to the assessment of Planning Application AVA/2026/0451 and should not be treated as any part of the application site or proposed development.

For completeness, 25401-RLL-25-XX-DR-D-5000 Site Access Design referred to in the Highways Authority's report was completed by an external Highways specialist based upon the physical access arrangement existing on the application site at the time and only informed the proposed access arrangement. This drawing was prepared as part of a technical highway assessment and should not be read as representing the complete proposed site access as seen in drawing 020 2025 003 Rev H, superseded by drawing 020 2025 003 Rev I submitted along with this report in response to Highways comments.

Drawing 25401-RLL-25-XX-DR-D-5000 Site Access Design should be understood in its proper context as technical evidence relating to the site itself, rather than as a drawing of the proposed access.

4.Extent of the Site, Green Space and Ownership

Several consultation responses suggest that the proposal would result in the loss of a substantial area of green space between the buildings within the Conservation Area.

The applicants respectfully consider that this concern may have arisen from a different interpretation of the extent of the application site and the ownership of the surrounding land.

The application site occupies only a small section of the wider open area visible from the surrounding properties and highway. The substantial majority of this wider open space is not owned by the applicant and is not included within the application site.

Below is an annotated satellite view clearly identifying the application site together with the surrounding areas of retained green space which are outside of the applicants' ownership. Please note, this is not to scale:



LOCATION SITE APPROXIMATE OUTLINE

These areas will remain entirely unaffected by the proposal.

It is therefore not the case that the application would result in the loss of the open green space between existing buildings. The application aims to better the plot itself and add vastly to the existing green spaces.

5. Historic Use of the Site & Relationship with Former Garden Land

There also appears to be some uncertainty regarding the relationship between the application site and the neighbouring cottages.

Reference has been made to the land being existing garden space serving the neighbouring cottages. For clarity, this is not the current situation.

The land historically formed part of the gardens associated with these cottages. It was subsequently separated from these properties and sold to the applicants as a distinct parcel of land.

The site is therefore former garden land, rather than a current residential garden as suggested. The existing gardens of the cottages will remain unaffected by this proposal.

This distinction is relevant when considering the site's evolution and planning history. Its former residential garden use demonstrates the land has historically been associated with residential development, rather than functioning as an undeveloped agricultural field, as also suggested.

6. Green Belt & Existing Physical Condition of the Site

The applicants acknowledge that the application site lies within the designated Green Belt. However, the Green Belt should be considered alongside the actual physical characteristics and environmental quality of the land. Our full green belt case remains as that made in the supporting planning statement and any planning addendum report that we may opt to submit in relation to the new NPPF.

The application site does not comprise an area of high-quality grassland, woodland or established ecological habitats. It is a heavily disturbed parcel of land containing rubble, concrete, hardstanding and remnants of previous development, together with limited areas of self-seeded vegetation. The site therefore provides limited ecological value in its existing condition and does not make a meaningful contribution to biodiversity when compared with the surrounding retained green space.

The proposal provides an opportunity to improve the physical appearance and environmental quality of the site. The existing disturbed material and raised ground would be removed and the site would be comprehensively regarded and landscaped as part of the development. The resulting site would be substantially more coherent and appropriately managed when compared to the existing condition.

7. Existing Raised Ground Levels & Proposed Site Formation

A particularly important characteristic of the application is its existing level in relation to the public highway.

The site is currently raised above the adjoining roadside which was a key consideration in designing the proposed scheme, including the proposed land levels. It has been said that any development on the site in its existing form will not be supported.

The submitted scheme responds to the existing condition through its proposed site formation. This approach addresses the need to establish an appropriate relationship between the development, the highway and the surrounding buildings.

This is a fundamental part of the design strategy.

By reducing the existing ground level, the proposed dwelling can be positioned within the landscape rather than sitting prominently upon the existing raised ground. This reduces the apparent height and visual prominence of the building and improves its relationship with the existing cottages, highway and wider Conservation Area.

It also allows the development to sit more naturally within the established pattern of development.

8. Response to the Characterisation of the Excavation as "Unsustainable"

The planning consultation has described the proposed excavation and reduction of the site as "unsustainable".

The applicants respectfully request that this conclusion is reconsidered in light of the specific circumstances of the site and the purpose of the proposed works.

The excavation is not simply proposed to facilitate construction. The reduction in levels is an integral part of the design response to the existing raised site and directly addresses the sites visual prominence and its relationship with the surrounding Conservation Area.

The applicants respectfully consider that excavation of a previously disturbed and raised site cannot, in isolation, properly be categorised as inherently unsustainable.

The proposal seeks to achieve a betterment of the existing site condition, rather than undertaking excavation for its own sake. It is relevant that the site is a small, previously disturbed parcel of land, rather than an intact area of high-quality agricultural or ecological land as suggested in various consultees comments. The proposed works are consequently different from the excavation or disturbance of an undeveloped greenfield site.

The applicants respectfully submit that the sustainability of the proposal should therefore be considered against the current condition of the site, rather than the physical act of excavation as inherently unsustainable, a point that is heavily argued against.

9. Existing Boundary Wall

Concern has been expressed regarding the removal of the existing stone boundary wall fronting Church Road, including an assertion it was unlawful.

The applicants wish to explain the circumstances surrounding the removal so that the matter can be considered in its proper context.

Prior to its removal, the wall had deteriorated significantly and had entered a state of partial collapse towards Church Road itself. This presented an increasing safety concern for road users.

In January 2025, the applicants contacted both Amber Valley Council and the Highway Authority to raise their concerns regarding the condition of the wall and the danger posed by its continued deterioration. The applicants did not receive a response. A copy of these correspondents will be included in the appendix to this report.



WALL COLLAPSING INTO CHURCH ROAD

In an attempt to retain the wall, the applicants initially installed timber supports to restrain the structure. Unfortunately, these measures were insufficient and the wall continued to deteriorate.



TIMBER SUPPPORTS TO RETAIN STRUCTURE

Given the continuing risk of collapse towards the highway, the applicants instructed a contractor to carefully dismantle the wall.

The wall was not simply demolished and discarded. The stones were carefully dismantled individually and retained for future reuse. The applicants have always intended to reinstate the wall and were adamant its restoration be a part of their proposed development.

The submitted proposal accordingly includes the reinstatement of the traditional stone boundary wall using the original salvaged stone, and the continuation of this style within the bounds of the proposal itself.

The proposed reinstatement will ensure this characteristic boundary feature is retained and returned to the streetscape as part of the completed development.

10. Design Approach and Relationship with the Conservation Area

The proposed dwelling has been designed specifically in response to the character of its surroundings.

The design does not seek to imitate one particular building. Instead, it draws upon the architectural language of several nearby buildings and seeks to establish a contemporary dwelling that is rooted in the local context.

The cottages immediately behind the site have informed the proposed use of brick and the pitch of the roof. These elements establish a direct visual relationship between the new dwelling and the established domestic architecture neighbouring the site.

At the same time, the converted barn opposite the site has influenced the agrarian character of the proposal. The simple form, restrained architectural language and agricultural references acknowledge the historic relationship between the village and its rural surroundings.

This approach reflects the reality of the Conservation Area, which is not architecturally uniform. Its character is developed incrementally through buildings of different ages, forms and architectural approaches.

There are also a number of examples within the village where modern residential buildings have been successfully incorporated into the Conservation Area. These demonstrate that contemporary architecture is not inherently harmful to the historic environment and that appropriately designed new buildings can fit comfortably alongside historic properties.

The proposed dwelling follows this established principle. Its form, materials and proportions have been carefully considered to ensure that it responds to the surrounding built environment whilst remaining a contemporary and legible addition.

11. Visual Impact from the Public Highway

Concern has been expressed that the proposed dwelling will be visible above and behind the existing cottages when viewed from the public highway.

Below are some visuals taken from a scale model of the site and surrounding buildings taken from the approach to the front of the cottages. All ground, ridge and eaves heights are correct to real world levels:



VIEW FROM COTTAGES FROM STANDING HEIGHT ON ROAD (53-55 CHURCH ROAD)



SECOND VIEW FROM COTTAGES FROM STANDING HEIGHT ON ROAD (53-55 CHURCH ROAD)

These visualisations clearly demonstrate that the proposed position and scale of the dwelling, together with the reduced site levels, substantially limits its prominence from Church Road.

In addition, the partial retention of the embankment combined with new, carefully cultivated planting to the front of the property further obscure the impact of the proposed development from Church Road:



VIEW FROM ROAD ON APPROACH TO HOUSE FROM STANDING HEIGHT ON ROAD

The existing cottages, surrounding land form, boundary treatments and retained and new vegetation provide further screening. The proposed dwelling will not therefore appear as a prominent structure rising above the existing cottages when viewed from road level, as suggested.

This is particularly important when considered alongside the excavation of the site. The building is not being positioned upon the existing raised platform. Instead, the development platform is deliberately lowered to bring it broadly into alignment with the road and surrounding dwellings.

The visual evidence should therefore be considered alongside the proposed site sections and finished levels, rather than assessing the building against the existing raised ground condition.

12. Overall Planning & Heritage Response

Taken as a whole, the proposal represents a considered response to the particular constraints and opportunities presented by this site. The Heritage Impact Assessment and subsequent Addendum state our view of the heritage impact with a full understanding of the site.

The development does not seek to simply place a dwelling atop the existing landform. Instead, the proposal involves a comprehensive transformation of a small, disrupted and visually displeasing existing parcel of land.

As noted in the Heritage Impact Assessment and subsequent Addendum, the site, as part of the street frontage and Conservation Area, does not provide any views of the countryside at present given its elevated nature.

The surrounding green space is largely retained because the majority of it lies outside the application site and outside the applicants' ownership. The proposal should therefore not be characterised as the development of the wider green area between the existing buildings.

Equally, the site should not be treated as existing residential garden space serving the neighbouring cottages. It is a separately owned parcel of former garden land that has become physically and functionally distinct from the properties it historically served. The proposed access arrangement also represents an improvement over the existing situation. Rather than relying upon the historic access, the application seeks to establish a formal, safe and appropriately designed vehicular access with the involvement and support of the Highway Authority.

13. Conclusion

This report has been prepared to provide clarification on a number of matters raised during the consultation process and to assist the Local Planning Authority in assessing the proposal in its correct context.

The evidence demonstrates that the application site is a small, independently owned parcel of former residential garden land, distinct from the surrounding retained green space and neighbouring properties. The majority of the open land within this part of the Conservation Area lies outside the applicants' ownership and will remain unaffected by the proposal. Whilst the site lies within the Green Belt, it is currently a disturbed parcel of land comprising rubble, concrete and hardstanding, providing limited ecological value in its existing condition.

The proposal also seeks to regularise the existing access arrangements by replacing the historic unauthorised access with a safe, formalised vehicular access designed in consultation with the Highway Authority. The neighbouring access referred to within the consultation comments does not form part of the application and is not relevant to the assessment of this proposal. The proposal also provides for the reinstatement of the traditional stone boundary wall using the original salvaged materials and adopts a design that draws upon the character of both the neighbouring cottages and the converted agricultural buildings within the village. Together with the submitted visual evidence, the proposal demonstrates that the development can be successfully integrated into its surroundings without causing harm to the character or appearance of the Conservation Area.

The applicants respectfully request that the proposal is determined having regard to the additional clarification and supporting evidence contained within this report, which demonstrates that the scheme represents a carefully considered and contextually responsive form of development, along with the revised drawing package addressing the Highway Authority's comments, and the Addendum to the Heritage Impact Assessment.

Signed: **Date:** 14.08.2026

Appendix

Your reference number is **FS-Case-676372042**.

Thank you for submitting a case.

Details of the case submitted:

Please select an appropriate structures category: wall_highway

Please Choose one of the following: Collapse

Mapping:

Search the map	Select a Derbyshire road, feature or path	Nearest property	Address label
	1	100030025193	53 Church Road, Quarndon, Derby DE22 5JB, Derbyshire

Further location details: 53 Church Road, quarndon DE22 5JB

subFaultDescription:

When was it observed?	Optional - description of the issue and any other important details.
07/01/2025 12:32	Wall is falling down onto 53 Church Road Quarndon DE22 5JB

Documents:

File to upload	FileName	File description
IMG_2072.jpeg	IMG_2072.jpeg	Wall falling into road ... 53 Church Road Quarndon.

parent:

basic:

Title	First Name	Last Name	Email	Phone	Mobile Phone	Alt Phone	TitleIF
3	David	Beeson	davidr.beeson@btinternet.co.uk	07949288335,	07949288335,	,	Mr

address:

UPRN	Flat	House	Street	Locality	Town	County	Postcode
	na	236	Kedleston Old Road	Allestree	Derby	Derbyshire	DE22 1GA

Please select an appropriate structures category: wall_highway

Please Choose one of the following: Collapse

Description Of Fault: Wall is falling down onto 53 Church Road Quarndon DE22 5JB

Further location details and nearest property details: 53,Church Road,Quarndon, Derby,DE22 5JB,53 Church Road, quarndon DE22 5JB

CORRESPONDENCE FROM APPLICANTS TO HIGHWAYS REGARDING WALL COLLAPSE

Structures

Information | Issue | Location | Description of fault | Customer Details | Confirmation

When was it observed?

23/12/2024 14:00

Optional - description of the issue and any other important details.

Please do not include personal identifiable information e.g. car registration, injuries, health information etc.

Aweek ago (19th Dec) I completed purchase of land adjacent to 53-57 Church Road Quarndon.
While cutting back overgrown ivy I noticed the wall was bulging. I've braced it temporarily. Who fixes this?

200

Supporting documents

Please do not include photo's that contain personal identifiable information e.g. car registration, face etc.

File to upload	FileName	File description
IMG_2012.jpeg	IMG_2012.jpeg	Photo of Ivy growing over wall
Pic1.jpeg	Pic1.jpeg	After cutting back 1st section of ivy at point A on picture. Falling wall hidde at point B.
pic3.jpeg	pic3.jpeg	Falling wall discovered after cutting back ivy at point B. As collapse looks iminent, I added temporay bracing! added by me

CORRESPONDENCE WITH APPLICANTS & AMBER VALLEY

Below is a series of email correspondence between the applicant and the Parish Council, showing the applicants concern for the safety of the road users and their intention when dismantling the wall:

From: [redacted]
Subject: Notification: Wall falling down on Church Road - Quarndon DE22 5JB
Date: 8 January 2025 at 14:55
To: clerk@quarndon-pc.gov.uk



Notification: Wall falling down on Church Road - Quarndon DE22 5JB

Hello

Just before Christmas I bought a plot of land (at auction) adjacent to 53-57 Church Road, Quarndon.

I've been tidying up the plot ready for future survey and possible planning permission etc.

However … Behind the thick ivy growth i've discovered that the retaining wall between the plot of land and Church Road is collapsing!

I assume that because the wall was covered by a thick ivy growth, nobody spotted the fault.

Also, looking back at previous years on Google Street View, a section of this wall collapsed in 2016 and has never been repaired.
And a large section at the end of the wall is still missing!!

Meanwhile,I have braced the falling blocks temporarily.

Phoning Derbyshire County Council, they say walls in Quarndon might be owned and maintained by Quarndon Parish Council?

Could you advise how I should proceed?

Regards

[redacted]

From: [redacted]
Subject: Re: Notification: Wall falling down on Church Road - Quarndon DE22 5JB
Date: 13 January 2025 at 18:56
To: clerk@quarndon-pc.gov.uk



Re: Notification: Wall falling down on Church Road - Quarndon DE22 5JB

Hello

During the recent freezing weather the wall has moved again.

Tomorrow morning, 14th Jan 2025, I have a man coming with a mini digger at 7.30am to make the falling stone wall safe. But not repaired!

He will be removing the teetering section of wall and storing the blocks so the wall can be repaired in the future.

I feel I have to do this because the wall looks like it might fall into Church Road at any moment.

I haven't had a reply to my previous email and still don't know who is responsible for the maintenance Church Road's retaining walls.

I am paying for the digger driver myself, £850. But assume I will be refunded should the wall not be my responsibility.

Derbyshire County Council have also been informed about this matter 3 times, but I have had no response from them either.

Could you please let me know that you have received these emails.

Regards

[redacted]

From: clerk@quarndon-pc.gov.uk
Subject: Re: Notification: Wall falling down on Church Road - Quarndon DE22 5JB
Date: 13 January 2025 at 19:41
To: davidr.beeson@btinternet.com

Good Evening David,

I have had confirmation from the Parish Council that we are not responsible for any walls in the parish.

Kindest Regards
Parish Clerk

From: [redacted]
Subject: Re: Notification: Wall falling down on Church Road - Quarndon DE22 5JB
Date: 18 January 2025 at 10:47
To: clerk@quarndon-pc.gov.uk



Re: Notification: Wall falling down on Church Road - Quarndon DE22 5JB

Hello

I thought you would like know that the retaining wall (referenced above) has
now been made safe and the collapsing section dismantled.

The sandstone blocks have been stored and the wall will be reassembled in the not too distant future.

Regards

[redacted]