

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	20 April 2021
Site Location:	Land At Tewkesbury Road Twigworth
Application No:	21/00079/APP
Ward:	Innsworth
Parish:	Twigworth
Proposal:	Approval of Reserved Matters (Access, Appearance, Landscaping, Layout & Scale) comprising Phase 2 of Outline Planning Permission ref: 15/01149/OUT for the erection of 147 no. dwellings and associated works.
Report by:	Adam White
Appendices:	Site location plan. Site layout plan. Site Wide Masterplan Document (SWMD) extract. Streetscene drawings. Vehicle Swept Path. Various house types.
Recommendation:	Approve

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1. The current reserved matters application relates to Phase 2, which is located to the north of the Twigworth Strategic Allocation and is centred on a spine road that will run through the wider allocation (**see attached site location plan**). Phase 2 abuts the recently approved local centre adjacent to the A38 and the residential park home site to the north. The phase also partially abuts the village green to be delivered at the heart of the development.
- 1.2. The application site is currently comprised of agricultural fields along with some accompanying hedgerows. The land is relatively level and is not subject to any formal or informal landscape designation.
- 1.3. The current proposal is for 147 dwellings and includes associated engineering operations, drainage infrastructure and landscaping pursuant to outline permission 15/01149/OUT (**see attached plans**). Approval is sought for access, appearance, landscaping, layout and scale. Of the 147 dwellings proposed as part of this application, a total of 52 (35%) would be affordable.
- 1.4. In addition to the supporting plans, the application documents also include a Statement of Compliance; a Design and Access Statement; a Construction Waste and Recycling Strategy; an Affordable Housing Statement; a Noise Impact Assessment; and an Arboricultural Method Statement.

2.0 RELEVANT PLANNING HISTORY

- 2.1. In October 2015 an outline planning application was submitted for 'a mixed use development comprising demolition of existing buildings; up to 725 dwellings and a local centre of 0.33ha (A1, A2, A3, A4, A5, D1, D2 uses); primary school, open space, landscaping, parking and supporting infrastructure and utilities; and the creation of a new vehicular access from the A38 Tewkesbury Road' (Ref: 15/01149/OUT). That application was refused by the Council in January 2016 and an appeal was subsequently submitted to the Planning Inspectorate (PINS Ref: APP/G1630/W/16/3154464).
- 2.2. The appeal was the subject of a Public Inquiry, which also considered an application for a mixed-use development on land at Innsworth Lane, Innsworth (Ref: 15/00749/OUT). On 5 August 2016 the conjoined appeal was recovered for the Secretary of State's determination and both applications were subsequently allowed on 27 December 2017.
- 2.3. Both permissions were carried forward into the adopted Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 as a strategic housing allocation (Policy A1 – Innsworth & Twigworth) and the Green Belt designation has been removed.
- 2.4. Following the grant of permission, a reserved matters application was submitted for the principal access to serve the development (Ref: 18/01199/APP). That application was subsequently approved in May 2019. In addition, a number of condition discharge applications have been submitted in respect of the conditions attached to the decision notice. Of particular relevance to this current application are the conditions relating to a Phasing Plan (condition 6), a Site Wide Masterplan Document (condition 7), a recycling strategy (condition 8), details of street maintenance (condition 17), surface water drainage details (condition 21), and noise (condition 26).
- 2.5. More recently, reserved matters approval was granted for 79 dwellings with associated public open space and drainage infrastructure as part of Phase 1a (Ref: 19/00935/APP). In addition, reserved matters approval for a further 159 dwellings has been granted as part of Phase 1b (Ref: 20/00473/APP & 20/00524/APP). Approval 20/00473/APP also granted minor changes to the previously approved drainage infrastructure.
- 2.6. In December 2020, reserved matters approval was granted for the erection of a local centre (Ref: 20/00833/APP).

3.0 RELEVANT POLICY

- 3.1. The following planning guidance and policies are relevant to the consideration of this application:

National guidance

- 3.2. National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) - Adopted 11 December 2017

- 3.3. Policies: SP1, SP2, SD3, SD4, SD6, SD8, SD9, SD10, SD11, SD12, SD14, INF1, INF2, INF3, INF5, INF6, A1.

Tewkesbury Borough Local Plan to 2011 - March 2006 (TBLP)

- 3.4. Policies: TPT3, TPT6.

Tewkesbury Borough Plan 2011-2031 – Pre-Submission Version (October 2019)

- 3.5. Policies: RES5, RES12, DES1, NAT1, NAT3, ENV2, TRAC1, TRAC2, TRAC3, TRAC9.

Down Hatherley, Norton and Twigworth Neighbourhood Development Plan 2011- 2031

- 3.6. Policies: H2, FP1.
- 3.7. Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life).
- 3.8. The First Protocol, Article 1 (Protection of Property).

4.0 CONSULTATIONS

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>

- 4.1. **Twigworth Parish Council** – No consultation response received.
- 4.2. **Down Hatherley Parish Council** - Recent flooding events in Twigworth and Down Hatherley have graphically served to illustrate the validity of the arguments consistently put forward by the local residents and Parish Councils regarding the safety, in flooding terms, of building on this land. More specifically, questions have been asked and evidence put forward to challenge the site drainage practices, and flood management procedures currently adopted during what will be several years of construction. Using historical comparisons, recent rainfall events have not been that extreme. However, greater areas of land, and dwellings that have never flooded previously have been overcome. The only change is the extreme levels of groundwork associated with the development site, and the channelling/pumping of floodwater from the site onto adjoining land and into local watercourses.
- 4.3. **Sandhurst Parish Council** - The Parish Council considers that development should not commence until the severe flooding issues of neighbouring areas caused by current development of the whole site at 'Twigworth Green' have been addressed. Existing properties and land in the parishes of Twigworth, Down Hatherley and Sandhurst are being threatened currently by flood water in new areas which have never been flooded previously. Clearly this flooding is a result of displacement of water by this housing development on the flood plain. Any development should not commence until water is contained on site as per the planning permission.
- 4.4. **Lead Local Flood Authority (LLFA)** – No objections.
- 4.5. **Environmental Health advisor** – No objections in respect of noise.
- 4.6. **Ecology advisor** - The northern boundary of Phase 2 does not detail the retention of tussocky grassland along hedgerows. These are important to provide suitable terrestrial habitat and dispersal corridors for great crested newts. The landscape plan is to be updated to reflect this.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1. The application has been publicised through the posting of site notices for a period of 21 days.

5.2. 20 letters of objection have been received. Their comments are summaries as follows:

- We also concerned about younger generations being able to stray onto our properties.
- Building works with dust and cutting and digging makes the buildings dirty and unbearable to keep our property clean and tidy.
- Different coloured doors and buildings as well as different roof tiles etc. will not be good.
- Concerns are raised regarding flooding in the area.
- The plans indicate that the gardens of these homes would be directly behind the hedge at the rear of the properties at Orchard Park, affording the residents of Orchard Park no privacy at all. Indeed, several of the properties have raised decking to the rear which looks over the hedge.
- The Bloor Homes proposed site has been under water now since Christmas for the first time.
- I feel it is inappropriate to place such large buildings directly on the back of my property which is an over 50s residential park.
- The height of the proposed buildings will affect our right to light.
- The placement of rental and part ownership houses backing onto a retirement park is totally inappropriate as they are likely to be inhabited by young families with all of the issues that can be associated with them.
- The planned access to the back of the properties via an alleyway which will also be directly behind our property raises issues of security and privacy.
- The plan for Orchard Park still seems to be outdated and is not a true reflection that is already present and needs to be updated to ensure accuracy and clarity on the plan.
- The block of flats at the mouth of the development are not in keeping with anything else in Twigworth and will be a blot on the landscape. They are no way in keeping with shape, style, size, finish, proportion, or height of anything else in the area.
- After lengthy discussions with Vistry that purchased the land from Robert Hitchins and the Public Right of Way Officer it was agreed that the existing PROW has no further need to leave the development and go straight through the middle of Orchard Retirement Park and the best and obvious solution for this was for it to be permanently diverted to the new roundabout on the A38. There is no reason for the public to be allowed to access the private residential park of Orchard Park as this PROW does not lead anywhere further, only the A38.
- Lack of local services and amenities are a particular concern for our residents and this issue can only become more problematic with the proposed extra houses.
- We, along with other residents are increasingly angry about the scale of the development that is taking place along the boundaries of the park.
- The 3 storey flats are not in keeping with the village look of existing properties within Twigworth and certainly not a true representation of the outline plan submitted initially.

- These buildings will tower over all properties.
- There is a recurring problem with low and variable mains water pressure in the area.

6.0 POLICY CONTEXT

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 6.2. The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011 (March 2006), and a number of 'made' Neighbourhood Development Plans. Of direct relevance to this application is the Down Hatherley, Norton and Twigworth Neighbourhood Development Plan 2011- 2031.
- 6.3. The Pre-Submission Tewkesbury Borough Plan was submitted to the Secretary of State for Housing, Communities and Local Government on 18 May 2020 for examination and hearing sessions commenced on 16 February 2021. Whilst not currently forming part of the development plan, policies contained in the emerging Borough Plan can be given weight in determining applications. The weight to be attributed to individual policies will be subject to the extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given) and their degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).
- 6.4. The relevant policies are set out in the appropriate sections of this report.

7.0 ANALYSIS

Principle of development

- 7.1. The principle of residential development at the site has already been established through the grant of outline consent and its subsequent allocation for housing in the JCS as part of the wider Innsworth and Twigworth Allocation (Policy A1). This application therefore relates solely to the approval of the access, layout, appearance, landscaping, and scale of Phase 2 of the wider development site.
- 7.2. Whilst an indicative masterplan was submitted with the original outline application, a condition attached to the decision notice required a Site Wide Masterplan Document (SWMD) to be submitted to the Council either prior to or alongside the first application for approval of reserved matters (condition 7). The SWMD was required to be in accordance with the Parameter Plans submitted with the outline application and include a set of Design Principles. Those Design Principles included the principles for determining the design, form, heights, and general arrangement of external architectural features of buildings; the principles of the hierarchy for roads and public spaces; potential arrangements for car parking; the principles for the design of the public realm; and the principles for the laying out of the green infrastructure, including the access, location and general arrangements of the sports pitches and play areas. In addition, the SWMD was required to include a two-dimensional layout drawing that shows the broad arrangement of development blocks including indications of active frontages; density ranges; maximum building heights; character areas; the location and general extent of public open space, including Play Areas; existing landscape features to be retained; and proposed structural planting.

- 7.3. Pursuant to condition 7, a SWMD was submitted to the Council and the condition was subsequently discharged (**a copy of the two-dimensional layout drawing approved as part of the SWMD is attached**). Condition 7 requires all reserved matters applications to accord with the approved SWMD, unless otherwise agreed in writing. The reserved matters presented under this current application have therefore been assessed primarily in the context of the approved SWMD. However, consideration has also been given to whether the proposed development accord with the outline consent, the associated S106 Agreements and the details approved under the other planning conditions attached to the outline consent.

Layout, Appearance and Scale

- 7.4. Section 12 of the NPPF sets out that 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. This is echoed in JCS policy SD4 and emerging policy RES5 of the Pre-submission version of the Tewkesbury Borough Plan (2019), which states new development should respond positively to, and respect the character of, the site and its surroundings, enhance local distinctiveness and the grain of the locality.
- 7.5. In terms of the layout of Phase 2, it is considered that the road layout and block sizes generally accord with what is shown in the SWMD. There is a slight deviation to the north west of the site where the SWMD indicates a secondary access road to the local centre off the main spine road. During the recent assessment of the application for the local centre it was established that a secondary access was not required and therefore the deviation is considered to be acceptable.
- 7.6. The SWMD describes four main character areas that have been shaped by land use, green infrastructure, and existing site conditions. Phase 2 falls partly within the 'Gateway Character Area' to the north west of the Strategic Allocation, which is centred around the main access road off the A38. The remainder of Phase 2 falls within the 'Core Neighbourhoods Character Area'. In terms of the Gateway Character Area, the SWDP sets out a medium density of 40-45dph with two principal development blocks based around a central street. It describes a courtyard configuration to accommodate apartments and runs of terracing. The design principles for this character area include key buildings at important gateways; 2-3 storey terraced housing; a green corridor including a key pedestrian/cycle route linking to the village green; and a bus stop.
- 7.7. Approximately a third of Phase 2 falls within the Gateway Character Area (Plots 1 to 47) and is mainly comprised of terraced units, semi-detached units and blocks of apartments fronting onto the main access road with courtyard parking to the rear. The units fronting the main access road are generally set back from the road behind a landscaped strip, which was approved as part of an earlier phase. At either end of the Gateway Street are two identical large blocks of apartments that form gateway features. One sits adjacent to the local centre and one fronts onto the internal roundabout. Phase 2 incorporates only one of the development blocks described in the Gateway Character Area with the other block previously approved as part of Phase 1a on the opposite side of the access road. Concerns were initially raised that the proposal did not accord with the character area and lacked consistency with the previously approved phase. However, following revisions to a number of units, this has now been resolved.
- 7.8. In terms of the Core Neighbourhoods Character Area, the SWMD describes a strongly connected deformed grid with a density of 35-40dph. It states that the majority of this character area will have perimeter development blocks apart from occasional courtyard or mews blocks where an element of rear parking is required. Contained within the Core

Neighbourhoods Character Area are a number of street types, which include Village Streets, Community Streets and Green Lanes. The Village Streets form the main principal routes around the development with dwellings either side incorporating direct accesses. The frontage design principles here include short to medium building setback to provide front gardens with a continuous and regular building line. The Community Streets form the smaller roads within the individual development blocks and incorporate continuous building lines to provide enclosure comprised of runs of terracing, semi-detached and detached units. The building setbacks are varied to reinforce the informality of the street. The Green Lanes are located at the periphery of the parcels and are accessed via community streets. They should serve no more than 5 units and have a more dispersed frontage albeit with a strong building line to help define squares, green spaces, and corridors.

- 7.9. It is considered that the proposed layout and density accord with the Core Neighbourhoods Character Area described in the SWMD along with the associated design principles of the Village and Community Streets and Green Lanes that form part of that character area. There is a slight deviation at the centre of the parcel to the front of plots 61-72 where there is no planted verge on one side of the street. This is due to the constraints on the site and the requirement to achieve sufficient off-set distances from the park home site. However, given that only a short distance is affected, it is considered that this deviation is acceptable.
- 7.10. In terms of the appearance of the proposed dwellings, the Gateway Character Area describes an architectural style that responds to and is sensitive to the local heritage assets, with predominantly redbrick and grey tiles. As previously set out, concerns were initially raised regarding the proposed units fronting the Gateway Street in terms of their appearance and the consistency with the units approved on the opposite side of the road on Phase 1a. It was also considered that the proposed key buildings were not of a sufficient design quality. However, following negotiations with the applicant, revised plans have been submitted that show a more consistent architectural approach with Phase 1a, with a focus on the detailing of the buildings. In addition, a more continuous built frontage is now provided along the Gateway Street, which gives a greater degree of enclosure to this location as well as providing more active frontages. In light of these amendments, the appearance of the units within the Gateway Character Area is considered acceptable.
- 7.11. The style of the Neighbourhoods Character Area is described as a transitional architectural style blending the use of materials between a sensitive to heritage approach through the Gateway and more rural towards Hatherley Brook. It also states that a different architectural treatment will occur for main frontages around Garden Squares, Green Corridors and the Village Green. Materials are described as redbrick, light coloured renders and reconstituted stone, with grey and red/brown tiles. The use of more colour variety is advocated including through brick colours, render and occasional greys.
- 7.12. The architectural approach adopted here is of a traditional form drawing on simple vernacular style detailing. The architectural style is generally consistent across the character area, with the use of more gable fronted units fronting onto the public open space. In terms of materials, a mixed palette is proposed, including red brick, reconstituted stone, render, fibre cement roof slates and red, grey and brown roof tiles. Whilst a number of the proposed materials have been approved on Phase 1, some are not considered to be appropriate. However, it is considered that this can be addressed by way of a planning condition. Subject to agreeing suitable materials, the appearance of the dwellings within the Neighbourhoods Character Area is considered to be acceptable.
- 7.13. With regard to scale, the SWMD stipulates that buildings in the Gateway Character Area should have a maximum ridge height of 12 metres. Elsewhere in the Core Neighbourhoods Character Area, buildings should be 2 storeys with potential 2.5 storeys as corner markers. The proposed buildings presented here are predominantly 2 storey in height. The exception

to this is a pair of 2.5 storey dwellings fronting the Gateway Street, which include accommodation in the roof space, and a number of three storey blocks of apartments; two of which form key buildings fronting the Gateway street. There is a 3 storey block of apartments located in the Core Character Area that doesn't strictly accord with the SWMD. However, this is an isolated occurrence and is considered acceptable given its location and the need to provide a high proportion of one-bedroom affordable apartments within this phase. All of the dwellings within the Gateway Character Area are under 12 metres in height. In light of this, the scale of proposed buildings and are acceptable in this context.

Access

- 7.14. Policy INF1 of the JCS advises that proposals should ensure safe and efficient access to the highway network is provided for all transport modes and that the impact of development does not have a severe impact upon the highway network. Policy SD4 (vii) also requires development to be well integrated with the movement network within and beyond the development itself, ensuring links by other modes and to green infrastructure.
- 7.15. It is considered that the road layout, block sizes and pedestrian links generally accord with what is shown in the SWMD. Furthermore, the proposal accords with the relevant design principles for street design and frontage design described in the different character areas. This allows for direct access to all units for both pedestrians and vehicles. The routes are all well-lit with good levels of natural surveillance. Tactile paving would also be provided at key crossing points to assist the visually impaired.
- 7.16. As previously set out, the scheme has been amended to address a number of concerns, including highway matters. Whilst the plans have been amended following positive discussions with the Highways Authority, the revised plans have not been fully assessed at the time of writing this report. An update will therefore be provided at Committee.
- 7.17. In terms of street maintenance, condition 17 attached to the outline consent requires each reserved matters application to include details of the proposed arrangements for the future management and maintenance of the proposed streets within each phase. Similar to Phase 1, it is proposed that the responsibility for the management and maintenance of the highway assets for the lifetime of the development will be offered for adoption by Gloucestershire County Council. Until the streets are adopted, the applicant will be responsible for the upkeep of the roads and any other areas to be transferred to the Management Company.

Landscaping

- 7.18. Policy SD4 of the JCS requires the design of open space and landscaped areas to be of a high-quality design, providing a clear structure and constitute an integral and cohesive element of the design. Similarly, Policy INF3 of the JCS states that where green infrastructure assets are created, retained, or replaced within a scheme they should be properly integrated into the design and contribute to local character and distinctiveness.
- 7.19. In respect of the landscape strategy for the wider development, the SWMD sets out a number of key design principles. These principles include a multifunctional network of open spaces and green corridors; the integration and protection of existing landscape structure; the creation of a series of open spaces for all abilities; natural play; and the use of flood attenuation to create new wildlife habitats. Within the Core Neighbourhoods Character Area, the SWMD promotes informal tree and shrub planting within the streets and front gardens. Within the Village Green, the SWMD also promotes informal tree and shrub planting along with seating. On a related matter, the approved Landscape and Ecology Management Plan (LEMP) for the Strategic Allocation details the provision of rough grass margins along the

retained hedgerows, which are to provide suitable terrestrial habitat and dispersal corridors for Great Crested Newts.

- 7.20. It is considered that the proposed planting is consistent with what was approved on Phase 1 and is acceptable. Furthermore, it is considered that the general landscaping and green infrastructure accords with the SWMD in this regard. In terms of the street trees, whilst the quantum is acceptable, the submitted details do not specify what species are proposed. Clarification has been sought from the applicant on this. With regard to the requirements of the approved LEMP, whilst the landscape plans show additional hedgerow planting along the boundary with the residential park home site, they do not currently show a rough grass margin. The landscaping plans will therefore need to be amended to address this. The applicant has been requested to address these matters and an **update will be provided at Committee.**
- 7.21. With regard to existing landscape resources, condition 9 (as amended by way of a non-material minor amendment) attached to the outline consent requires details of all trees within the phase proposed to be retained along with any required tree works and tree protection measures. In response to this, the application is supported with an Arboricultural Method Statement (AMS), which details the trees and hedgerows to be retained. The AMS also includes details of works to the retained trees and hedgerows, along with tree protection measures. Subject to adherence with the AMS, it is considered that the proposal would have an acceptable impact on existing landscape resources to be retained.

Residential amenity

- 7.22. In respect of the impact of the development upon residential amenity, paragraph 127 of the NPPF specifies that planning decisions should ensure development creates places with a high standard of amenity for existing and future users. This advice is reflected in JCS policies SD4 and SD14 which require development to enhance comfort, convenience, and enjoyment through assessment of the opportunities for light, privacy and external space. Development should have no detrimental impact on the amenity of existing or new residents or occupants.
- 7.23. A number of objections have been received from residents of the adjacent park home site located to the north of the application site. In particular, residents of the park homes situated immediately on the edge of the site have raised concerns that the proposed development would give rise to a loss of light, outlook, and privacy.
- 7.24. The approved SWMD shows residential development abutting the park home site and, in that respect, the proposal accords with the SWMD. Indeed, the existing views over the application site currently experienced from the parks homes on the edge of the site would inevitably change as a result of the development. However, the scheme as originally submitted detailed a number of proposed dwellings in close proximity to the park homes, which was considered to be unacceptable; principally due to overlooking concerns. Of particular concern were a number of park homes close to the north east site boundary. A further complication is the future provision of new park homes along this edge, which is evident from the slabs that have been constructed.
- 7.25. Following extensive negotiations with the applicant, the scheme has now been revised so that there is now a minimum back-to-back distance in excess of 20 metres between the rear of the affected park homes and the rear elevations of the proposed dwellings that would back onto the park home site. Where the proposed dwellings present their flank elevations to the park homes on the edge of the site, the distance is now in excess of 12 metres. Where there are first floor windows in these flank elevations, these serve either a landing area or bathroom. A condition would ensure that these windows would be obscure glazed. Whilst there are currently vacant plots on the adjacent park home site, the slabs that have been laid

indicate where park homes will be situated in the future. Based on this, the proposed development would achieve the same stand-off distances set out above. In light of this, it is considered that the revised layout would have an acceptable impact on the adjacent park home in terms of light, outlook, and privacy.

- 7.26. In terms of the proposed layout itself, the dwellings would all have acceptable levels of outdoor amenity space that would not be unacceptably overlooked by adjacent units. Furthermore, there would be sufficient back-to-back distances between the proposed units, which would ensure good standards of amenity are achieved and maintained.
- 7.27. The amenity of future residents was also considered as part of the outline consent in respect of noise from the A38. Accordingly, condition 26 of the outline consent requires each Reserved Matters application to be accompanied by a noise survey to identify any dwellings that would be likely affected by road noise from the A38. If any affected dwellings are identified, the condition requires noise mitigation measures to be implemented prior to occupation. In accordance that condition, the application is supported by a Noise Impact Assessment. The assessment also considers the relationship with the local centre that adjoins the site to the west.
- 7.28. The Noise Impact Assessment concludes that there would be no adverse noise impacts on the proposed dwellings subject to mitigation in the form of a whole dwelling ventilation system for plots 1 to 26. That can be controlled by way of a planning condition. Following consultation with the Council's Environmental Health advisor, it is advised that the submitted noise assessment is satisfactory and no objections have been raised. The proposal is therefore considered to be acceptable in this regard.

Surface water drainage

- 7.29. JCS policy INF2 advises that development proposals must not increase the level of risk to the safety of occupiers of a site, the local community, or the wider environment either on site or elsewhere. For sites of strategic scale, the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites must be assessed and effectively mitigated. It also requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) where appropriate to manage surface water drainage.
- 7.30. Condition 21 attached to the outline consent requires no development to commence until a detailed surface water drainage strategy for the entire site has been submitted to and approved in writing by the Local Planning Authority. The condition also stipulates that no building within each phase of the development shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority as part of the reserved matters applications and which accord with the approved site wide drainage strategy for that phase or part of a phase. In accordance with this condition, a detailed surface water drainage and SUDS strategy were submitted to the Council, which were subsequently approved by the Council on 18 October 2019.
- 7.31. The drainage details submitted with this application follows the principles set out in the approved surface water drainage and SUDS strategy. The applicant has also confirmed that the proposed site levels are set at least 750mm above the modelled 1:1,000 flood level as required by Condition 23 attached to the outline consent. Following consultation with the Lead Local Flood Authority, they are satisfied that the proposed surface water drainage details accord with the agreed detailed drainage strategy and are acceptable.

Affordable housing

- 7.32. Policy SD12 of the JCS sets out a minimum requirement of 35% affordable housing within the Strategic Allocation sites. It follows that where possible, affordable housing should be provided on site and be seamlessly integrated and distributed throughout the development. Affordable housing must also have regard to the requirements of Policy SD11 concerning type, mix, size and tenure. The design of affordable housing should also meet required standards and be equal to that of market housing in terms of appearance, build quality and materials.
- The provision of no more than 35% affordable housing for the wider site was secured at outline stage through a S106 Agreement dated 7th July 2017. The S106 sets out the following requirements:
 - At least 60% of the General Affordable Housing Units shall be provided as Affordable Rented Units and the remaining provided as Intermediate Housing Units.
 - No more than 50% and no less than 10% of the dwellings on any phase to be provided as General Affordable Housing Units unless otherwise agreed in writing by the Council.
 - General Affordable Housing Units must not be located in groups of more than 16 where they comprise a mix of housing and flats; and more than 12 where they comprise housing only.
 - Affordable Housing Units to be generally indistinguishable in appearance from the Open Market Units.
 - 5% of the Affordable Housing Units across the site to be constructed to the accessible and adaptable homes standard with the remaining being constructed to mandatory Building Regulations standards.
- 7.33. The application is supported by an Affordable Housing Statement that sets out the following schedule of accommodation:
- 30 x 1-bedroom flat/maisonette (Affordable Rent).
 - 6 x 2-bedroom flat/maisonette (Shared Ownership).
 - 7 x 2-bedroom house (Shared Ownership).
 - 6 x 3-bedroom house (Shared Ownership).
 - 2 x 4-bedroom house (Affordable Rent).
 - 1 x 4-bedroom house (Shared Ownership).
- 7.34. The provision of 52 affordable units in this phase represents 35% of the total dwellings proposed, which is above the 10% minimum and below the 50% maximum limit set out in the S106. It is considered that the proposed affordable units would be tenure blind and would not be readily distinguishable from the open market units.

- 7.35. In terms of clustering, there is a cluster of 19 affordable units in the area close to the local centre, which is contrary to the S106 (the S106 requires groups of no more than 16 in this scenario). However, the S106 does allow for deviations subject to approval from the Council. This phase is required to deliver a large proportion of 1-bedroom affordable units, which are being provided within blocks of apartments here. Given the constraints of the SWMD, it is considered that flatted units are best provided within the Gateway Character Area close to the local centre. Whilst the clustering is marginally over what is stipulated in the S106, the Registered Provider who will be taking on the affordable housing is satisfied with the proposed arrangements. On that basis, the Council's Housing Strategy and Enabling Manager is satisfied that the proposed affordable housing mix and clustering is acceptable.

8.0 CONCLUSION AND RECOMMENDATION

- 8.1. Considering all of the above, subject to the satisfaction of the Highways Authority and subject to amendments to the proposed landscaping, the proposed development would result in an acceptable access, layout, scale, appearance, and landscaping. The scheme advanced would be in accordance with the outline consent and the SWMD approved under that consent. The application is therefore recommended for **Approval**.

CONDITIONS:

1. The development hereby approved shall be implemented in accordance with the plans and documents listed on the Submission Schedule updated on the TBC

Reason: To define the terms of the permission.

2. Notwithstanding the submitted details, no works above the floor plate level of any dwelling shall be commenced until samples and/or details of all external walling and roofing materials proposed to be used have first been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to the sample(s) and/or details so approved.

Reason: In the interests of visual amenity.

3. Notwithstanding the submitted plans, the first-floor windows in the flank elevations of plots 60, 64, 65, 68, 69 and 75, which face the adjacent residential park home site (known as Orchard Park), shall be fitted with Pilkington Level 4 obscured glazing or equivalent and shall be permanently retained in that condition thereafter.

Reason: To protect the amenities of adjoining/nearby properties.

4. Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revising, revoking, and re-enacting that Order with or without modification) no internal or external alterations shall take place to the garages hereby permitted which would preclude their use for housing motor vehicles.

Reason: To provide suitable levels of car parking.

5. The development hereby approved shall be constructed strictly in accordance with the details contained in the approved Arboricultural Assessment & Method Statement Rev C (March 2021).

Reason: To protect existing trees and hedgerows to be retained.