



Planning Committee

Greenlands Ward

6 January 2009

**2008/360/OUT OUTLINE RESIDENTIAL DEVELOPMENT
LAND ADJACENT TO 1 FLADBURY CLOSE, WOODROW SOUTH
APPLICANT: PROPERTY SERVICES, REDDITCH BOROUGH
COUNCIL
EXPIRY DATE: 8 JANUARY 2009**

Site Description

(See additional papers for Site Plan)

The site area is a grassed corner plot which lies adjacent to 1 Fladbury Close, Woodrow North. The area is approximately 571 square metres (0.06ha), lies at the corner of a cul-de-sac and is surrounded by bungalows and houses.

There are four trees presently growing on the site, which would have been planted as part of the landscaping for when the dwellings were built as part of the development of the New Town.

Proposal description

This is an outline application for residential development with all matters reserved for future consideration (access, layout, scale, appearance and landscaping).

The application is supported by a Design & Access Statement, a sustainability checklist and details relating to any potential planning obligation.

Relevant key policies

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National planning policy

PPS1 (& accompanying documents) Delivering sustainable development
PPS3 Housing

Regional Spatial Strategy

UR4	Social infrastructure
CF5	Delivering affordable housing and mixed communities
QE3	Creating a high quality built environment for all

Worcestershire Country Structure Plan

CTC5	Trees, woodlands and hedgerows
IMP1	Implementation of development

Borough of Redditch Local Plan No.3

CS6	Implementation of development
CS7	Sustainable location of development
CS8	Landscape character
S1	Designing out crime
B(HSG).1	Housing provision
B(HSG).4	Density of development
B(HSG).6	Development within or adjacent to the curtilage of an existing dwelling
B(BE).13	Qualities of good design
B(NE).1a	Trees woodland and hedgerows
B(NE).6	Contaminated land
B(NE).9	Flood risk and surface water drainage
CT5	Walking routes
CT6	Cycle routes
R2	Protection of incidental open space

SPDs

Encouraging Good Design
Design for Community Safety

Relevant site planning history

None.

Public Consultation responses

One letter received stating no objection providing trees are retained.

Consultee responses

County Highway Network Control

No objection.

Environmental Health

No objection subject to conditions / informatives regarding construction times, lighting and odour control.

Severn Trent Water

No objection subject to a condition regarding drainage details.

Worcestershire County Council

No response received.

Drainage Officer

No response received.

Procedural matters

This is an outline application with all matters reserved, and as such, only the principle of development can be considered at this stage, as no details are available. However, if there are reasons why the development could not be designed to be appropriate to the site, these can be raised as concerns at this stage.

The application plans and documents include an indicative layout, however this is for illustrative purposes only to demonstrate how the site *could* be developed, and not how it *would* be developed. This therefore has no weight in the determination of the application.

Under normal circumstances, some matters might be required through entering into a S106 planning obligation to ensure the provision of certain matters. However, in this case the applicant is the Council, and the Council as Planning Authority cannot enter into an agreement with itself as land owner. Therefore, in this case, conditions can be attached in the place of an obligation. Should the site be sold and then subsequent applications be made by the new owner/developer, then the requirements of the conditions would remain in force regardless of ownership.

Assessment of proposal

The key issue for consideration in this case is the principle of the development, as all other matters are reserved for future consideration. As part of this, matters regarding density, sustainability and planning obligations can be considered.

Principle

The site is undesignated within the Local Plan, and thus can be considered as incidental open space under Policy R2. This is a criteria based policy, whereby development is considered to be acceptable provided that it meets these 6 criteria.

Criteria i) states that:

It should be demonstrated that the site has no particular local amenity value.

Your Officers consider that the site has little local amenity value and that the scheme complies with this criteria.

Criteria ii) states that:

It should be demonstrated that the site has no wildlife conservation value. There are no known wildlife interests on this site worthy of protection and therefore the proposal is also considered unlikely to cause significant harm to wildlife in this location. It is also noted that the adjacent school playing field sites provide a larger area for such species and therefore the loss of this smaller area in comparison is insignificant.

Criteria iii) states that:

The need for the development should outweigh the need to protect the Incidental Open Space.

Given the limited importance of the site in terms of its use and amenity value, in this case the need for the development does indeed outweigh the need to protect this Incidental Open Space.

Criteria iv) states that:

It should be demonstrated that there is alternative provision of equivalent or greater community benefit provided in the area at an appropriate and accessible locality.

In this respect, there is considered to be alternative provision in the form of larger areas of open space in the near vicinity which offer greater community benefit and which are in a highly accessible location.

Criteria v) states that:

The site should not have a strategic function separating clearly defined developed areas or acting as a buffer between different land uses.

The clear lack of a strategic function separating developed areas and lack of a buffer function between different land uses leads your Officers to conclude that the proposed development would satisfy this criterion.

Criteria vi) states that:

The incidental open space should not play an important role in the character of the area.

Your Officers have concluded that the land does not contribute significantly to the character and appearance of the area, and that therefore the site does not play an important role in the character of the area.

The reasoned justification for Policy R2 comments that there should be a surplus of open space in that area for the development proposal to be acceptable. Your Officers would inform Members that under the 'Open Space Needs Assessment' a surplus of open space exists within the Greenlands Ward, and that therefore the proposals comply with the RJ for Policy R2.

The site measures 0.06ha in total and therefore development at a minimum of 30 dph as recommended in PPS3 would result in a minimum of 2 dwellings on this site. The indicative layout showing a pair of dwellings would therefore meet the government guidelines in PPS3. The surrounding character and pattern of development is at approximately 35 dph and therefore it is considered that development could occur on this site in such a way that it would be acceptable and not inappropriate to the surrounding area.

Given that the supporting information provided with this application demonstrates that the proposal meets the criteria listed under Policy R2, in principle there are no objections to the development of the site for residential purposes.

Sustainability

The site lies within the urban area of Redditch, and is therefore considered to be in a sustainable location. The applicant has provided a plan demonstrating the links to the site with the cycle and public transport provision in the area, and it is considered that the site could easily be accessed by a variety of modes of transport, in line with planning policy objectives.

Planning obligations

It is not considered likely that any development on this site would be proposed at a level which is beyond the threshold for planning obligations (currently five dwellings) and therefore it is not considered necessary to include a condition requiring an obligation at reserved matters stage. However, if any subsequent reserved matters application does meet the policy threshold at the time, it would be possible to enter into an obligation at that stage.

Conclusion

The proposal is considered to comply with the planning policy framework and unlikely to cause harm to amenity or safety and as such is therefore considered to be acceptable.

Recommendation

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That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:

1. Time limit for commencement of development and for submission of reserved matters, including definition of reserved matters to follow
2. Limit on operating hours during construction
3. Secured by design principles to be incorporated into reserved matters scheme and a statement submitted with application(s) to demonstrate how this has been done

Informatives

1. Lighting
2. Odour control
3. Secured by design