

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	19 July 2022
Site Location:	Land At Twigworth, Gloucester
Application No:	22/00364/APP
Ward:	Innsworth
Parish:	Twigworth
Proposal:	Reserved matters approval (access, appearance, layout, scale and landscaping) for 340 dwellings, public open space and infrastructure comprising phase 3 of outline planning permission 15/01149/OUT on Land at Twigworth. The outline planning application was an environment impact assessment application and an environmental statement was submitted to the planning authority at that time.
Report by:	Paul Instone
Appendices:	Twigworth Outline Location Plan Outline Phasing Plan Outline Site Location Plan Proposed Site Layout Plan Proposed Storey Heights Plan Proposed Materials Plan Proposed Affordable Housing Plan Front Elevation Plots 256-270 Right and Left Elevation Plots 255-258 and 268-272 Front Elevation Plots 418-430 Plans House Type Pembroke Plus Plans House Type X306 Illustrative Street Scenes
Recommendation:	DELEGATED APPROVAL
Reason for referral to committee:	Reserved Matters application for the erection of more than 20 dwellings

1.0	SITE DESCRIPTION AND PROPOSAL
1.1	Outline planning permission (reference: 15/01149/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	<i>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.</i>
1.3	The outline permission relates to the land to the west and east of Twigworth between the A38 and Hatherley Brook and, for the purposes of the outline planning application, was referred to as 'Land at Twigworth' (see location plan attached). To the north, the outline application site adjoins Orchard Caravan Park, dwellings in Twigworth and the A38 and Brook Lane/Ash Lane. To the west the outline site adjoins open countryside and to the south the site is bounded by open countryside, including Hatherley Brook, beyond which lies a site which benefits from outline planning permission for mixed use development comprising up to 1,300 dwellings, 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. To the east of the outline site are dwellings off Ash Lane and agricultural land which is located in the Green Belt but allocated as a Safeguarded Area for longer term development needs in the JCS.
1.4	A network of public rights of way (PRoW's) cross the outline site, including with relevance to this current application PRoW EDH19 which runs north/south from the A38 down Brook Lane to Hatherley Brook where it connects to the Gloucestershire Way.
1.5	The current reserved matters application represents the whole of the Phase 3 residential area of the approved outline scheme as defined in the approved phasing plan required by condition 6. Phase 3 extends to 9.34 hectares and is located in south east part of the wider outline site.
1.6	To the west of the reserved matters application site are Phases 1A (ref: 19/00935/APP) and Phases 1B (ref: 20/00524/APP) for 79no. and 145no. dwellings respectively and associated works. These phases are constructed/under construction. To the north of the western field of the site is Phase 2 for 147 no. dwellings which was approved (ref: 21/00079/APP) in April 2021. Vehicular access would be obtained to the application site through Phases 1B and Phase 2 via the A38.
1.7	The current application seeks approval for the third phase of residential development (Phase 3) of the Twigworth development in respect of Layout, Scale, Appearance, Landscaping and Access (plans will be displayed at Committee). Phase 3 would deliver 340 dwellings, with an average density of 40 units per hectare.
1.8	The scheme would deliver 60no. one bedroom units, 35no. two bedroom units, 122no. three bedroom units, 123no. 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/maisonettes and two, three and four bedroom houses, would be provided, and offered either on an affordable rent or intermediate basis. A total of 135 affordable units would be provided, which equates to 40% 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 for the 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
15/01149/OUT	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.	APPEAL ALLOWED	21.12.2017
18/00155/CONDIS	Application for approval of details subject to condition 7 (Site Wide Master plan), 8 (Recycling Strategy), 21 (Surface Water Drainage Strategy) of the planning application ref number 15/01149/OUT	DISCHA	08.10.2019
18/00166/CONDIS	Application for approval of details subject to condition 11 (Archaeology) & 12 (Ecology) of the planning application ref number 15/01149/OUT	DISPAR	15.11.2019
18/00167/CONDIS	Application for approval of details subject to condition 6 (Phasing Plan), 13 (Access and Layout), 16 (Highway Mitigation), 17 (Street Maintenance), & 18 (Construction) of the planning application ref number 15/01149/OUT	DISCHA	22.06.2022
18/01199/APP	Reserved matters application for the principal vehicular access to serve the development pursuant to planning permission reference 15/01149/OUT (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).	APPROV	03.05.2019
19/00416/FUL	Construction of foul sewer to facilitate permitted development at Twigworth - Outline planning application ref. 15/01149/OUT	PER	28.08.2019
19/00045/MINOR	Non material minor amendment for planning application 15/01149/OUT concerning the wording of Condition 9	GRANT	27.11.2020
19/00935/APP	Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) comprising Phase 1a of Outline Permission Ref: 15/01149/OUT for the erection of 79no. dwellings and associated engineering operations, drainage infrastructure and landscaping.	APPROV	23.12.2019
20/00014/CONDIS	Application for approval of details subject to condition 2 (Samples of all external walling and roofing materials) of the planning application ref number 19/00935/APP	DISCHA	04.01.2021

20/00472/APP	Reserved matters approval (access, layout, scale, appearance, landscaping) for public open space (including formal sports area and MUGA); changing room building and car park; and infrastructure pursuant to outline permission 15/01149/OUT	APPROV	10.05.2021
20/00473/APP	Reserved matters approval (access, layout, scale, appearance, landscaping) for 5 residential units, public open space and drainage infrastructure pursuant to outline permission 15/01149/OUT	APPROV	31.07.2020
20/00520/APP	Application for reserved matters for access into local centre, pursuant to outline planning permission 15/01149/OUT.	APPROV	06.08.2020
20/00524/APP	Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) comprising Phase 1b of Outline Permission Ref: 15/01149/OUT for the erection of 154no. dwellings and associated public open space, engineering operations, drainage infrastructure and landscaping.	APPROV	23.09.2020
20/00078/CONDIS	Application for approval of details subject to condition 2 (Landscaping), of the planning application ref number 18/01199/APP	DISCHA	14.09.2020
20/00094/CONDIS	Application for approval of details subject to condition 18 (Construction Method Statement)of the planning application ref number 15/01149/OUT.	DISCHA	19.11.2020
20/00833/APP	Reserved matters application for the erection of a local centre pursuant to outline planning permission 15/01149/OUT.	APPROV	23.12.2020
21/00079/APP	Approval of Reserved Matters (Access, Appearance, Landscaping, Layout & Scale) comprising Phase 2 of Outline Planning Permission ref: 15/01149/OUT for the erection of 147no. dwellings and associated works.	APPROV	21.04.2021
21/00056/CONDIS	Application for approval of details subject to conditions 2 (finished floor levels) and 3 (samples -walling and roof) of the planning application ref number 20/00833/APP	DISCHA	06.09.2021
21/00064/CONDIS	Application for approval of details subject to condition 4 (proposed acoustic fence), of the planning application ref number 20/00833/APP	DISCHA	26.04.2021
21/00497/NMA	Non material amendment for planning application 15/01149/OUT to amend condition 5 (total gross retail floorspace)	GRANT	06.05.2021
21/00498/NMA	Non material amendment for planning application 20/00833/APP to allow amendments to condition 1 (approved plans) to allow changes to the elevations and floorplans.	GRANT	29.06.2021
21/00611/NMA	Non material amendment for planning application 21/00079/APP to allow for house type substitution to plots 19, 103 and 104.	AWAITING DECISION	
21/00074/CONDIS	Application for approval of details subject to condition 2 (Material Layout), of the planning application ref 21/00079/APP.	AWAITING DECISION	

21/00075/CONDIS	Application for approval of details subject to condition 6 (approved landscaping), of the planning application ref number 21/00079/APP	CONREF	03.02.2022
21/00792/NMA	Non material amendment for planning application 21/00079/APP	AWAITING DECISION	
21/00119/CONDIS	Application for approval of details subject to condition 2 (external materials) of the planning application ref number 19/00935/APP.	DISCHA	02.03.2022
21/01043/NMA	Non material amendment for planning application 20/00524/APP to allow for the change in external materials.	AWAITING DECISION	
21/01236/NMA	Non material amendment for planning application 15/01149/OUT	GRANT	11.02.2022
21/01247/NMA	Non material amendment for planning application 20/00524/APP	GRANT	07.02.2022
21/00976/OUT	(Site to North) Residential Development (up to 160 dwellings), associated works, including demolition, infrastructure, open space and landscaping. Vehicular access from the A38.	AT APPEAL	
22/00523/OUT	(Site to North) Residential Development (up to 160 dwellings), associated works, including demolition, infrastructure, open space and landscaping. Vehicular access from the A38.	AWAITING DECISION	

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
	<ul style="list-style-type: none"> – SP1 (The Need for Development) – SP2 (Distribution of New Development) – SD3 (Sustainable Design and Construction) – SD4 (Design Requirements) – SD6 (Landscape) – SD8 (Historic Environment)

	<ul style="list-style-type: none"> - 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 Plan 2011-2031 (TBP) – Adopted June 2022
	<ul style="list-style-type: none"> - Policy RES5 (New Housing Development) - 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)
3.4	Neighbourhood Plan
	<p>Down Hatherley, Norton and Twigworth Neighbourhood Development Plan (DHNTNDP) – Made May 2019</p> <ul style="list-style-type: none"> - L1 (Landscape Protection in the Open Countryside) - E3 (Landscape and New Developments) - H2 (Housing Development in Twigworth Parish)

	<ul style="list-style-type: none"> - FP1 (Effectiveness of Water Holding Techniques and Sewerage Capacity)
3.5	Other relevant policies/legislation
	<ul style="list-style-type: none"> - 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
	<p>Full copies of all the consultation responses are available online at https://publicaccess.tewkesbury.gov.uk/online-applications/.</p>
4.1	<p>Twigworth Parish Council – Object</p> <p>The whole Twigworth Green development site has operated as a functional pluvial flood plain and Phase 3 even more so given its proximity to Hatherley Brook. This is contrary to the JCS Plan's Strategic Objective 6 - Meeting the challenges of climate change - specifically, "ensuring that new development is located in areas which are not liable to flooding, that existing infrastructure is adequately protected from the threat of flooding, and that existing flood defences are protected and enhanced."</p> <p>More could be done in the design to meet JCS Policy SD3 - Sustainable Design & Construction - particularly 4.3.10 for minimisation of flood risk by appropriate siting, drainage and treatment of surface areas to ensure rainwater permeability in compliance with Policy INF2. Reduction in urban heat effect through the use of Green Infrastructure elements such as living roofs and walls surfaced with plants or grass, increased tree cover including planting of street trees, and use and construction of water flows in Compliance with Policy INF3. The need to control overheating of buildings through passive design in compliance with Policy SD4.</p> <p>In the original outline application (15/01149/OUT) the Indicative Masterplan had more green space plus LEAP/LAP abutting the Public Bridleway. The current plan, rather than using the opportunity to surround the Public Bridleway with green infrastructure corridors instead, has roads on either side of the Bridleway. This is contrary to both:</p> <ul style="list-style-type: none"> - Policy SD4: Design Requirements - should demonstrate "good levels of integration with the surrounding area both built and natural, in particular maximising existing and potential movement connections with the existing environment to encourage walking, cycling and use of public transport." <p>And</p> <ul style="list-style-type: none"> - Policy INF3: Green Infrastructure 5.4.11 to include "Proposals that improve the accessibility of the green infrastructure network for sports, play and travel, for example by creating, improving or extending footpaths, bridleways and cycling links, will therefore be encouraged. Accessibility improvements should take account of the need to protect the ecological function of these corridors in accordance with Policy SD9.

	<p>Worryingly, The Cotswold Transport Planning's Technical Note - Layout dated February 2022, outlines pre-application discussions with Gloucestershire County Council (GCC) to agree a reduction in the Manual for Gloucestershire Streets (MfGS) July 2020 parking standards for 4-bed dwellings, based on parking survey data compiled by CTP. As a result, the parking standards within the GCC MfGS Addendum October 2021 were reviewed and subsequently amended. The document states that this parking survey evidence information is retained within this report as Appendix B - however the on line version of this document does not include this information and we are therefore unable to review this evidence. This evidence is based on car parking ownership data from six new residential developments in Gloucestershire (as agreed with GCC) - specifically (i) RAF Rissington, (ii) New Barn Lane, Prestbury, (iii) London Road, Fairford, (iv) Ashchurch, Tewkesbury, (v) Tewkesbury Meadows (Wheatpieces) and (vi) Stonehouse.</p> <p>This survey identified that of the 188 4-bed units surveyed, 173 had two or less cars, resulting in only 8% of dwelling having three or more cars, which did not justify a blanket requirement for 3 spaces per 4-bed dwelling. What is not known - because the raw data is not provided in the on line version of the document - is the age ranges of those in these dwellings. The Parish Council is well aware that once children reach driving age, they too want to pass their driving test and have their own cars. It would not therefore be unexpected for those living in 4-bed dwellings with children will at some point need more parking spaces, especially given that children are living at home longer. We are extremely concerned given the recent tragic fatalities in 2021 in alleged parking disputes that reducing the number of parking spaces from those indicated in the original MfGS of July 2020 is irresponsible.</p>
4.2	<p>Environment Agency – Objection at the time of preparing this committee report due to finished floor levels. Amended plans have been provided an update will be provided at committee.</p>
4.3	<p>Lead Local Flood Authority – No objection</p>
4.4	<p>Severn Trent – No objection</p>
4.5	<p>Highways England – No objection</p>
4.6	<p>County Highways Authority – No objection – Minor issues identified with the plans insofar as a tree blocks one of the accesses. An update will be provided at committee.</p>
4.7	<p>Environmental Health (Air Quality) – No objection</p>
4.8	<p>Environmental Health (Noise) – No objection. The submitted noise assessment is satisfactory and predicts that both internal and external noise levels will be acceptable without any specific noise mitigation measures being required. The proposals therefore accord with condition 26 of the outline permission</p>
4.9	<p>Ecological Advisor – No objection</p>
4.10	<p>Landscape Advisor – Revisions requested to plans and awaiting revised consultation response. An update will be provided at committee.</p>

4.11	Housing Enabling Officer – No objection – the application complies with the S106 agreement of the outline permission
4.12	County Minerals and Waste – No objection
5.0	PUBLICITY AND REPRESENTATIONS
5.1	Full copies of all the representation responses are available online at https://publicaccess.tewkesbury.gov.uk/online-applications/ .
5.2	The application has been publicised through the posting of a site notice for a period of 21 days. No comments were received.
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), the Tewkesbury Borough Plan 2011-2031 (TBP) and a number of 'made' Neighbourhood Development Plans.
6.3	The relevant policies are set out in the appropriate sections of this report.
6.4	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	<p>The outline permission included conditions which required submission of information relating to the whole development with the first/prior to the first reserved matters application. Other conditions required further information to be submitted with each phase of reserved matters. These conditions are summarised below:</p> <ul style="list-style-type: none"> - Condition 6 - 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 1a, 1b and 2. - Condition 7 - A Site Wide Masterplan Document (SWMD) either prior to or as part of the first reserved matters application. This has been approved. -

	<ul style="list-style-type: none"> - Condition 8 - 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. - Condition 9 - as amended by non-material amendment application 19/00045/MINOR requires details of all existing trees within the site, which have a stem diameter exceeding 75mm, and details of each retained tree including species and general health and stability. Details in respect of Condition 9 have been submitted as part of this application including details of trees/hedgerows to be retained. - Condition 10 - Submission of a tree and landscaping scheme for each phase. This has been submitted as part of the reserved matters application. - Condition 12 – A Landscape and Ecological Management plan (LEMP) has been approved for the whole site and the current application includes an Ecology Note demonstrating how the reserved matters proposal are in accordance with the LEMP. - Condition 17 - 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. - Condition 23 - 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	<p>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 discussed where relevant in the following sections of this report.</p>
7.3	<p>The application is supported by a range of technical documents including the following:</p> <ul style="list-style-type: none"> - Design/Planning Compliance Statement - Ecology Compliance Statement - Materials, Boundary Treatments and Storey Height Plans - Proposed Street Adoption Plan and Refuse Vehicle Tracking Plan - Proposed Drainage Strategy Plan and Finish Floor Levels Plan - Proposed parking/cycle storage and refuse storage/collection plans - Arboricultural Method Statement - Proposed Landscaping/planting Plans - Affordable Housing Layout plan - Noise Assessment and Mitigation Statement

	- Waste Minimisation Statement
	<i>Principle of development</i>
7.4	<p>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 3 reserved matters in respect of access, layout, appearance, landscaping and scale of the development.</p> <p>The key issues in relation to this reserved matters application are considered to be:</p> <ul style="list-style-type: none"> - 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.
7.5	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).
	<i>Layout, appearance, scale and density</i>
7.6	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 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 H2 of the DHNTNDP states that planning applications for housing development should achieve a standard of design and appearance which is respectful of its surroundings and Twigworth village.
7.7	<p>A number of parameter plans were approved as part of the outline consent (15/01149/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 7 of the outline permission required a Site Wide Masterplan Document (SWMD), which has been approved and provides a set of Design Principles, including:</p> <ul style="list-style-type: none"> - The principles for determining the design, form, heights and general arrangement of external architectural features of buildings;

	<ul style="list-style-type: none"> - 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.
7.8	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.
7.9	The Phase 3 reserved matters application has been supported by a Design Compliance Statement (DCS) in order to demonstrate the scheme's compliance with the SWMD. The DCS sets out the Design Evolution, Street Structure, Building Heights and Scale of the Phase 3 proposal and how these align with the overarching parameters secured within the SWMD.
7.10	Officers have assessed the DCS and during the determination of the application have sought amendments to the scheme including amendments to tiles to ensure consistency between the phases, the widening of the green infrastructure corridors and amendments to the elevations of the apartment blocks. Further to the 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.
7.11	The Phase 3 land parcel is located within two separate character areas as defined in SWMD. A character areas plan is included in the committee presentation and majority of the site is in the Core Neighbourhood Character Area and the southern perimeter of the site is in the Down Hatherley Character Area. The SWMD also shows two centrally located areas of open space/garden squares within Phase 3, the eastern of which contains a LEAP. The SWMD also shows natural green corridors running along the northern boundary, eastern boundary and centrally within the site which provide retained hedgerow planting, ecological corridors and enhance the pedestrian networks within the wider Strategic Allocation. These features have been incorporated into the layout and negotiations have taken place during the consideration of the reserved matters application which have increased the width of the natural green corridors and have removed, where practical, features such as visitor parking from the natural green corridors.
7.12	The majority of the site besides the southern perimeter is located within the Core Neighbourhoods Character Area within the SWMD, alongside Phase 2 to the north and Phase 1B to the west. The SWMD states that these areas should generally be lower to medium density development (35-45 dph) 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 Gateway Character Area to the north west (where the wider Strategic Allocation is accessed of the A38) and the more rural Hatherley Ribbon Park Character Area to the south.

7.13	<p>The application primarily proposes two storey dwellings within this character area with a variety of eaves lines to create interest in the street scene. At prominent locations including the apartments that front onto the Garden Squares, the apartments are 2.5 storeys providing focal point features adjacent to the public realm. The elevations of the apartments have been amended further to comments from officers to create symmetry in the elevations overlooking the Garden Squares and to create corner markers at the principal visual vistas. A number of 2.5 storey dwellings are also proposed at prominent visual viewpoints providing focal points within the development. House designs are varied with a mix of hipped, eaves and gable fronted dwellings and materials comprise of mainly red brick, with some dwellings at key focal points being chalk render to provide variety. A number of dwellings fronting the north adjacent to natural corridors have chalk render gables which is considered an appropriate design cue for these spaces and houses are set back to overlook green spaces and natural corridors to provide natural surveillance. The overall density of development within that part of application site which is the Core Neighbourhoods Area is 43 units per hectare which is in accordance with the SWMD. Overall officers consider that the design approach in the Core Neighbourhood Area accords with the general design principles of the SWMD.</p>
7.14	<p>The south of the site is located in the 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.</p>
7.15	<p>Within the Hatherley Ribbon Park Character Area the application proposes lower density residential development and the density is 25 units per hectare. Dwellings are constructed primarily of golden buff reconstituted stone, interspersed with Brunswick Farmhouse Mixture brick (lighter red). The dwellings are 2 storeys with single detached garages, of traditional architectural style with dwellings set back from the street scene to provide a more semi-rural character. Parking is set to the sides of dwellings creating opportunities for active surveillance over the open space. These dwellings have front gardens, which when set alongside grass verges and street trees, provides a more rural character which assists in the transition between the built form and Hatherley Brook Ribbon Park. Overall officers consider that the design approach in the Hatherley Ribbon Park Character Area accords with the general design principles of the SWMD.</p>
7.16	<p>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.</p>
<p><i>Access and highway safety</i></p>	
7.17	<p>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.</p>
7.18	<p>Vehicular access to Phase 3 is obtained via the A38 and there are two primary accesses to the west and north via phases 1B and 2 respectively. A number of secondary streets provide vehicular and pedestrian accesses off these roads into the wider application site. Junction visibility and forward visibility is demonstrated throughout the layout with a 20mph design speed in the majority of locations. Vehicle tracking information has been provided, which</p>

	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. However, at the time of preparing this committee report, the Highways Authority have identified a minor issue with the plans insofar as there is no vehicular crossover shown to access plots 557 – 553, and the site layout plan shows a tree blocking the location of this crossover. The applicant has advised that they will provide updated plans to address this issue and <u>an update will be provided at committee.</u>
7.19	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.
7.20	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.
7.21	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. Areas of car parking within the public realm are also overlooked reducing the risk of crime. One bedroom apartments have an average of 1 parking space, two bedroom houses and apartments have an average of 2 spaces, three bedroom houses an average of 2 spaces) and four bedroom houses an average of 2.3 spaces. The Highways Authority have been consulted on the application and have advised that they are satisfied with the parking provisions.
7.22	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, subject to minor revisions being made to the plans as set out above.
	<i>Trees, Landscaping and Open Space</i>
7.23	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.
7.24	The Parameter Plans approved through the outline permission and subsequent approval of the SWMD, details a strong network of existing and proposed green infrastructure across the wider site, with the creation of vegetated routes which retain existing hedgerows to form corridors connecting the developed areas of the site with the natural landscape

7.25	<p>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.</p>
7.26	<p>The applicant has submitted a suite of information in support of the application to demonstrate compliance with the SWMD. The information includes: design compliance statement, ecological advice notes, soft landscape proposals, hard landscape proposals, specifications for proposed planting, arboricultural method statement (including tree survey schedule, tree removal and retention plans and tree works schedules).</p>
7.27	<p>The application site contains a number of green infrastructure corridors. Running centrally through the site, but outside the applicant's ownership and outside the red line, is a public bridleway which links Brook Lane to Down Hatherley Park. The existing hedgerow bounding this bridleway is to be retained with occasional native planting added and the existing grass is to be retained and enhanced along the boundary to maintain ecological corridors and create a visual transition. From within the site, pedestrian connections can be obtained to the bridleway from connection points to the north and south, and there all also opportunities for further access points within the site, but the removal of sections of the hedgerow needs to be agreed with adjacent landowners.</p>
7.28	<p>To the north and east of the site, the SWMD shows that green infrastructure corridors are to be provided, where hedgerows are to be retained and pedestrian connections to be provided to the wider green infrastructure network. Negotiations have taken place during the determination of this application to seek to increase the width of these corridors and to set dwellings further back and to remove built form incursions. The increase in width of the corridors which has been secured during the determination of the application has allowed for the creation of hoggin footpath which runs along the green corridor providing pedestrian connections around the perimeter of the site and inclusion of natural play areas. Further to these amendments, officers consider that the form and nature of the natural green corridors is acceptable and accords with the SWMD and the approved parameter plans.</p>
7.29	<p>Internally within the application site, in accordance with the principles of the SWMD, two garden squares are incorporated into the layout, the eastern one of which contains a LEAP. Both the garden squares provide trees planting, shrub planting and areas for informal recreation. Street trees are also incorporated along with grass verges and new hedge and shrub planting to the frontages of dwellings across the proposed development creating a green streetscape and high quality public realm.</p>

7.30	The Council's Landscape Advisors has been consulted on the application and amendments were requested to the scheme including amendments to planting, spacing between paths and hedgerows and the inclusion of natural play areas within the green corridors. The applicant has submitted revised plans to address these issues, however at the time of preparing this committee report offices are waiting for a consultation response from the Landscape Advisor and an update will be provided at committee.
7.31	Subject to the Council's Landscape Advisor being satisfied with the amendments to the scheme, 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.
	<i>Existing and future residential amenity</i>
7.32	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.
7.33	The layout and proximity of the Phase 3 site to the existing community of Twigworth 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.
7.34	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.
7.35	In addition, at the request of officer private balconies have been added to the apartment units 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.
7.36	Condition 26 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 the A38. A Noise Assessment has been submitted in support of the application and the Environmental Health Officer (EHO) has been consulted in respect of the current scheme and considers the submitted Noise Assessment to be satisfactory in terms of the methodology used and the conclusions reached and advises that the noise levels within Phase 3 will comply with the limits proposed in condition 26 without any specific noise mitigation measures. Therefore, the EHO is satisfied that condition 26 can be discharged/approved for this phase of the development.
7.37	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/future residents in accordance with the relevant JCS policies.

	<i>Affordable housing</i>
7.38	<p>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.</p>
7.39	<p>Condition 6 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 includes details of the approximate number of market and affordable dwellings for each phase and the S106 attached to the outline permission sets out the size and mix of affordable houses which are required across the whole strategic allocation. The S106 also states that:</p> <ul style="list-style-type: none"> - 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.
7.40	<p>The application is supported by an Affordable Housing Statement that sets out the following schedule of accommodation:</p> <p><u>Affordable Rent (83 units)</u></p> <ul style="list-style-type: none"> - 52 x 1-bedroom flat - 15 x 2-bedroom flat - 6 x 2-bedroom house - 3 x 3-bed house - 7 x 4-bed house <p><u>Intermediate Affordable (52 units)</u></p> <ul style="list-style-type: none"> - 8 x 1-bedroom flat - 4 x 2-bedroom flat - 10 x 2-bedroom house - 22 x 3-bed house

	- 8 x 4-bed house
7.41	Of these units, a total of 8 units (5.9%) are constructed to accessible and adaptable homes standards, exceeding the 5% S106 requirements.
7.42	The Affordable Housing Statement confirms that the mix of affordable housing meets the requirements of the S106 and Phasing Plan and moreover, as this is the final phase of development in the Strategic Allocation, confirms that the overall mix of affordable housing across all phases accords with the overarching requirements of the S106.
7.43	The provision of 135 affordable units in this phase represents 40% of the total dwellings proposed. It is considered that the proposed affordable units would be tenure blind and are equal to that of market housing in terms of appearance, build quality and materials.
7.44	In respect to clustering, this phase is required to deliver a large proportion of 1-bedroom affordable units, which are being provided within blocks of apartments. However no single apartment block exceeds 15 units, being below the 16 unit threshold and it is considered that the clustering is acceptable and in accordance with the provisions of the S106.
7.45	The Housing Enabling Officer (HEO) has been consulted and has advised that the proposed affordable housing provisions for Phase 3 is in line with the S106 agreement and it is considered that the proposed affordable housing provision and arrangement is acceptable.
	<i>Foul and Surface Water Drainage</i>
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.
7.47	The principle of developing the site is of course already established by the outline permission. A drainage strategy plan has been submitted as part of the current Phase 3 scheme in order to demonstrate how the site specific drainage infrastructure would accord with the drainage strategy for the entire site. Condition 21 of the outline consent precluded the commencement of development works on site until a detailed surface water drainage strategy for the entire site had been submitted to and approved in writing by the LPA. Condition 21 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 22 also required that no dwellings should be located outside of Flood Zone 1 and Condition 23 requires 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).
7.48	Condition 21 (Site wide detailed surface water drainage strategy) of the outline consent has been complied with and a detailed surface water drainage and SUDS strategy was submitted to the Council, and subsequently approved by the Council in October 2019.
7.49	The current application for the Phase 3 scheme seeks to demonstrate how the proposal would fully accord with the aforementioned approved site wide detailed surface water drainage strategy and would appropriately align with the overarching, site-wide strategy approved under Condition 21.

7.50	The Lead Local Flood Authority have been consulted on the application and raise no objection as the Drainage Strategy Plan would be suitable as part of the overall drainage strategy approved by Condition 21 of the outline consent.
7.51	Foul sewerage is discharging into a new developer built sewer running south west from the site which avoids the sewers and pumping stations in Twigworth village. Severn Trent have been consulted on the application and have no objection to the foul sewerage arrangements.
7.52	At the time of writing this Committee Report, the Environment Agency have raised objections to this application as plots 396 and 397 have been set at a finish floor level of 13.125m AOD(N) instead of 13.15m AOD(N) as required by the approved overarching Drainage Strategy and condition 23 of the outline permission. The applicant has revised the plans in response to these concerns and the Environment Agency has been consulted and an update will be provided at committee.
7.53	An update on the finished floor levels and the Environment Agency's consultation response will be provided at committee and whether the finished floor levels accord with the approved outline drainage strategy and the requirements of the outline planning permission.
8.0	CONCLUSION AND RECOMMENDATION
8.1	Considering all of the above, subject to confirmation that the Environment Agency are satisfied with the proposed finish floor levels and that the Highways Authority and Council's Landscape Officer are satisfied with the revised proposals and minor amendments, the proposed development is considered acceptable in regards to access, layout, scale, appearance, and landscaping. The scheme advanced would be in accordance with the outline consent, the Parameter Plans and the SWMD approved under that consent.
8.2	As set out above, a committee update will be provided once consultation responses are received from the Environment Agency and the Council's Landscape Advisor, and from the Highways Authority once the minor amendments have been made to the plans. The committee update will also set out any changes that arise to the submitted plans and variations to the recommended conditions that may arise.
8.3	The application is therefore recommended for Delegated Approval subject to confirmation from the Environment Agency, the County Highways Authority and the Council's Landscape Officer that the amendments to the scheme are acceptable.

CONDITIONS:

1. The development hereby approved shall be implemented in accordance with the following plans, documents and details:
 - Waste Minimisation Statement February 2022 received 9th March 2022
 - Site Location Plan TWIG3-MCB-ZZ-ZZ-DR-A-0201-D5-P2 received 9th March 2022
 - Site Layout Plan TWIG3-MCB-ZZ-ZZ-DR-A-0230-D5-P3 received 30th June 2022
 - Materials and Boundaries Plan TWIG3-MCB-ZZ-ZZ-DR-A-0231-D5-P3 received 30th June 2022
 - Surface Finishes Plan TWIG3-MCB-ZZ-ZZ-DR-A-0232-D5-P3 received 30th June 2022
 - Parking Strategy Plan TWIG3-MCB-ZZ-ZZ-DR-A-0233-D5-P3 received 30th June 2022
 - Affordable Tenure Plan TWIG3-MCB-ZZ-ZZ-DR-A-0234-D5-P3 received 30th June 2022

- Adoptable Management Plan TWIG3-MCB-ZZ-ZZ-DR-A-0235-D5-P3 received 30th June 2022
- Refuse Strategy TWIG3-MCB-ZZ-ZZ-DR-A-0236-D5-P3 received 30th June 2022
- Storey Heights Plan TWIG3-MCB-ZZ-ZZ-DR-A-0237-D5-P3 received 30th June 2022
- Illustrative Streetscenes TWIG3-MCB-ZZ-ZZ-DR-A-0250-D5-P2 received 1st June 2022
- Conceptual Streetscenes 61339-MCB-ZZ-ZZ-DR-A received 1st June 2022
- Housetype Plans and Elevations – Becket TWIG3-MCB-ZZ-ZZ-DR-A-0105-D5-P3 received 30th June 2022
- Housetype Plans and Elevations – Becket TWIG3-MCB-ZZ-ZZ-DR-A-0106-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Mylne TWIG3-MCB-ZZ-ZZ-DR-A-0108-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Mylne TWIG3-MCB-ZZ-ZZ-DR-A-0110-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Leverton TWIG3-MCB-ZZ-ZZ-DR-A-0111-D5-P3 received 30th June 2022
- Housetype Plans and Elevations - Leverton TWIG3-MCB-ZZ-ZZ-DR-A-0112-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Pembroke + TWIG3-MCB-ZZ-ZZ-DR-A-0113-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Pembroke + TWIG3-MCB-ZZ-ZZ-DR-A-0114-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Pembroke + TWIG3-MCB-ZZ-ZZ-DR-A-0115-D5-P1 received 9th March 2022
- Housetype Plans and Elevations – Pembroke TWIG3-MCB-ZZ-ZZ-DR-A-0117-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Knightley TWIG3-MCB-ZZ-ZZ-DR-A-0119-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Knightley TWIG3-MCB-ZZ-ZZ-DR-A-0120-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Knightley TWIG3-MCB-ZZ-ZZ-DR-A-0121-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Knightley TWIG3-MCB-ZZ-ZZ-DR-A-0122-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Cottingham TWIG3-MCB-ZZ-ZZ-DR-A-0123-D5-P1 received 9th March 2022
- Housetype Plans and Elevations – Cottingham TWIG3-MCB-ZZ-ZZ-DR-A-0124-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Elmslie TWIG3-MCB-ZZ-ZZ-DR-A-0125-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Elmslie TWIG3-MCB-ZZ-ZZ-DR-A-0126-D5-P2 received 9th March 2022
- Housetype Plans and Elevations – Aslin TWIG3-MCB-ZZ-ZZ-DR-A-0128-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Aslin TWIG3-MCB-ZZ-ZZ-DR-A-0129-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Bleinham TWIG3-MCB-ZZ-ZZ-DR-A-0130-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - Bleinham TWIG3-MCB-ZZ-ZZ-DR-A-0131-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X306 TWIG3-MCB-ZZ-ZZ-DR-A-0133-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X306 FG TWIG3-MCB-ZZ-ZZ-DR-A-0134-D5-P2

- received 1st June 2022
- Housetype Plans and Elevations - X307 TWIG3-MCB-ZZ-ZZ-DR-A-0136-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X308 TWIG3-MCB-ZZ-ZZ-DR-A-0137-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X412 TWIG3-MCB-ZZ-ZZ-DR-A-0139-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X413 TWIG3-MCB-ZZ-ZZ-DR-A-0140-D5-P1 received 9th March 2022
- Housetype Plans and Elevations - X413 TWIG3-MCB-ZZ-ZZ-DR-A-0141-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X413 TWIG3-MCB-ZZ-ZZ-DR-A-0142-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X413 TWIG3-MCB-ZZ-ZZ-DR-A-0143-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X413 TWIG3-MCB-ZZ-ZZ-DR-A-0144-D5-P1 received 9th March 2022
- Housetype Plans and Elevations - X414 TWIG3-MCB-ZZ-ZZ-DR-A-0145-D5-P3 received 30th June 2022
- Housetype Plans and Elevations - X414 TWIG3-MCB-ZZ-ZZ-DR-A-0146-D5-P1 received 9th March 2022
- Housetype Plans and Elevations - W4025 TWIG3-MCB-ZZ-ZZ-DR-A-0147-D5-P3 received 30th June 2022
- Housetype Plans and Elevations - W4025 TWIG3-MCB-ZZ-ZZ-DR-A-0148-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0149-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0150-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0151-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0152-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0153-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X416 TWIG3-MCB-ZZ-ZZ-DR-A-0154-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - X309 TWIG3-MCB-ZZ-ZZ-DR-A-0155-D5-P2 received 1st June 2022
- Housetype Plans and Elevations – Leverton TWIG3-MCB-ZZ-ZZ-DR-A-0156-D5-P1 received 1st June 2022
- Housetype Plans and Elevations – Cottingham TWIG3-MCB-ZZ-ZZ-DR-A-0157-D5-P1 received 1st June 2022
- Housetype Plans and Elevations – Elmslie TWIG3-MCB-ZZ-ZZ-DR-A-0158-D5-P1 received 1st June 2022
- Housetype Plans and Elevations - 3xAF2+3xAF1 TWIG3-MCB-ZZ-ZZ-DR-A-0160-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - 3xAF2+3xAF1 TWIG3-MCB-ZZ-ZZ-DR-A-0161-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - 9xAF1 TWIG3-MCB-ZZ-ZZ-DR-A-0162-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - 9xAF1 TWIG3-MCB-ZZ-ZZ-DR-A-0163-D5-P2 received 1st June 2022

- Housetype Plans and Elevations - 9xAF1 TWIG3-MCB-ZZ-ZZ-DR-A-0164-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - 3xAF2+15xAF1_GF TWIG3-MCB-ZZ-ZZ-DR-A-0165-D5-P2 received 1st June 2022
- Housetype Plans and Elevations - 3xAF2+15xAF1_FF TWIG3-MCB-ZZ-ZZ-DR-A-0166-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -3xAF2+15xAF1_2F TWIG3-MCB-ZZ-ZZ-DR-A-0167-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -3xAF2+15xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0168-D5-P3 received 30th June 2022
- Housetype Plans and Elevations - 3xAF2+15xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0169-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -3xAF2+15xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0170-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -7xAF2+10xAF1_GF TWIG3-MCB-ZZ-ZZ-DR-A-0171-D5-P2 received 1st June 2022
- Housetype Plans and Elevations -7xAF2+10xAF1_FF TWIG3-MCB-ZZ-ZZ-DR-A-0172-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -7xAF2+10xAF1_2F TWIG3-MCB-ZZ-ZZ-DR-A-0173-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -7xAF2+10xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0174-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -7xAF2+10xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0175-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -7xAF2+10xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0176-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-GF TWIG3-MCB-ZZ-ZZ-DR-A-0177-D5-P2 received 1st June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-FF TWIG3-MCB-ZZ-ZZ-DR-A-0178-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-2F TWIG3-MCB-ZZ-ZZ-DR-A-0179-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0180-D5-P3 30th June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0181-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+10xAF1-ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0182-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+15xAF1_GF TWIG3-MCB-ZZ-ZZ-DR-A-0183-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+15xAF1_FF TWIG3-MCB-ZZ-ZZ-DR-A-0184-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+15xAF1_2F TWIG3-MCB-ZZ-ZZ-DR-A-0185-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+15xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0186-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2xAF2+15xAF1_ELEV TWIG3-MCB-ZZ-ZZ-DR-A-0187-D5-P3 received 30th June 2022
- Housetype Plans and Elevations -2BH TWIG3-MCB-ZZ-ZZ-DR-A-0190-D5-P2 received 1st June 2022
- Housetype Plans and Elevations -3BH TWIG3-MCB-ZZ-ZZ-DR-A-0191-D5-P2 received 1st June 2022
- Housetype Plans and Elevations -3BH_FG TWIG3-MCB-ZZ-ZZ-DR-A-0192-D5-P2 received

- 1st June 2022
- Housetype Plans and Elevations -4BH TWIG3-MCB-ZZ-ZZ-DR-A-0193-D5-P2 received 1st June 2022
 - Housetype Plans and Elevations -4BH_FG TWIG3-MCB-ZZ-ZZ-DR-A-0194-D5-P2 received 1st June 2022
 - Housetype Plans and Elevations – Garages TWIG3-MCB-ZZ-ZZ-DR-A-0195-D5-P1 received 9th March 2022
 - Housetype Plans and Elevations - Garages TWIG3-MCB-ZZ-ZZ-DR-A-0196-D5-P2 received 1st June 2022
 - Housetype Plans and Elevations - Bins and Bike Storage TWIG3-MCB-ZZ-ZZ-DR-A-0198-D5-P1 received 9th March 2022
 - Housetype Plans and Elevations - Bins and Bike Storage TWIG3-MCB-ZZ-ZZ-DR-A-0199-D5-P1 received 9th March 2022
 - On-Site General Arrangement SK01 D received 1st June 2022
 - On-Site Visibility Splays and Forward Visibility SK02 D received 1st June 2022
 - On-Site Swept Paths and Car Passing SP01 D received 1st June 2022
 - On-Site Swept Paths Refuse (Access) and Car SP02 E received 1st June 2022
 - On-Site Swept Paths Refuse (Egress) and Car SP03 E received 1st June 2022
 - On-Site Swept Paths Fire Appliance SP04 E received 1st June 2022
 - On-Site Swept Paths Delivery Vehicle and Car SP08 D received 1st June 2022
 - Preliminary FFL's and Drainage Strategy PJS19-24-700 D received 1st June 2022
 - Horizontal General Arrangement PJS19-24-710 A received 1st June 2022
 - Landscape General Arrangement LA5173-001B received 30th June 2022
 - Landscape Proposals 1 of 4 LA5173-002B received 30th June 2022
 - Landscape Proposals 2 of 4 LA5173-003B received 30th June 2022
 - Landscape Proposals 3 of 4 LA5173-004B received 30th June 2022
 - Landscape Proposals 4 of 4 LA5173-005B received 30th June 2022
 - Proposed Play Area (LEAP) LA5173-006C received 30th June 2022
 - Noise Assessment and Mitigation Scheme dated January 2022 received 9th March 2022
 - Arboricultural Method Statement dated February 2022 received 9th March 2022
 - Briefing Note: Ecology Update dated June 2022 received 30th June 2022

Except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

2. The Development hereby approved shall not be occupied until the access, parking and turning facilities that that individual building to the nearest public highway has been provided as shown on drawing TWIG3-MCB-ZZ-ZZ-DR-A-0230.

Reason: To ensure conformity with submitted details.

3. The Development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

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 15/01149/OUT including the associated S106 legal agreements.
3. The developer is advised that all pre-commencement conditions on outline approval ref: 15/01149/OUT shall be submitted to the LPA and approved in writing, prior to commencement of the development hereby approved.