

Planning Services
Durham County Council.
County Hall
Durham
County Durham
DH1 5UQ

Date: 11 January 2022

Our ref: 63665/01/AGR/rdo/20560548v1

Your ref:

Dear Sirs

Application Submission - Reserved Matters pursuant to Outline Application Ref: 1/2012/0661/85673 at former Ever Ready Site, Tanfield

We write on behalf of our client, Selected Properties Ltd, in relation submission of a Reserved Matters application pursuant to Outline Application Ref: 1/2012/0661/85673, which relates to former Ever Ready Site, Tanfield.

The Outline Planning Permission ("OPP") was approved by Durham County Council on 13th January 2017 with all matters reserved except access. The description of development was as follows:

"Mixed use re-development comprising housing, 1357smq. of retained industrial units (B1, B2 and B8) and 1,454 sqm. Of retail (A1). Associated landscaping, parking, and access. Outline, all matters reserved apart from access."

This application has been submitted via the Planning Portal under reference number PP-10521554.

Application Submission

This Reserved Matters submission seeks approval for details of appearance, layout, scale, and landscaping relating to a mixed-use development, with the following description of development:

"Reserved Matters application in respect of mixed-use re-development comprising 351 dwellings (Use Class C3) and 1,454sqm of retail space (Use Class E), relating to matters of appearance, landscaping, layout and scale."

The validation requirements have been agreed with Laura Eden (Planning Officer) prior to submission of this application. The following documents have been submitted as part of this application, in accordance with the agreed validation requirements:

- Application Forms and Covering Letter;
- Compliance Statement (incorporating details relating to housing needs, health impact assessment, and construction management plan), prepared by Lichfields;
- Phase 1 Geoenvironmental Desk Study (incorporating Coal Mining Risk Assessment), prepared by GVR Geoservices Ltd;

- Preliminary Drainage Strategy, prepared by Hill Cannon;
- Preliminary Ecological Appraisal, prepared by OS Ecology;
- Noise Assessment, prepared by NJD Environmental Associates;
- Topographical Survey, prepared by greenhatch group;
- Arboricultural Method Statement and Tree Protection Plan, prepared by Elliott Consultancy Ltd.;
- Landscaping Strategy prepared by POD;
- Design and Access Statement, prepared by POD;

Suite of plans, prepared by POD:

- Site Location Plan (Ref: 1513-ADL-100)
- Proposed Planning Layout (Ref: 1513-ADL-101A)
- Adoption Plan (Ref: 1513-ADL-102A)
- Surface Treatment Plan (Ref: 1513-ADL-103A)
- Boundary Treatment Plan (Ref: 1513-ADL-104A)
- Material Treatment Plan (Ref: 1513-ADL-105A)
- Proposed Colour Layout (Ref: 1513-ADL-106A)
- Legal Plan (Ref: 1513-ADL-107)
- Landscape Strategy (Ref: 1513-ADL-108)
- Site Section A-A (Ref: 1513-ADL-110)
- Site Section B-B (Ref: 1513-ADL-111)
- Site Section C-C (Ref: 1513-ADL-112)
- Commercial Store Plans (Ref: 1513-ADL-120)
- Commercial Store Elevations (Ref: 1513-ADL-121)
- Commercial Store Location Plan (Ref: 1513-ADL-122)

House Type Plans, prepared by POD:

- 1513-ADL-200 - Character Area Plan_23.12.21
- 1513-ADL-201 - Housetype 1 - Character Area 1_22.12.21
- 1513-ADL-202 - Housetype 2 - Character Area 1_22.12.21
- 1513-ADL-203 - Housetype 3 - Character Area 1_22.12.21
- 1513-ADL-204 - Housetype 4 - Character Area 1_22.12.21
- 1513-ADL-205 - Housetype 5 - Character Area 1_22.12.21
- 1513-ADL-206 - Housetype 6 - Character Area 1_22.12.21
- 1513-ADL-207 - Housetype 7 - Character Area 1_22.12.21
- 1513-ADL-208 - Housetype 8 - Character Area 1_22.12.21
- 1513-ADL-209 - Housetype 9 - Character Area 1_22.12.21
- 1513-ADL-210 - Housetype 10 - Character Area 1_22.12.21

- 1513-ADL-211 - Housetype 11 - Character Area 1_22.12.21
- 1513-ADL-212 - Housetype 12 - Character Area 1_22.12.21
- 1513-ADL-213 - Housetype 13 - Character Area 1_22.12.21
- 1513-ADL-214 - Housetype 14 - Character Area 1_22.12.21
- 1513-ADL-215 - Housetype 15 - Character Area 1_22.12.21
- 1513-ADL-301 - Housetype 1 - Character Area 2_22.12.21
- 1513-ADL-302 - Housetype 2 - Character Area 2_22.12.21
- 1513-ADL-303 - Housetype 3 - Character Area 2_22.12.21
- 1513-ADL-304 - Housetype 4 - Character Area 2_22.12.21
- 1513-ADL-305 - Housetype 5 - Character Area 2_22.12.21
- 1513-ADL-306 - Housetype 6 - Character Area 2_22.12.21
- 1513-ADL-307 - Housetype 7 - Character Area 2_22.12.21
- 1513-ADL-308 - Housetype 8 - Character Area 2_22.12.21
- 1513-ADL-309 - Housetype 9 - Character Area 2_22.12.21
- 1513-ADL-310 - Housetype 10 - Character Area 2_22.12.21
- 1513-ADL-311 - Housetype 11 - Character Area 2_22.12.21
- 1513-ADL-312 - Housetype 12 - Character Area 2_22.12.21
- 1513-ADL-313 - Housetype 13 - Character Area 2_22.12.21
- 1513-ADL-314 - Housetype 14 - Character Area 2_22.12.21
- 1513-ADL-315 - Housetype 15 - Character Area 2_22.12.21

Summary

We trust that the above is sufficient for you to validate the application, we will contact you in due course to discuss the likely timetable for determination.

Should you have any queries or require further information, please do not hesitate to contact me or my colleague Rachel Dodd.

Yours sincerely

