

DEVELOPMENT SPECIFICATION REPORT

KINGS MEADOW VIEW

31 MAY 2023



THIS IS THE CONTENTS

1. <u>INTRODUCTION</u>	3
2. <u>THE PLANNING APPLICATION</u>	4
3. <u>DEVELOPMENT CONTENT</u>	5
4. <u>PARAMETER PLANS</u>	7

1. INTRODUCTION

- 1.1 This Development Specification has been prepared and submitted by Montagu Evans on behalf of Ayr (the "Applicant"), to support an outline planning application for Kings Meadow View Development on the current Forbury Retail Park (the "Site").
- 1.2 Kings Meadow View Development (the "Development") is the name of the Development Proposals submitted in the outline planning application. The extent and boundary of the Development Proposals is set out in the Parameter Plans and supporting drawings. A full description of the Development Proposals is also provided in the Design and Access Statement.

The Purpose of the Development Specification

- 1.3 The Development Specification defines and describes the principal components of the Kings Meadow View Development proposals and explains:
- The type of planning application that is sought for approval now and what is to be applied for in due course through future reserved matters applications.
 - The Development content including floorspace, land use, residential quantum and mix, open space and parking.
 - The parameter plans, providing a broad description of each Parameter Plan and a guide to their content.

The Structure of the Development Specification

- 1.4 This Development Specification is structured as follows:
- **Section 1** – forms this introduction;
 - **Section 2** – explains the scope of the planning application.
 - **Section 3** – defines and describes the overall development content and the approach to site wide issues such as floorspace, land use, residential mix and car and cycle parking.
 - **Section 4** – describes the parameter plans for approval and how they will control the type and quantum of development.

2. THE PLANNING APPLICATION

2.1 The planning application is submitted in outline.

2.2 The outline application reserves most details for the subsequent submission of applications for Reserved Matters but at this point seeks approval for:

- *Amount and Use of development* – the maximum amount of development proposed for each land use across the entire Development.
- *Access* – the proposed access to and from the site, for vehicles, cycles and pedestrians. Access will be based upon the existing access to the retail park off Forbury Road, and an redesigned access from Kenavon Drive.

2.3 The following *matters* are reserved for future approval. However, a sufficient level of information is provided in the outline application to control the parameters of development and demonstrate how a successful development can be delivered. The level of information submitted for each matter is summarised below.

- *Layout* – the layout of the buildings, routes and open spaces within the Site boundary.
- *Scale* – an indication of the upper (in terms of height) and lower (in terms of basement) parameters as well as the maximum width and length of each building within the Site boundary, and separation distances
- *Appearance* – an indication of the potential appearance of the Development. This will be controlled by the Design Code.
- *Landscaping* – an indication of the potential landscaping within the Development. This will be controlled by the Design Code.

2.4 A series of documents have been submitted in support of the application that explain and justify the principles of the Development. These documents also explain the context and parameters within which the final form of the Development will be approved at a later date through applications for the approval of Reserved Matters and, as appropriate, via planning conditions.

3. DEVELOPMENT CONTENT

3.1 The planning application seeks permission for:

Outline application for comprehensive redevelopment, including demolition of existing structures, comprising a residential-led mixed use scheme of up to 820 units (Class C3) and up to 5,500 sqm (GEA) of commercial uses (Class E) together with ancillary and associated development including new and enhanced pedestrian routes and vehicle access routes, open spaces, hard and soft landscaping, basement, and basement car parking providing up to 200 car parking spaces, and up to 53 car parking spaces serving the commercial uses, up to 860 cycle parking spaces and servicing facilities, sewer diversion and associated works, with details of layout, scale, external appearance and landscaping reserved.

Proposed Floorspace

3.2 Table 1 below defines the maximum floorspace figures for each category of land use proposed.

Table 1: Total Floorspace by Use Class

Land Use	Use Class	Illustrative Scheme (GEA) sqm	Maxima
Residential	C3	76,383	820 units
Class E	E	5,202	5,500 sqm
Basement Area (including parking)	Ancillary	15,440	17,000 sqm
Total	n/a	97,025	n/a

NB – The cumulative total of the maximum floorspace figures for each use class in Table 1 exceeds the maximum floorspace proposed for the Outline Development Proposals in paragraph. 3.2 above. This is to allow flexibility in the mix of uses delivered in accordance with market demand.

Plot and Land use Description

3.3 The submitted parameters plans control the location of land uses across the entire Development, and these are explained in section 4.

Residential (C3)

- 3.4 The maximum level of residential floorspace could accommodate up to 820 units depending on the precise mix of unit sizes approved at the Reserved Matters stage.
- 3.5 The illustrative scheme includes 76,383 sqm of GEA of residential accommodation. this remains illustrative at this stage with the exact quantum for approval at reserved matters stage. However, this will not exceed 820 units as set out above.

The exact mix of units is reserved at this stage. Class E

- 3.6 The Outline Development Proposals seek permission for a maximum of 5,500 sqm GEA of Use Class E.
- 3.7 The illustrative scheme development proposals show a total commercial Class E floorspace of 5,202 sqm, this remains illustrative at this stage with the exact quantum for approval at reserved matters stage. However, this will not exceed the 5,500 sqm maximum.
- 3.8 The proposed Class E uses could include a retail unit and other class E uses to be confirmed at Reserved Matters stage.

Car parking

- 3.9 The Development will provide a maximum of 200 car parking spaces at basement level and a further 53 spaces at ground level to serve the Outline Development Site. The breakdown of car parking for each use is set out in Table 2.
- 3.10 10% of parking spaces will be DDA compliant.

Table 2: Proposed Parking Locations and Maxima

Use	Location	Maximum no. of Spaces
Residential (Class C3)	Basement	200
Commercial (Class E)	Ground Level	53

Cycle Parking

- 3.11 A maximum of 860 residential cycle parking spaces will be provided to support the residents of and visitors to the proposed new homes, and a maximum of 36 spaced in relation to the Class E uses.

4. PARAMETER PLANS

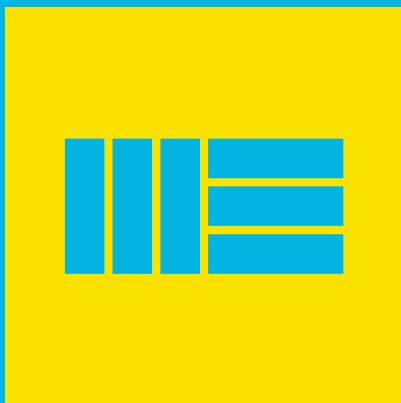
- 4.1 The outline planning application seeks approval for the Parameter Plans outlined in Table 3. The Parameter plans will control the reserved matters in conjunction with this Description of Development.

Table 3: Parameter Plan list and description

Parameter Plan Reference	Description
18111-SQP-ZZ-GF-DR-A-PL00001	Site Location Plan
18111-SQP-ZZ-GF-DR-A-PL00002	Demolition Plan
18111-SQP-ZZ-GF-DR-A-PL00003	Existing Site Levels
18111-SQP-ZZ-GF-DR-A-PL00004	Proposed Sewer Location (No Build Zone)
18111-SQP-ZZ-B1-DR-A-PL00005	Proposed Land Use (Basement)
18111-SQP-ZZ-GF-DR-A-PL00006	Proposed Land Use (Ground Level)
18111-SQP-ZZ-05-DR-A-PL00007	Proposed Land Use (Typical Floor of Upper Levels)
18111-SQP-ZZ-B1-DR-A-PL00008	Maximum Deviation Plan (Basement)
18111-SQP-ZZ-GF-DR-A-PL00009	Maximum Deviation Plan (Ground Level)
18111-SQP-ZZ-05-DR-A-PL00010	Maximum Deviation Plan (Typical Floor of Upper Levels)
18111-SQP-ZZ-B1-DR-A-PL00011	Proposed Maximum Site Levels (Basement)
18111-SQP-ZZ-GF-DR-A-PL00012	Proposed Maximum Site Levels (Ground Level)
18111-SQP-ZZ-05-DR-A-PL00013	Proposed Site Levels (Maximum Building Heights)
1811-SQP-ZZ-GF-DR-A-PL00014	Proposed Servicing & Access-Ground Level

MONTAGU EVANS

**70 ST MARY AXE
LONDON
EC3A 8BE**



WWW.MONTAGU-EVANS.CO.UK

London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.