

## TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

<b>Committee:</b>	Planning
<b>Date:</b>	19 April 2022
<b>Site Location:</b>	Land North of Innsworth Lane Innsworth
<b>Application No:</b>	21/00133/APP
<b>Ward:</b>	Innsworth
<b>Parish:</b>	Innsworth
<b>Proposal:</b>	Reserved matters for access, appearance, landscaping, layout and scale for 179 new dwellings on Phase 5 of the residential development.
<b>Report by:</b>	Paul Instone
<b>Appendices:</b>	Innsworth Outline Location Plan Site Location Plan Approved Phasing Plan Proposed Layout Proposed Character Areas Plan Proposed Storey Heights Plan Proposed Materials Plan Street Scene 1 of 2 Street Scene 2 of 2
<b>Recommendation:</b>	Approve
<b>Reason for referral to Committee:</b>	Reserved Matters application involving more than 20 dwellings.

### 1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 Outline planning permission (reference: 15/00749/OUT) was granted by the Secretary of State for Communities and Local Government (as was) in December 2017 following a non-determination appeal. The description of development was as follows:
- 1.2 *'A mixed use development comprising demolition of existing buildings; up to 1,300 dwellings and 8.31 hectares of land for employment generating uses comprising a neighbourhood centre of 4.23 ha (A1, A2, A3, A4, A5, D1, D2, B1), office park of 1.31 ha (B1) and business park of 2.77 ha (B1 and B8 uses); primary school, open space, landscaping, parking and supporting infrastructure and utilities; and the creation of new vehicular accesses from the A40 Gloucester Northern Bypass, Innsworth Lane and Frogfurlong Lane'*

- 1.3** The outline permission relates to the land located immediately to the north and west of Innsworth, and, for the purposes of the outline planning application, was referred to as 'Land at Innsworth' (see location plan attached). To the west, the wider site adjoins open countryside, including Horsbere Brook, which separates it from the settlement of Longford. Hatherley Brook defines the majority of the northern boundary, beyond which lies the adjoining 32 hectare site which is subject to outline planning permission for mixed use development comprising up to 725 dwellings, local centre, primary school, open space, supporting infrastructure and the creation of a new vehicular access off the A38 (Application ref: 15/01149/OUT).
- 1.4** A network of public rights of way (PRoW's) cross the outline site, including the Gloucestershire Way, which is a long distance footpath along its northern boundary.
- 1.5** The current Reserved Matters application represents the whole of the Phase 5 residential area of the approved outline scheme as defined in the approved phasing plan required by condition 7 of the outline permission (see phasing plan attached). Phase 5 extends to 5.77 hectares and is located on the western edge of the wider outline site.
- 1.6** To the north and west of the Phase 5 lies Hatherley Ribbon Park, providing public open space, pedestrian and cycle routes, play and leisure opportunities, attenuation ponds and swales. The southern boundary adjoins the new spine road, which is the main principal transport route running roughly west to east through the overall development with Phase 3 residential area and future employment land to the south of the spine road. The eastern boundary adjoins the Phase 6 residential area separated by an existing hedgerow running north to south which is to be retained as part of the proposals. The Phase 6 application ref: 21/00821/APP is currently being determined by the local planning authority.
- 1.7** A separate planning application for the site wide highway and drainage infrastructure (including the main spine road and secondary street within and adjoining Phase 5 and adjacent attenuation ponds and swales), was submitted under planning ref.18/01284/APP and granted approval in November 2019.
- 1.8** The current application seeks approval for the fifth phase of residential development (Phase 5) of the Innsworth development in respect of Layout, Scale, Appearance, Landscaping and Access (plans will be displayed at Committee). Phase 5 would deliver 179 dwellings, with an average density of 31 units per hectare.
- 1.9** The scheme would deliver 35no. one bedroom units, 16no. two bedroom units, 55no. three bedroom units, 73no. four bedroom units in a mix of apartments, terraced, semi-detached and detached forms. With regard to affordable housing provision, a mix of one and two-bedroom apartments and two, three and four bedroom houses, would be provided, and offered either on an affordable rent (38 units) or intermediate basis (23 units). A total of 61 affordable units would be provided, which equates to 34% of the total number of dwellings. The number and tenure of affordable dwellings would reflect the requirements of the S106 agreement and approved Affordable Housing Scheme (whole site). The accompanying Compliance Statement advises that this would provide a broad mix of homes and house types offering choice and flexibility to future residents

## 2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
15/00749/OUT	A mixed use development comprising demolition of existing buildings, up to 1,300 dwellings and 8.31 hectares of land for employment generating uses comprising a neighbourhood centre of 4.23ha (A1, A2, A3, A4, A5, D1, D2, B1), office park of 1.31ha (B1) and business park of 2.77ha (B1 and B8 uses), primary school, open space, landscaping, parking and supporting infrastructure and utilities, and the creation of new vehicular accesses from the A40 Gloucester Northern Bypass, Innsworth Lane and Frogfurlong Lane.	APPEAL ALLOWED	21.12.2017
18/01284/APP	Approval of Reserved Matters pursuant to Outline planning permission ref: 15/00749/OUT, for the provision of site infrastructure including primary road carriageway and attenuation ponds along with associated engineering works.  The outline planning application was the subject of environmental impact assessment and an Environmental Statement was submitted in support of the application.	APPROV	08.11.2019
18/01285/APP	Approval of Reserved Matters (access, appearance, landscaping, layout and scale) comprising Phase 1 of Outline planning permission ref: 15/00749/OUT for the erection of 253 no. dwellings with associated infrastructure.	APPROV	31.07.2019
19/00996/APP	Approval of Reserved Matters for access, appearance, landscaping, layout and scale comprising Phase 2 of Outline planning permission ref: 15/00749/OUT for the erection of 175nos. dwellings with associated infrastructure.	APPROV	24.09.2020
20/00004/NMA	Non material amendment for planning application ref: 18/01285/APP - Ground Floor layout and rear elevation updated for house type NB31 (Braxton). Door to rear re-positioned to the left and 1no. window added to the kitchen for plots: 1, 2, 24-29, 58, 59, 62, 63, 64, 65, 67, 68, 120, 121, 124, 125, 189, 190, 231, 232, 235 & 236 in order to accord with standard house type.	GRANT	20.11.2020

20/00679/FUL	Proposed erection of 99 dwellings, including all associated infrastructure, drainage and public open space provision. (Land to south east outside strategic allocation)	PENDING CONSIDERATION	
20/00814/NMA	Non material amendment for planning application 18/01285/APP - Apartment blocks amended to exclude the parapet wall to the rear elevations only.	GRANT	17.11.2020
20/01131/APP	Reserved matters application in relation to the second phase of site infrastructure including the provision of road carriageways and attenuation ponds along with associated infrastructure and engineering works.	APPROV	13.08.2021
20/01192/NMA	Proposed Non-Material Amendment to the wording of Condition 18 of 15/00749/OUT, to allow phased timing for the provision of crossing facilities onto Innsworth Lane.	PENDING CONSIDERATION	
20/01193/NMA	Non material amendment for planning application 18/01284/APP to allow for the re-alignment of the cycle and footway, to the west of the site	PENDING CONSIDERATION	
21/00821/APP	Erection of 144 dwellings, associated landscaping and infrastructure on Parcel 6	PENDING CONSIDERATION	
21/00841/APP	Approval of Reserved Matters pursuant to outline planning permission 15/00749/OUT, for the provision of detailed design of site wide landscaping for POS areas, changing rooms and play areas.	PENDING CONSIDERATION	
21/01515/NMA	Non material amendment for planning application 18/01285/APP to amend gable fronted dormer roof to a flat roof to NB31 house type on plots 189 & 190.	GRANT	09.03.2022

### 3.0 RELEVANT POLICY

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

#### 3.1 National guidance

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

### **3.2 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017**

- SP1 (The Need for Development)
- SP2 (Distribution of New Development)
- SD3 (Sustainable Design and Construction)
- SD4 (Design Requirements)
- SD6 (Landscape)
- SD8 (Historic Environment)
- SD9 (Biodiversity and Geodiversity)
- SD10 (Housing Development)
- SD11 (Housing Mix and Standards)
- SD12 (Affordable Housing)
- SD14 (Health and Environmental Quality)
- INF1 (Transport Network)
- INF2 (Flood Risk Management)
- INF3 (Green Infrastructure)
- INF6 (Infrastructure Delivery)
- A1 (Innsworth and Twigworth)

### **3.3 Tewkesbury Borough Local Plan to 2011 – March 2006 (TBPL)**

- TPT3 (Pedestrian Networks)
- TPT6 (Cycle Parking)

### **3.4 Tewkesbury Borough Plan 2011-2031 Pre-submission Version (October 2019) (Emerging TBP)**

- RES5 (New Housing Developmet)
- RES12 (Affordable Housing)
- RES13 (Housing Mix)
- DES1 (Housing Space Standards)

- NAT1 (Biodiversity, Geodiversity and Important Natural Features)
- ENV2 (Flood Risk and Water Management)
- TRAC1 (Pedestrian Accessibility)
- TRAC2 (Cycle Network and Infrastructure)
- TRAC3 (Bus Infrastructure)
- TRAC9 (Parking Provision)

### **3.5 Neighbourhood Plan**

#### **Churchdown and Innsworth Neighbourhood Development Plan – 2011-2031 (CINDP)**

- CHIN1 (Parking to Support Residential Development)
- CHIN2 (Layout and Appearance of Residential Development)
- CHIN3 (Environmental Considerations in the Design of Residential Development)
- CHIN5 (Provision of Play Facilities)
- CHIN8 (Broadband Connectivity)
- CHIN10 (Orchards, Hedgerows and Veteran Trees)
- CHIN11 (Blue Infrastructure)
- CHIN12 (Flood Mitigation)
- CHIN14 (Pedestrian and Cycle Movement Routes)

### **3.6 Other relevant policies/legislation**

- Human Rights Act 1998
- Article 8 (Right to Respect for Private and Family Life)
- 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 Churchdown Parish Council** – No Objection.
- 4.2 Sandhurst Parish Council** – Object
- No further building should take place until measures have been taken to prevent flooding of existing properties. The developers have not addressed this issue in earlier Phases, as evidenced by the flooding of old neighbouring properties and land in February 2021, even though containment of water and sewage are requirements of the planning permission.
  - There appears to be a complete lack of adequate infrastructure as regards flooding and sewage spillage caused by this very large housing complex being introduced on the flood plain. The long-term environmental impact on the surrounding settlements, villages and parishes needs to be considered urgently before further building work is allowed to continue.
- 4.3 County Highways Authority** – No objection subject to conditions following the submission of revised plans.
- 4.4 Environment Agency** – No objection further to the updated layout. Following the revisions to the plans the Environment Agency confirm that all property footprints are now located within Flood Zone 1 and that all proposed finished floor levels have been set at an appropriate height.
- 4.5 Lead Local Flood Authority** – No objection – The drainage strategy plan provide suitable details.
- 4.6 Natural England**- No objection - subject to appropriate mitigation being secured within the agreed Landscape and Ecology Management Plan.
- 4.7 Urban Design Officer** – No objection to revised layout which addressed officers previous concerns
- 4.8 Housing Enabling Officer** – No objection
- 4.9 Severn Trent** - No objection.
- 4.10 Ecology Advisor** – No objection.
- 4.11 Environmental Health (Noise)** – No objection - the submitted noise assessment indicates that noise levels in Phase 5 will comply with the limits proposed in condition 33 of outline planning permission with windows partially opened for ventilation.
- 4.12 Environmental Health (Air Quality)** – No adverse comments to make with regards to air quality
- 4.13 PRoW Officer** – Clarification sought on management of footpath to west of application site. This matter is being discussed separately as it is outside the application site boundary.
- 4.14 Landscape Advisor** – No objection.
- 4.15 Tree Officer** – No objection.

**4.16 Gloucestershire Ramblers** – No comments.

## **5.0 PUBLICITY AND REPRESENTATIONS**

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

**5.1** The application has been publicised through the posting of a site notice for a period of 21 days. No comments were received from local residents

## **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) (TBLP), and a number of 'made' Neighbourhood Development Plans.

**6.3** The Tewkesbury Borough Plan (TBP) has reached an advanced stage. The Pre-Submission TBP was submitted for examination in May 2020. Examination in Public (EiP) took place over five weeks during February and March 2021. The examining Inspector's post hearings Main Modifications letter was received on 16th June 2021. In this letter the Inspector provided his current view as to what modifications are required to make the Plan 'sound'.

**6.4** A schedule of Main Modifications to the Pre-submission TBP were approved at the meeting of the Council on 20th October 2021 and have been published for consultation as the Main Modifications Tewkesbury Borough Plan (MMTBP).

**6.5** Those policies in the MMTBP which were not listed as requiring main modifications may now attract more weight in the consideration of applications, with those policies which are subject to main modifications attracting less weight depending on the extent of the changes required. The TBP remains an emerging plan and the weight that may be attributed to individual policies (including as with modifications as published for consultation) will still 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 the degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).

**6.6** The relevant policies are set out in the appropriate sections of this report.

**6.7** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.



## **7.0 ANALYSIS**

### ***Conditional Requirements***

**7.1** The outline permission included conditions which required submission of information relating to the whole development with the first RMA. Other conditions required further information to be submitted with each phase of reserved matters. These conditions are summarised below:

o Condition 7 - Prior to or as part of the first reserved matters application, a Phasing Plan for the whole site which should include details of the approximate numbers of market and affordable dwellings for each phase, together with general locations and phasing of key infrastructure, including surface water drainage, green infrastructure and informal and formal public open space. This has been approved and reserved matters have been approved for Phase 1 and 2. However, the applicant is now progressing Phase 5 at this time and there is also a current planning application for Phase 6 (in advance of Phases 3 and 4). The applicant has advised that delivering this next phase of homes will help create a real sense of place and arrival from this new entrance. In addition Phase 5, rather than Phase 3 is being pursued at this time as Phase 5 offers a wider variety of homes when being sold in parallel with Phases 1 and 2. In order to formalise this, the applicant is updating the Phasing Plan and have advised that this will be submitted as an updated discharge of condition 7.

o Condition 8 - A Site Wide Masterplan Document (SWMD) either prior to or as part of the first reserved matters application. This has been approved.

o Condition 9 - A Recycling Strategy for the whole site - this has been approved and the reserved matters application for each phase shall include details of waste storage provision for that phase which shall be in general accordance with the approved Recycling Strategy.

o Condition 10 - The first reserved matters submitted shall include details of all existing trees within the site, which have a stem diameter exceeding 75mm, details of each retained tree including species and general health and stability. Details in respect of Condition 10 were duly submitted as part of the Phase 1 reserved matters.

o Condition 11 - Submission of a tree and landscaping scheme for each phase. This has been submitted as part of the reserved matters application.

o Condition 21 - Details of proposed arrangements for future management and maintenance of the proposed streets for each reserved matters phase. This has been submitted as part of the reserved matters application.

o Condition 25 - Details of existing and proposed ground levels included with the reserved matters application for each phase. This has been submitted as part of the reserved matters application.

**7.2** The outline permission was also subject to Section 106 agreements with the Borough Council and Gloucestershire County Council. These matters also need to be taken into account when considering this reserved matters application and are also discussed where relevant in the following sections of this report.

**7.3** The following documents/plans/information include the following which have been submitted in support of the application:

- Design Compliance Statement
- Materials, Boundary Treatments and Storey Height Plans
- Proposed Street Adoption Plan and Refuse Vehicle Tracking Plan
- Proposed Drainage Strategy Plan
- Proposed parking/cycle storage and refuse storage/collection plans
- Arboricultural Survey and Tree Protection Plan
- Proposed Landscaping/planting Plans
- Affordable Housing Layout plan

***Principle of development***

**7.4** The principle of residential development at the site has been established through the grant of outline planning permission and its subsequent allocation for housing in the JCS as part of the wider Innsworth and Twigworth Strategic Allocation (Policy A1). This application relates to the approval of the Phase 5 reserved matters in respect of access, layout, appearance, landscaping and scale of the development.

**7.5** The key issues in relation to this reserved matters application are considered to be:

- Layout, appearance, scale and density;
- House types;
- Access, turning, parking and sustainable transport;
- Trees, landscaping and open space;
- Existing and future residential amenity; and
- Affordable housing.

**7.6** In assessing these matters it is also important to consider whether they accord with the Outline Consent and its supporting documents which set out the key principles governing the development of the site, namely: the approved Parameter Plans and the approved Site Wide Masterplan Document (SWMD).

### ***Layout, appearance, scale and density***

- 7.7** The NPPF states that the creation of high quality, beautiful and sustainable 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 in communities. Policy SD4 of the JCS advises that 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. Policy INF3 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. Policy RES5 of the Emerging TBP states that proposals should be of a design and layout that respects the character, appearance and amenity of the surrounding area and is capable of being integrated within it. Policy CHIN2 of the CINDP states that new development is encouraged to integrate positively with local design features.
- 7.8** A number of parameter plans were approved as part of the outline consent (15/00749/OUT). Four parameter plans in total were secured as part of the outline consent, relating to Land Use; Building Heights; Access and Movement and Green Infrastructure. Further, condition 8 of the outline permission required a Site Wide Masterplan Document (SWMD), which has been approved and provides a set of Design Principles, including;
- 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 sports pitches and play areas
- 7.9** As such, the SWMD encapsulates and embeds a number of important principles of good design and appropriate parameters and establishes a 'template' for the various phases of development within the site. All reserved matters applications are required to be in accordance with the approved SWMD.
- 7.10** The Phase 5 reserved matters application has been supported by a Compliance Statement (CS) in order to demonstrate the scheme's compliance with the SWMD. The CS sets out the Design Objectives, Streetscape Strategy, Soft Landscaping and Built Form elements of the Phase 5 proposal and how these align with the overarching parameters secured within the SWMD.
- 7.11** Officers have assessed the CS and during the determination of the application have sought amendments to the scheme including amendments to the secondary road layout to increase permeability on an east west axis to the north of the public open space. Further to amendments to the application as submitted, officers consider that the design approach reflects and builds upon the principles and parameters set out in the Parameter Plans agreed at outline stage and the SWMD. The Council's Urban Design Officer and the County Highways Authority raise no objections to the revised layout.

- 7.12** The Phase 5 land parcel is located within four separate character areas as defined in SWMD. The SWMD shows two areas of open space within Phase 5 which include an area of public open space centrally located within the built up area and an area of open space to the north of the spine road. Both of these parcels of open space are incorporated into the layout.
- 7.13** The area to the north of the spine road (including the open space) is within the 'Spine Road Character Area' which is defined as an area of medium to higher density residential development defined by key buildings of 2 and 3 storeys with generous use of street trees, green verges and high quality landscaping to support a green character. The application proposes 5 no. three storey contemporary apartment blocks within this Character Area, four of which are located to the north of an area of open space. The three apartment buildings on the corner junctions are 'L' shaped and address the street scene providing focal points for the development. The apartment blocks would be constructed of red multi brick with stone grey composite cladding. These apartment blocks provide 1 and 2 bedroom affordable housing units. To the east of the apartment blocks are 6 no. 2.5 storey three bedroom red brick open market units within generous plots set back from the street scene with estate railing to the front. Overall, officers consider that the proposed dwellings within this character area provides a strong continuous frontage with a mix of apartment blocks and 2.5 storey dwellings in a landscaped setting which accord with the general design principles of the SWMD.
- 7.14** The centre of the site to the north of the Spine Road Character Area is located within the Core Neighbourhoods Area within the SWMD. The SWMD states that these areas should generally be lower to medium density development with regular building heights of 2 storeys with potential for 2.5 storeys as corner markers and that Garden Squares and green linear routes should punctuate this area to provide a design cue for different architectural responses around these spaces. The area acts as a character transition area between the Spine Road Character Area and the more rural Hatherley Ribbon Park Character Area to the north.
- 7.15** The application primarily proposes two storey dwellings within this character area with 1 no. 2.5 storey dwelling at the 'T' junction focal point. House designs are varied with a mix of hipped, eaves and gable fronted dwellings and materials comprise a mix of multi red brick, light coloured render and granite cladding. Houses are set back to overlook green spaces and green corridors to provide natural surveillance. Overall officers consider that the design approach in the Core Neighbourhood Area accords with the general design principles of the SWMD.
- 7.16** The north and west of the site is located with Hatherley Ribbon Park Character Area as defined in the SWMD. This area reflects the transition area between the housing and surrounding open space and should comprise of lower density development with regular building heights of mostly two storeys. Building materials should comprises primarily of reconstituted stone and render.
- 7.17** Within the Hatherley Ribbon Park Character Area the application proposing lower density residential development constructed of reconstituted stone and cream coloured render. The dwellings are predominantly 2 storeys, of traditional architectural style with dwellings set back from the street to provide a more semi-rural character. Officers consider that the design approach in the Hatherley Ribbon Park Character Area accords with the general design principles of the SWMD.

**7.18** Overall officers consider that the scale, layout and appearance of the application is acceptable and accords with the approved SWMD and is of an appropriate design.

***Access and highway safety***

**7.19** 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.

**7.20** Phase 5 incorporates a number of proposed secondary streets providing primarily a vehicular and pedestrian connection off the main spine road in the south west corner which runs in a south to north direction for a short distance and then curves around to the east. A design speed of 20mph has been utilised for the design of the internal roads. Vehicle tracking information has been provided, which demonstrates a refuse vehicle can safely navigate the proposed internal roads. Appropriate visibility splays are provided for each access, and the Highway Authority are satisfied with the proposed internal layout.

**7.21** Officers consider 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.

**7.22** Street trees have been provided in accordance with the requirements of paragraph 131 of the NPPF, and this is considered acceptable and a large proportion of the streets have grass verges enhancing the quality of the street scene. A number of bin collection points are shown on the revised plans and the Highways Authority consider that the waste collection arrangements are acceptable.

**7.23** In regards to car parking, the majority of units have on-site car parking provisions which is integrated into the development such that the parking does not dominate the street scene. Apartments have an average of 1.13 spaces, two bedroom houses an average of 2 spaces, three bedroom houses and average of 2.47 spaces (including garages) and four bedroom houses an average of 3.52 spaces (including garages).

**7.24** Areas of car parking within the public realm are overlooked reducing the risk of crime. Car parking standards are provided within the Addendum to MFGS (October 2021). Following these revised standards, the Highway Authority is satisfied that the development provides parking in line with this required standard. The Highways Authority have requested a condition is imposed so that each dwelling is provided with electric vehicle charging.

**7.25** Overall if it considered that the access, internal road layout and car parking provision is acceptable and accords with the SWMD, Policy INF1 of the JCS and the NPPF.

## ***Trees, Landscaping and Open Space***

- 7.26** JCS Policy SD6 seeks to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being. All applications will consider the landscape and visual sensitivity of the area in which they are to be located and which they may affect. JCS Policy SD4 (iv) 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. JCS Policy INF3 states that existing green infrastructure will be protected in a manner which reflects its contribution to ecosystem services. Policy CHIN10 of the CINDP states that where possible proposals will be expected to retain hedgerows and veteran trees.
- 7.27** The Parameter Plans approved through the outline permission and subsequent approval of the SWMD in respect of Condition 8, details a strong network of existing and proposed green infrastructure across the wider site, with the creation of vegetated north south routes which retain existing hedgerows to form corridors connecting the developed areas of the site with the natural landscape to the north and east.
- 7.28** The Green Infrastructure (GI) Strategy embedded within the SWMD seeks to create a multifunctional network of open spaces and green corridors permeating through the new development and linking existing features such as Hatherley Brook, Hatherley Ribbon Park and surrounding areas of open space and the countryside. The SWMD further provides that GI assets will be incorporated into the development, including, but not limited to, hedgerows, trees, grassland, proposed street trees (using Sustainable Urban Tree Planting Systems), water bodies, balancing/attenuation ponds, sports pitches, natural play areas, community orchards and footpath and cycle ways. The design approach taken within the SWMD seeks to draw the best from the site's assets, landscape character and local context and responds to the issues of ecology, access, landscape and surface water management in an integrated way to create a multi-functional landscape. Key linear habitats and associated features are to be retained to maintain a comprehensive green and blue network across the site.
- 7.29** The applicant has submitted a suite of information in support of the application to demonstrate compliance with the SWMD. The information includes: soft landscape proposals, hard landscape proposals, specifications for proposed planting, Tree Survey Schedule, Tree Protections Plans, and a Design Compliance Statement.
- 7.30** Whilst located outside of the red line, the application shows that the existing hedgerows and woodland areas, located adjacent to the eastern, western and northern boundaries, are retained as per the SWMD, with short sections removed to provide necessary movement routes and open vistas. Proposed development has been set back from these areas to provide generous green corridors to create a protective setting for retained trees and hedgerows and will accommodate existing and proposed pedestrian public rights of way in an attractive and safe environment along the western boundary creating a multifunctional network of the green corridors. In the north west of the site, adjacent to plot 520, the existing pear tree which is protected by a TPO is also retained and forms part of the wider green corridor.
- 7.31** In accordance with the principles of the SWMD, two areas of open space are incorporated into the layout with the existing trees groups located centrally within the site are also retained where suitable and incorporated into the green square. Street trees are incorporated along with grass verges and new hedge and shrub planting to the frontages of dwellings creating a green streetscape and high quality public realm.

**7.32** The Council's Landscape Advisors and Tree Officer have been consulted on the application and raise no objections and it is considered by officers that the landscaping scheme and green infrastructure would accord with Policies SD4, SD6 and INF3 of the JCS and with the overarching landscape principles of the SWMD.

### ***Existing and future residential amenity***

**7.33** Policy SD4 (iii) requires that new development should enhance comfort, convenience and enjoyment through the assessment of the opportunities for light, privacy and external space, and the avoidance of mitigation of potential disturbance, including visual intrusion, noise, smell and pollution. Policy SD14 further requires that new development must cause no harm to local amenity, including the amenity of neighbouring occupiers.

**7.34** The layout and proximity of the Phase 5 site to the existing community of Innsworth and the other phases of the development is such that there would be no undue impact on the residential amenity of existing residents, or residents within other phases.

**7.35** 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.

**7.36** In addition, a number of apartment units would benefit from private balconies in order to provide a degree of private amenity space for each. Wider access would also be available to the public open space within the development. Apartments have also been designed to front out onto the public realm in order to maximise activity, surveillance and an attractive outlook for residents/occupiers. In light of the above, it is considered that the apartment units would be afforded an appropriate level of residential amenity space and are therefore acceptable in this regard.

**7.37** Condition 33 of the outline consent requires each reserved matters application which includes dwellings to be accompanied by a noise survey to identify any dwellings that would be likely to be affected by road noise by Innsworth Lane. A Noise Assessment has been submitted in support of the application and the Environmental Health Officer has been consulted in respect of the current scheme and considered the submitted Assessment to be satisfactory in terms of the methodology used and the conclusions reached and the noise levels within Phase 5 will comply with the limits proposed in condition 33 with windows open for ventilation. Therefore, the EHO is satisfied that condition 33 can be discharged/approved for this phase of the development.

**7.38** Overall, it is considered that the proposed development would result in acceptable levels of amenity for future residents of the development and the nearby existing residents of Innsworth, in accordance with the relevant JCS policies.

### ***Affordable housing***

**7.39** 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.

**7.40** Condition 7 of the outline approval required a Phasing Plan to be submitted for the whole site, either prior to or as part of the first reserved matters application. The submitted Phasing Plan should include details of the approximate number of market and affordable dwellings for each phase of development and states that Phase 5 will include 61 affordable units (34%) with 35no. 1 bedroom flats, 10no. 2 bedroom flats, 6 no. 2 bedroom houses, 6 no. 2 bedroom houses, 8no. 3 bedroom houses and 2no. 4 bedroom houses either as affordable rent (38 units) or affordable intermediate (23 units) properties.

**7.41** The proposed affordable housing mix accords with these requirements and provides:

Affordable Rented

29no. 1 bedroom flats, 7no. 2 bedroom flats, 2no. 3 bedroom house

Affordable Intermediate

6no. 1 bedroom flats, 3no. 2 bedroom flats, 6no. 2 bedroom houses, 6no. 3 bedroom house and 2no. 4 bedroom house

**7.42** The Housing Enabling Officer (HEO) has been consulted and has advised that the proposed Affordable Housing contribution for Phase 5 is in line with the S106 agreement and subsequent Deed of Variation. Whilst the percentage of affordable housing in this phase is 34%, the overall percentage across the outline planning permission in all the phases is 35%.

**7.43** In terms of clustering, there is a cluster of 45 affordable units in the apartments next to the spine road, 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. This is in accordance with the principles of the SWMD which requires medium to higher density residential development defined by key buildings within the 'Spine Road Character Area' which is defined as an area of medium to higher density residential development defined by key buildings.

**7.44** Officers have carefully considered this clustering against the design quality of the scheme, and consider that it would be detrimental to place making to remove the apartment blocks from the spine road, and for instance replace them with maisonettes. In addition to locate the apartment blocks elsewhere in the development would conflict with the wider character areas and be detrimental to the sense of place. The Registered Provider who will be taking on the affordable housing has confirmed that they are satisfied with the proposed clustering arrangements and the Housing Enabling Officer has confirmed that in this instance, when having regard to the urban design aspirations of the site and the comments of the Registered Provider, that the clustering is on balance acceptable.

**7.45** Therefore it is considered that the scheme provides an appropriate requirement for affordable housing having regard to the design principles of the site.



## ***Foul and Surface Water Drainage***

- 7.46** JCS Policy INF2 (2) (iv) requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) where appropriate to manage surface water drainage. Policy INF6 also requires that the infrastructure requirements generated by a proposal are met, including by adequate on and off site infrastructure. Policy CHIN11 of the CINDP states that new development should adopt a blue infrastructure approach to the design of water and flood management.
- 7.47** The principle of developing the site is of course, already established by the outline permission. An engineering and drainage strategy plan has been submitted as part of the current Phase 5 scheme in order to demonstrate how the site specific drainage infrastructure would accord with the drainage strategy for the entire site. Condition 26 of the outline consent precluded the commencement of development works on site until a detailed surface water drainage strategy for the entire site has been submitted to and approved in writing by the LPA. Condition 26 of the outline permission further requires surface water drainage work details in respect of each RM application, to be submitted for approval in writing by the LPA, alongside/as part of that RM submission. Condition 27 also required that no dwellings should be located outside of Flood Zone 1 and Condition 28 required floor levels for all properties to be set a minimum of 750mm above the modelled 1 in 1000 year flood level (as a proxy to the 1:100 plus 70% climate change event). Levels details have been submitted as part of the detailed engineering plans for the current scheme which accord with the details previously submitted in order to demonstrate compliance with Condition 28. In addition, Condition 26 (Site wide detailed surface water drainage strategy) of the outline consent has been complied with and subsequently discharged and the detailed engineering and drainage strategy drawing submitted in respect of the current Phase 5 scheme, seeks to demonstrate how the proposal would fully accord with the aforementioned approved SuDS and would appropriately align with the overarching, site-wide strategy approved under Condition 26.
- 7.48** The site-wide flood risk attenuation works/engineering operations to create attenuation ponds, were considered and subsequently approved as part of Reserved Matters application ref: 18/01284/APP. The site-wide attenuation and drainage strategy for the current Phase 5 proposal has been prepared in alignment with the detailed surface water drainage strategy approved under Condition 26. The Lead Local Flood Authority (LLFA) has been consulted in respect of the current scheme and has advised that the drainage strategy illustrated within the General Engineering and Drainage Strategy Plan would be suitable as part of the overall drainage strategy approved by Condition 26 of the outline consent 15/00749/OUT.
- 7.49** The Environment Agency (EA) has been consulted on the application and further to amendments to the scheme advise that all property footprints are in Flood Zone 1 and that all finish floor levels have been set at the appropriate height. As such the EA raise no objection.
- 7.50** Foul sewerage is to discharge to onsite foul sewerage pipes and connect to the public foul sewer. Severn Trent have been consulted on the application and have no objection to the foul sewerage arrangements.
- 7.51** As such, the proposed drainage arrangements are considered acceptable and in accordance with relevant development plan policies and the NPPF.

## **8.0 CONCLUSION AND RECOMMENDATION**

- 8.1** Considering all of the above, the proposed development is acceptable in regards to 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 Reserved Matters Application Drawing List 28.03.22.

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 the design and details of the doors and windows (external joinery - including finished colour) have first been submitted to and approved in writing by the Local Planning Authority. The elevations shall be at a minimum scale of 1:20 and the sections shall be at a minimum scale of 1:5 and shall indicate moulding details at full size. The works and fitted joinery shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity

3. Before first occupation, each dwelling hereby approved shall have been fitted with an Electric Vehicle Charging Point (EVCP) that complies with a technical charging performance specification, as agreed in writing by the local planning authority. Each EVCP shall be installed and available for use in accordance with the agreed specification unless replaced or upgraded to an equal or higher specification.

Reason: To promote sustainable travel and healthy communities.

### **INFORMATIVES:**

1. In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing the to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.
2. The decision is to be read in conjunction with planning permission 15/00749/OUT including the associated S106 legal agreements.
3. The developer is reminded that there is a TPO on the site (T1) and drawing No D6 64 P8 West A relates to this area.
4. The developer is advised that all pre-commencement conditions on outline approval ref: 15/00749/OUT shall be submitted to the LPA and approved in writing, prior to commencement of the development hereby approved.