



Amber Valley needs more homes for a growing population. Along with the rest of the country, the number of households is increasing in the Borough and people are living longer. The average age of a first time buyer in the UK is now 37. Amber Valley Borough Council (AVBC) is responsible for planning future growth in the area, and therefore needs to ensure that enough homes are provided to meet the needs of the existing and future population.

The current Amber Valley Rugby Club site provides a sustainable location for new homes; the site is well located to the existing urban area and within easy walking distance to the key services and facilities offered by the town of Somercotes.

The existing Rugby Club site suffers from frequent vandalism and anti-social behaviour and the facilities are generally poor. Development of the site will provide a unique opportunity to create new homes in a sustainable location, as well as a brand new state of the art facility for Amber Valley Rugby Club on a new site near Amber Business Centre, less than a mile and a half from Somercotes Town Centre.

Pegasus Group has been instructed to produce a masterplan and prepare planning applications for the proposals.

We are now keen to involve local people to help shape these initial ideas for the development of the sites.

How do I find out more?

You are invited to attend an exhibition where members of the project team will be present to listen to any views and suggestions you may have, answer any of your questions and learn about local issues and concerns.

Wednesday 16th July

between 2pm and 8pm

at

Amber Valley Rugby Club
Lower Somercotes Road
Somercotes, DE55 4NQ

There is a dedicated project website that contains further information about the proposals. The website will be updated with the exhibition material shortly before the event. You may wish to look at the website if you are unable to attend the exhibition.

www.ambervalleyrfc-proposals.co.uk



How can I make my views known?

You can make your views known on our initial ideas, give us your alternative suggestions and let us know about any issues you are aware of in relation to the site either at the exhibition or via the online comments form on the website.

www.ambervalleyrfc-proposals.co.uk

What Happens Next?

All thoughts and suggestions will be considered carefully and used to help shape our proposals. Two separate planning applications will then be submitted to Amber Valley Borough Council who will decide whether to grant planning permission. The Council will notify local people when the application is submitted and request views on the final scheme.

Thank you for taking the time to look at our proposals.

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Pegasus Group

EMS 2533. Prepared by Pegasus Group

Amber Valley Rugby Club

Redevelopment and Regeneration Scheme to Provide New Homes and a New state-of-the-art Rugby Club Facility within the Borough



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Pegasus Group

Illustrative Proposal for the new Rugby Club site



- A** Proposed 2 storey club house
- B** Proposed car parking
- C** Potential for coach access & parking
- D** Proposed rugby union pitches
- E** Potential for infill/strengthening of existing field boundaries

What are we proposing?

The proposals for the new Rugby Club site include:

- The creation of 2 new pitches;
- A new state of the art club house;
- Improved parking provision;
- Additional land offering expansion potential (further pitches or training facilities)

What are we proposing?

The proposals for new homes on the existing Rugby Club site include:

- Up to 200 new homes including affordable housing;
- Vehicular access off Lower Somercotes Road;
- Retention of strong existing landscaping buffers to the north, west and south of the proposed development;
- An area of equipped children's play space



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Illustrative Proposal for new homes on the existing Rugby Club site



- Key**
- Site boundary
 - Proposed residential
 - Key note building
 - Existing vegetation
 - Indicative planting
 - Equipped play area
 - Storm water attenuation pond
 - Indicative sw drainage swales
 - Primary vehicle access
 - Street
 - Lane
 - Mews
 - Feature junction
 - Existing path / desire line
 - Potential key pedestrian / cycle links
 - Pedestrian / cycle link to B600