

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Undeveloped land.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Has the work already started?

- Yes
- No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Please list all drawing numbers submitted with this application for approval

If applicable, please state the reasons for any changes to the original drawings

N/A.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Daniel Sharp

Date

27/05/2022



Notes:
The contractor must verify all dimensions on site before commencing any work on shop drawings, do not scale from this drawing
McBains Ltd copyright

BM Transmittal Disclaimer
McBains Ltd makes no express or implied warranties with respect to the character, function, or capabilities of the data (inclusive of 3rd party data incorporated within), or the suitability of the data for any particular purpose beyond those originally intended by McBains Ltd. Please refer to our standard terms and conditions for further details.

P1 Issued for planning		23.05.2022
Revision	Amendment	Date
SC	EC	POR
Drawn by	Reviewed by	Approved by
61841	MAY 2022	1:2500 @ A3
MCB Number	Date created	Scale



Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDGELEY

Drawing Title
SITE LOCATION PLAN

ARCHITECTURE

Drawing / Document Reference		Status
RDQUE - MCB - ZZ - ZZ - DR - A - 0201		D5 - P1
Project Idn	Originator	Zone
	Level	Type
	Discipline	Number
	Suitability	Revision



Development Control
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

Bristol
707 The Programme
Building
7th and 8th Floor
1 All Saints Street
Bristol BS1 2LZ
nexusplanning.co.uk

27 May 2022

Our Ref: 35854

Dear Sir / Madam

Land North Of Rudloe Drive, Kingsway, Quedgeley, Gloucester: Reserved Matters Submission (Planning Portal Reference: PP-11270097)

On behalf of my client, Vistry Homes Limited, please find enclosed a reserved matters application for a residential development at Land North of Rudloe Drive, Quedgeley. The description of development is:

"Reserved matters approval (access, appearance, layout, scale and landscaping) for 150 dwellings, public open space and infrastructure on Land North of Rudloe Drive, Quedgeley."

Background

Outline Planning Permission

Outline permission was granted by Gloucester City Council on 9th July 2021 for up to 150 dwellings, associated infrastructure, ancillary facilities, open space and landscaping (LPA Ref: 21/00490/OUT). All matters were reserved for future determination.

The permission is subject to 23 conditions and the terms of two separate Section 106 Agreements addressing financial contributions and obligations relating to Libraries and Affordable Housing and Public Open Space.

Pre-Application Advice

A pre-application meeting was held with Gloucester City Council on 8th April 2022. A formal pre-application response was then issued by the Council on 29th April 2022. As set out in the enclosed Planning Statement a number of amendments have been to the proposals as a result of the discussions that took place and the advice received in the letter.

London

Bristol

Manchester

Reading

Reserved Matters Submission

The content of this submission has been informed by the Town and Country Planning (Development Management Procedure) (England) Order 2015, the conditions of the outline planning permission and the requirements of the Section 106 Agreement (dated 2nd July 2021) relating to Affordable Housing and Public Open Space. It comprises the following:

- Submission Schedule (27th May 2022)
- Affordable Housing Statement (May 2022)¹
- Waste Minimisation Statement (May 2022)
- CIL Additional Information Form (27th May 2022)
- Design Compliance Statement (May 2022)
- Site Location Plan (RDQUE MCB ZZ ZZ DR A 0201 P1)
- Site Layout Plan (RDQUE MCB ZZ ZZ DR A 0230 P1)
- Materials and Boundaries Plan (RDQUE MCB ZZ ZZ DR A 0231 P1)
- Surface Finishes Plan (RDQUE MCB ZZ ZZ DR A 0232 P1)
- Parking Strategy Plan (RDQUE MCB ZZ ZZ DR A 0233 P1)
- Affordable Tenure Plan (RDQUE MCB ZZ ZZ DR A 0234 P1)¹
- Adoptable Management Plan (RDQUE MCB ZZ ZZ DR A 0235 P1)
- Refuse Strategy Plan (RDQUE MCB ZZ ZZ DR A 0236 P1)
- Illustrative Streetscenes (RDQUE MCB ZZ ZZ DR A 0250 P1)
- Knightley (RDQUE MCB ZZ ZZ DR A 0105 P1)
- Knightley (RDQUE MCB ZZ ZZ DR A 0106 P1)
- Elmslie (RDQUE MCB ZZ ZZ DR A 0107 P1)
- Elmslie (RDQUE MCB ZZ ZZ DR A 0108 P1)
- Leverton (RDQUE MCB ZZ ZZ DR A 0109 P1)
- Pembroke (RDQUE MCB ZZ ZZ DR A 0110 P1)
- Mylne (RDQUE MCB ZZ ZZ DR A 0111 P1)
- Becket (RDQUE MCB ZZ ZZ DR A 0112 P1)
- Becket (RDQUE MCB ZZ ZZ DR A 0113 P1)
- Becket (RDQUE MCB ZZ ZZ DR A 0114 P1)
- Cartwright (RDQUE MCB ZZ ZZ DR A 0115 P1)
- Alwin (RDQUE MCB ZZ ZZ DR A 0116 P1)
- Alwin (RDQUE MCB ZZ ZZ DR A 0117 P1)
- Alwin (RDQUE MCB ZZ ZZ DR A 0118 P1)
- Alwin (RDQUE MCB ZZ ZZ DR A 0119 P1)
- Aldridge (RDQUE MCB ZZ ZZ DR A 0120 P1)
- Harford (RDQUE MCB ZZ ZZ DR A 0121 P1)
- AF1 Maisonette (RDQUE MCB ZZ ZZ DR A 0140 P1)
- Asher (RDQUE MCB ZZ ZZ DR A 0141 P1)
- Asher (RDQUE MCB ZZ ZZ DR A 0142 P1)
- Asher (RDQUE MCB ZZ ZZ DR A 0143 P1)
- Cooper (RDQUE MCB ZZ ZZ DR A 0144 P1)
- Cooper (RDQUE MCB ZZ ZZ DR A 0145 P1)

¹ This information constitutes the Affordable Housing Scheme as required by Part 1 of Schedule 2 of the Section 106 Agreement dated 2nd July 2021.

Nexus Planning

- Speirs (RDQUE MCB ZZ ZZ DR A 0146 P1)
- Speirs (RDQUE MCB ZZ ZZ DR A 0147 P1)
- Asher (RDQUE MCB ZZ ZZ DR A 0148 P1)
- Single and Double Garages (RDQUE MCB ZZ ZZ DR A 0160 P1)
- Single and Double Garages - Plots 30, 31, 55 (RDQUE MCB ZZ ZZ DR A 0161 P1)
- Visibility Assessment (22-0196-SK01C)
- Onsite Swept Path Analysis - Refuse Vehicle (22-0196-SP01C)
- Onsite Swept Path Analysis - Fire Tender (22-0196-SP02C)
- Onsite Swept Path Analysis - Panel Van (22-0196-SP03C)
- Onsite Swept Path Analysis - Estate Car (22-0196-SP04C)
- General Arrangement (LA5530-001)^{2 and 3}
- Planting Plan 1 of 3 (LA5530-002)³
- Planting Plan 2 of 3 (LA5530-003)³
- Planting Plan 3 of 3 (LA5530-004)³
- Landscape Specification & Management Plan (LA5530-LSMP-01)^{2 and 3}
- Energy and Sustainability Statement (May 2022)⁴
- Arboricultural Survey, Impact Assessment and Protection Plan (V1)
- Noise Assessment (May 2022)⁵
- External Levels (Sheet 1 of 3) (RDQUE-PJA-XX-D2-Y-0100-00)⁶
- External Levels (Sheet 2 of 3) (RDQUE-PJA-XX-D2-Y-0101-00)⁶
- External Levels (Sheet 3 of 3) (RDQUE-PJA-XX-D2-Y-0102-00)⁶
- Drainage Strategy (Sheet 1 of 3) (RDQUE-PJA-XX-D2-Y-0103-00)⁷
- Drainage Strategy (Sheet 2 of 3) (RDQUE-PJA-XX-D2-Y-0104-00)
- Drainage Strategy (Sheet 3 of 3) (RDQUE-PJA-XX-D2-Y-0105-00)
- S38 Agreement Plan (RDQUE-PJA-XX-D2-Y-0300-00)
- S104 Agreement Plan (RDQUE-PJA-XX-D2-Y-0401-00)
- Flood Routing Plan (RDQUE-PJA-XX-D2-Y-0402-00)
- Area Contribution Plan (RDQUE-PJA-XX-D2-Y-0405-00)
- Storm Sewer Design (Network 1) (22.05.27)
- Storm Sewer Design (Network 4) (22.05.27)
- Street Lighting Layout (433_001)⁸
- Street Lighting Schedule (433_101)⁸
- Outdoor Lighting Report (433-201)⁸

The application was submitted through the Planning Portal (Ref: PP-11270097) and the prescribed fee of £36,691.20 has been paid.

² This information constitutes the On-Site Open Space Specification as required by Part 2 of Schedule 2 of the Section 106 Agreement dated 2nd July 2021.

³ As required by Conditions 12 and 13 of the outline planning permission

⁴ As required by Condition 18 of the outline planning permission

⁵ As required by Conditions 9 and 10 of the outline planning permission

⁶ As required by Conditions 4 and 5 of the outline planning permission.

⁷ Submitted to discharge Condition 8 of the outline planning permission.

⁸ Submitted to discharge Condition 15 of the outline planning permission.

Nexus Planning

I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours sincerely



Daniel Sharp
Associate Director



cc: Vistry Homes Limited