

LAND OFF MILTON ROAD, REPTON

RESERVED MATTERS COMPLIANCE STATEMENT
P18-1153_004A | JANUARY 2019

Prepared by Pegasus Design on behalf of Cameron Homes Ltd



PLANNING



DESIGN



ENVIRONMENT



ECONOMICS

“THE CREATION OF HIGH QUALITY BUILDINGS AND PLACES IS FUNDAMENTAL TO WHAT THE PLANNING AND DEVELOPMENT PROCESS SHOULD ACHIEVE. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, CREATES BETTER PLACES IN WHICH TO LIVE AND WORK AND HELPS MAKE DEVELOPMENT ACCEPTABLE TO COMMUNITIES.”

(PARA. 124, NPPF 2018).

On behalf of



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CONTENTS

INTRODUCTION	COMPLIANCE	SUMMARY
1	2	3
Page 04	Page 08	Page 26



1.1 PURPOSE OF STATEMENT

- 1.1.1 This Statement of Compliance (SoC) has been prepared by Pegasus Design (part of Pegasus Group) on behalf of Cameron Homes Ltd to accompany a Reserved Matters Application (RMA) for a residential development at land off Milton Road, Repton.
- 1.1.2 This document has been produced to support the approval of reserved matters, particularly to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, as set out in condition 2 of the outline planning decision:
- "Approval of the details of the appearance, landscaping, layout and scale (the Reserved Matters) shall be obtained from the Local Planning Authority in writing upon an application made in that regard before any development is commenced."

1.2 OUTLINE AS APPROVED

- 1.2.1 The planning permission was approved on 16 May 2017 through outline planning permission (OPP) 9/2016/1118 for residential development up to 25 dwellings, open space and other associated works on Land at SK3126 0997 Milton Road, Repton with all matters reserved except for access.
- 1.2.2 Condition 2 of the OPP (ref.no. 9/2016/1118) states that:

Approval of the details of the appearance, landscaping, layout and scale (the Reserved Matters) shall be obtained from the Local Planning Authority in writing upon an application made in that regard before any development is commenced.

- 1.2.3 Condition 4 of the approval states that:

Details submitted pursuant to the reserved matters shall broadly be in accordance with the Illustrative Concept Plan (ref:EMS.2671_004 Rev H) and paragraphs 4.15 to 4.38 of the Design and Access Statement (ref: EMS.2671_004).

1.3 THE RESERVED MATTERS

- 1.3.1 The following headings set out the reserved matters for which planning permission is sought
- Layout – The application seeks permission for the layout as illustrated on the Planning Layout (dwg ref.P18_1153_002M)
 - Scale – The form, massing and height of each dwelling type is demonstrated by the building plans and elevation.
 - Appearance – The appearance of each dwelling is detailed on the submitted suite of housetype elevations. Further details are set out within section 3 of this document.
 - Landscaping – Landscaping details to which permission is sought are provided on the detailed landscape plans.



1.4 THE APPLICATION

1.4.1 This application seeks approval of reserved matters for 25 dwellings which includes:

- A mix of 2,4 and 5 bedroom houses of which 16% is affordable housing
- A new vehicular access point on Milton Road
- New pedestrian links within the site and onto Milton Road
- A green infrastructure network including areas of informal public open space, retained trees and hedgerows and new surface water management features.

1.4.2 This application is submitted in accordance with Condition 2 of the OPP which requires the approval of details of the appearance, landscaping, layout and scale of the proposed development and Condition 4 of the OPP with requires the reserved matters shall broadly be in accordance with the Illustrative Concept Plan (ref:EMS.2671_004 Rev H) and paragraphs 4.15 to 4.38 of the Design and Access Statement (ref: EMS.2671_004) .

1.5 CONSULTANTS

1.5.1 This document and the associated layout, landscaping and housetype work has been prepared by Pegasus Group, with contributions from the following consultants who have helped to prepare the application and its accompanying drawings & documents.

1.5.2 Travis Baker have prepared the Highways Technical Note to comply with condition 4a and 4b of the OPP.

1.5.3 Travis Baker have prepared the External Works Plan to comply with condition 4c of the OPP.

1.5.4 FPCR have prepared the Arboricultural Method Statement to comply with condition 4d of the OPP.

PROPOSED DEVELOPMENT

Site area

1.93ha gross/1ha net

Current land use

Grassland, informal open space.

Access

A new point of vehicular access is proposed from Milton Road (based upon approved ADC drawing 1245/001 at OPP) Pedestrian and cycle links are also proposed.

Proposed uses

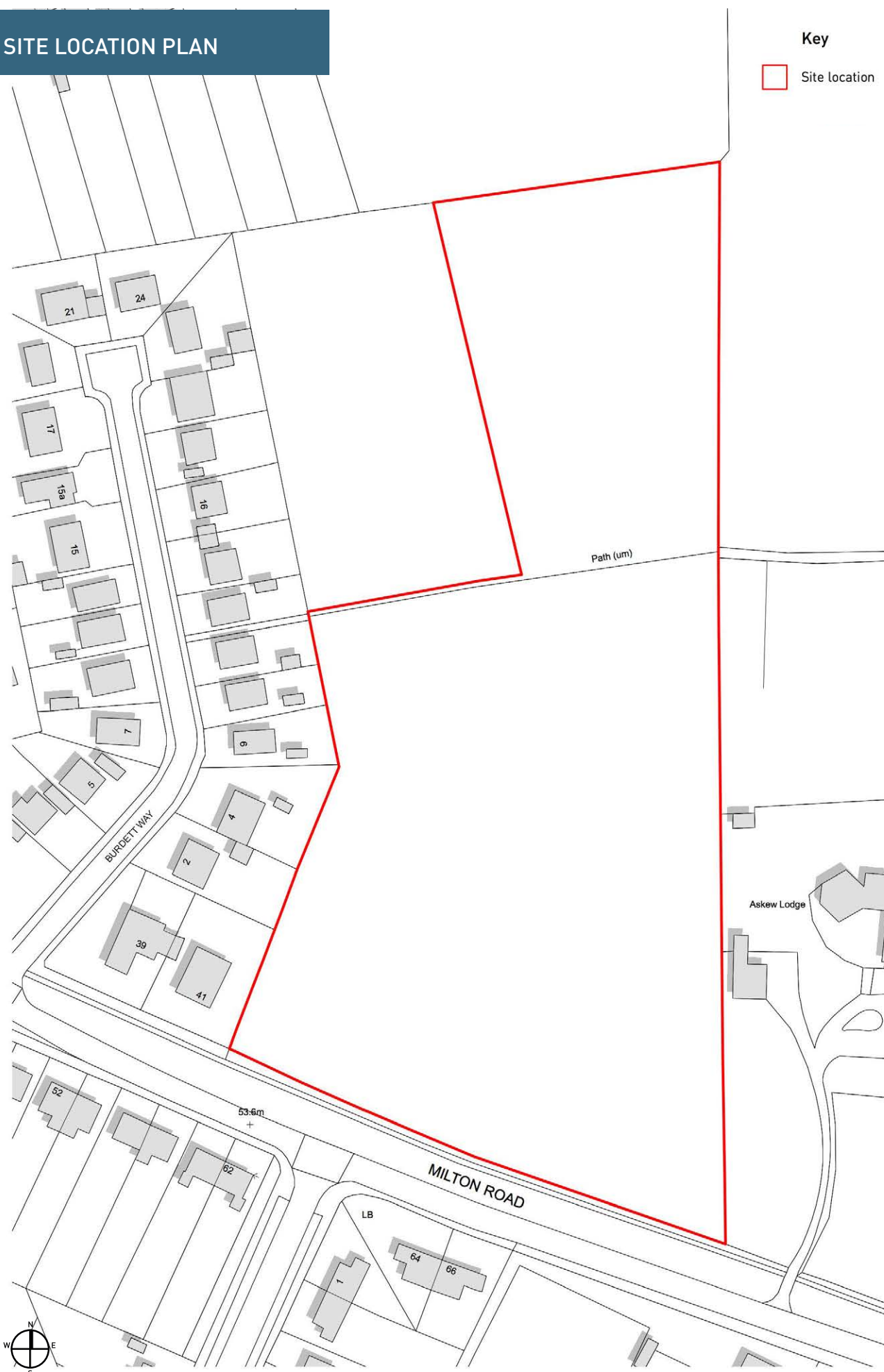
Residential development and associated open space

Proposed number of dwellings

25 dwellings including 4 affordable homes (16%)

Average net density

25 dwellings per hectare



02 COMPLIANCE

2

2.1 COMPLIANCE

- 2.1.1 This section sets out how the proposals align with the approved Illustrative Concept Plan (shown on page 4), and have been influenced by design principles as set out in the Design and Access statement (DAS) paragraphs 4.15 to 4.38 submitted with the outline application.
- 2.1.2 Detailed design work undertaken to produce the layout have drawn solely on those design concepts established by documentation forming the OPP.

2.2 SITE AND CONTEXT

- 2.2.1 The site extends to 1.93 hectares in size and is situated to the north eastern edge of Repton. The site is currently grassland sloping from the north east of the site to the south west with a public footpath crossing the site in an east:west direction, linking Burdett Way with the wider footpath network. The site is bound by existing residential development to the west on Burdett Way and a single large dwelling at Askew Lodge to the east.
- 2.2.2 The parish of Repton lies within the administrative area of South Derbyshire District Council (SDDC).



2.3 LAYOUT

- 2.3.1 The detailed layout has been developed to positively respond to the principles established by the outline consent to the consented Illustrative Concept Plan (ref:EMS.2671_004 Rev H) and specifically to paragraphs 4.15 to 4.19 of the approved DAS (ref: EMS.2671_004).
- 2.3.2 The application proposals provide for a variety of house types presenting a strong relationship to the street to provide an attractive frontage, ensure overlooking and enhance safety and the perception of safety by the use of 'perimeter blocks' as a design generator.

Key

- Site location
- Indicative Housing
- Affordable Rent
- Shared Ownership
- Existing PROW (REPTON SD37 29/1)
- Proposed pedestrian link
- SUDS / Drainage *(subject to detailed design)
- Proposed Landscaping
- Existing Landscaping
- Public Open Space

Street Hierarchy

- Street (4.8m carriageway, 2m footpath either side)
- Lane (7.5m wide carriageway)
- Private Drives (4.25-6m wide)

USE & AMOUNT PLAN



2.4 USE AND AMOUNT

- 2.4.1 The development as a whole will provide a full and balanced housing mix, to conform to the principles contained in the DAS.
- 2.4.2 The scheme proposes to deliver 25 units comprising detached and semi-detached dwellings on 1 ha of developable land. This equates to 25 dwellings per hectare which is entirely appropriate for the character of the local context.
- 2.4.3 The detailed scheme provides a housing mix that includes a range of house type and sizes and is in accordance with local authority affordable housing requirements:

2.4.4 Open market housing

- 3 x 2 bedroom bungalow
- 11 x 4 bedroom houses
- 7 x 5 bedroom houses

This comprises 21 market dwellings (83% of total provision)

2.4.5 Affordable housing

- 2 x 2 bedroom bungalow (affordable rent)
- 2 x 2 bedroom bungalow (shared ownership)

This comprises 4 affordable dwellings (17% of total provision)

2.4.6 Open space

- 2.4.7 The detailed layout includes an area of green space to the north east corner of the site comprises approximately 0.78ha of public open space which will provide meaningful communal amenity space for future residents.

2.4.8 Storm Water Attenuation

- 2.4.9 A proposed water attenuation area is proposed comprising approximately 0.077ha in area to the south west corner of the site where the lowest levels are found.



2.5 SCALE

- 2.5.1 The proposed housing mix includes detached and semi-detached properties.
- 2.5.2 The building heights across the site vary, however the majority of house types are two storeys in height.
- 2.5.3 7 bungalows are proposed along the western edge, where the site abuts the rear boundaries of properties on Burdett Way, in accordance with the Illustrative Concept Plan (ref:EMS.2671_004 Rev H) submitted at outline application stage. The use of bungalows along this edge will minimise impact on the residential amenity of neighbouring properties and not harm the existing character of the area.
- 2.5.4 A 2 and a half storey dwelling is proposed at plot 3 to add variation to the roofscape and also at plot 10 to frame the view down the street as you enter the site from Milton Road.
- 2.5.5 The scheme proposes 25 units on a net area of approximately 1 hectare equating to 25 dwellings per hectare which is considered to be entirely appropriate for the area.
- 2.5.6 The scale of the proposals is in accordance with paragraphs 4.20 to 4.22 of the approved DAS.

2.6 APPEARANCE

- 2.6.1 In compliance with guiding principles set out in the OPP, specifically paragraphs 4.30 to 4.35 of the DAS, the development will reflect a traditional form and character with references made to the local vernacular and colour palette in Repton.
- 2.6.2 Reflecting the traditional character of the locality, materials will comprise red/orange facing brick walls and a mix of coloured render, with brick details provided in the form of cills and string courses.
- 2.6.3 Pitched roofs will comprise a combination of forticrete gemeni roof tiles, with wet verges and traditional detailing. Properties will also display the use of brick soldier courses and lintels, casement windows, bays, porches and some feature render elevations.
- 2.6.4 The images below provide illustrations of the proposed streetscenes within the development. For full details of the proposed housetypes, please refer to the housetype pack, submitted as part of this reserved matters application. These examples provide an indication of size, scale and form of the proposed dwellings. Please see the House Type Pack submitted with this application for further details.



STREETSCENE A



STREETSCENE B



2.6.5 HOUSE TYPE EXAMPLES

2.6.6 These pages set out some CGI images of Cameron Homes house types from other developments.



EXAMPLE OF OTHER CAMERON
HOMES DEVELOPMENTS

BOUNDARY TREATMENT PLAN



2.7 BOUNDARY TREATMENTS

- 2.7.1 The plan shown on this page demonstrates the varying types of boundary treatment proposed for the development.
- 2.7.2 Rear garden boundaries are defined by close boarded fencing. Where garden boundaries face the street, brick walls will enclose private curtilages to provide an attractive transition between the private and public spaces.
- 2.7.3 Additional softening to boundaries are also provided by formal native hedgerows.

2.8 LANDSCAPE

- 2.8.1 The landscaping proposals accord with the principles outlined at paragraphs 4.26 to 4.29.
- 2.8.2 The landscape proposals for the site respond to the local and wider opportunities and constraints of the area. Proposed hedgerows, ornamental shrubs and street trees will combine to soften the appearance of the proposed built form whilst the numerous areas of public open space throughout the site will provide opportunities for informal recreation.
- 2.8.3 It has been ensured that dwellings will face out over public open space creating an attractive setting and outlook for future residents, whilst providing natural surveillance throughout the scheme.
- 2.8.4 Existing trees and hedgerows shown the Tree Retention Plan and Tree Protection Plan produced by FPCR (ref: 7023-T-02 and 7023-T-03) demonstrate the trees and hedgerows to be retained and incorporated into the development.
- 2.8.5 For full details please refer to the Detailed Landscape Proposals submitted with this application.

2.9 DRAINAGE

- 2.9.1 A proposed water attenuation area is proposed comprising approximately 0.077ha in area to the south west corner of the site where the lowest levels are found.



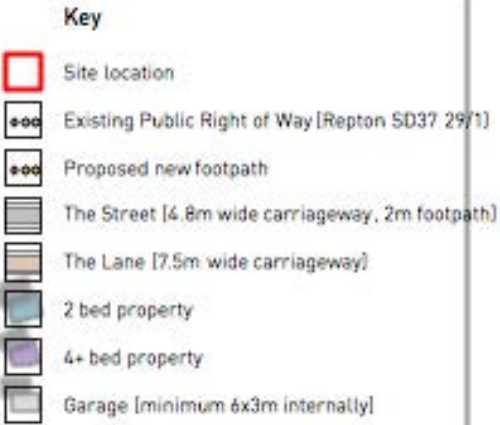
2.10 ACCESS

- 2.10.1 A new point of vehicular access is proposed from Milton Road (based upon approved ADC drawing 1245/001 at OPP) Pedestrian and cycle links are also proposed.
- 2.10.2 The development is served by 'The Street' which has a 4.8m wide carriageway and a 2m footpath either side to enable safe pedestrian movement.
- 2.10.3 The 'Lane' has an overall corridor width of 7.5m.
- 2.10.4 In summary, it is considered that the proposed highways is compliant with the requirements of the 6C's Highways Design Guide. For full details please refer to the Highways Technical Note produced by Travis Baker.

2.11 PARKING

- 2.11.1 In accordance with the South Derbyshire Design Guide and the 6Cs guide, individual parking spaces are 5.5m x 2.4m or greater. Each garage is at least 6m x 3m internally to be counted as a parking space.
- 2.11.2 A blend of parking types has been provided across the site, whereby frontage and side parking punctuated by soft landscaping are the primary methods of parking for semi/ terraced homes, where detached homes predominantly have their garages and parking set behind the building line to create a varied street scene.
- 2.11.3 The following number of parking spaces are provided (as a minimum) for each dwelling:

- 2-3 bed homes: 2 spaces
- 4 bed+ homes: 3 spaces



03 SUMMARY

3.1 SUMMARY

- 3.1.1 This Statement is submitted in support of the approval of Reserved Matters for residential development on land off Milton Road, Repton.
- 3.1.2 The detailed proposals include the creation of a new residential development, set within an established landscape setting.
- 3.1.3 This statement confirms the applicant's commitment to the delivery of a high quality development that is sensitive to the local context.
- 3.1.4 It also demonstrates that the detailed layout and submitted house types are in compliance with the themes of the approved OPP Design and Access Statement and subsequently submitted concept layout.



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