

**PLANNING
COMMITTEE**

5th June 2013

PLANNING APPLICATION 2013/066/RM

**RESERVED MATTERS APPLICATION INCLUDING ACCESS, LAYOUT,
SCALE, APPEARANCE AND LANDSCAPING, FOLLOWING OUTLINE
PLANNING APPROVAL REF. NO. 2010/210/OUT: RESIDENTIAL
DEVELOPMENT COMPRISING OF 160 DWELLINGS**

**FORMER DINGLESIDE MIDDLE SCHOOL, WOODROW NORTH,
REDDITCH**

**APPLICANT: TAYLOR WIMPEY MIDLANDS
EXPIRY DATE: 12TH JUNE 2013**

WARD: GREENLANDS

(See additional papers for Site Plan)

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Site Description

The site measures approximately 4.23 hectares and comprises the former Dingleside Middle School and associated playing fields. The school closed in August 2008 and has since been demolished. Since then the site has remained vacant. The site is bounded by the road Woodrow North to the east and south and to the north by hedgerows, beyond which lies a strip of land owned by the Homes and Communities Agency. At this point the land falls away steeply in the direction of rear gardens serving existing dwellings on Throckmorton Road to the north. Woodrow Park lies to the west of the site.

To all perimeter boundaries, existing mature and semi-mature planting screens much of the interior from public highways.

The areas beyond the northern, eastern and southern boundaries of the site are primarily residential in character, consisting largely of two storey terraced housing dating from the mid twentieth century. Beyond Fladbury Close (residential) to the east lies the Park Farm Industrial Estate. Beyond Doverdale Close, to the south, lies the Woodrow District Centre, approximately 5 minutes walk away from the application site.

The site is accessed off Woodrow North, at a point approximately 50m from the south-west corner of the site.

Proposal Description

Following the approval of outline application 2010/210/OUT, reserved matters approval is sought for residential development comprising 160 dwellings, a

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percentage of which would be affordable homes. All matters (access, layout, scale, appearance and landscaping) are sought under this application.

The strip of land owned by the HCA together with a triangle of land to the rear of numbers 1 to 11 Auxerre Avenue which were included in the outline approval are excluded from this Reserved Matters application.

The development comprises 160 residential units to be provided through the following mix of detached, semi-detached and terraced town houses:

- 6 x 1 bed apartments
- 6 x 2 bed apartments
- 49 x 2 bed houses
- 77 x 3 bed houses
- 22 x 4 bed houses

Of the 160 units, 64 would be affordable units.

The Section 106 agreement pertaining to the outline consent 2010/210/OUT establishes that 40% of the development will be affordable housing.

The breakdown of affordable housing to be provided as part of this development is as follows:

- 6 x 1 bed apartments
- 6 x 2 bed apartments
- 26 x 2 bed houses
- 23 x 3 bed houses
- 3 x 4 bed houses

42 of the dwellings are to be provided as social rented accommodation by the RSL and 22 as intermediate affordable housing for shared owner-occupiers or for disposal with the affordable housing discount.

Building heights would range from two storeys to three storeys with the development being constructed in brickwork (walls) under tiled roof, with material colours to harmonise with the sites surroundings.

Access to the development, would be via the existing access point which served the former school, off Woodrow North.

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:

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www.communities.gov.uk
www.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

Borough of Redditch Local Plan No.3

- R.1 Primarily Open Space
- R.2 Protection of Incidental Open Space
- R.3 Provision of Informal Unrestricted Open Space
- R.4 Provision and Location of Children's Play Areas
- R.5 Playing Pitch Provision
- CS.1 Prudent Use of Natural Resources
- CS.2 Care for the Environment
- CS.5 Achieving balanced communities
- CS.6 Implementation of Development
- CS.7 The Sustainable Location of Development
- CS.8 Landscape character
- B(HSG).5 Affordable Housing
- B(HSG).6 Development within/adjacent to the curtilage of a dwelling
- B(BE).13 Qualities of Good Design
- B(BE).19 Green Architecture
- B(NE).1 Overarching Policy of Intent
- B(NE).1a Trees, Woodland and Hedgerows
- L.2 Education Provision
- S.1 Designing Out Crime
- C(T).12 Parking Standards (Appendix H)

Supplementary Planning Guidance / Documents (SPG / SPDs)

Encouraging Good Design
Affordable Housing Provision
Education Contributions
Open Space Provision
Designing for Community Safety

Paragraph 215 of the NPPF states that due weight be given to relevant policies in existing plans according to the degree of consistency with the NPPF (the closer the policies of the plan to the policies of the NPPF, the greater the weight that may be given). In accordance with paragraph 215 of the NPPF, the above policies should be afforded due weight, as the aspirations of these policies are consistent with the NPPF.

Constraints

Tree Preservation Order (TPO).139 (2011).

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Relevant Site planning History

2010/210: Outline planning application for residential development (Use Class C3) with all matters reserved Granted 28.01.2011.

2013/103/NMA: Minor re-alignment of inner red line as shown on indicative plan associated with application 2010/210 Granted 09.05.2013.

Public Consultation Responses

The application has been advertised by writing to neighbouring properties within the vicinity of the application site, by display of public notices on site, and by press notice.

To date, one letter has been received which comments that the reduction in house units from 220 (outline approval) to 160 is significant and asks whether the layout is adequate for the site. No further comments have been received. Any additional comments will be reported in the update papers.

Consultee Responses

County Highway Network Control

Comments that the proposed development is acceptable in highway terms and therefore raises no objection, subject to the inclusion of conditions covering access turning and parking, on site roads specification and phasing and the submission of a Construction Management Plan.

Housing Strategy Team

Housing Strategy has agreed the affordable housing provision and mix with the developers which will be a mix of social rented units (42) and intermediate affordable housing (22) which will be sold as low cost discounted sale and will remain as low cost discounted sale in perpetuity with a qualification criteria to ensure that local people have the opportunity to purchase these properties now and in the future.

North Worcestershire Water Management

Notes that the site is not susceptible to fluvial flood risk. Public and surface water sewers are located in the nearby surrounding area. Connection will be required by the relevant water authority (in this case Severn Trent Water). No objections are raised to the proposed development.

Council's Waste Management Service

No objection.

RBC Arboricultural Officer

Comments summarised as follows:

Has raised concerns regarding the loss of some of the trees, shrubs/understorey which is considered to be of landscape value. Notes the unacceptable apparent incursions into the Root Protection Areas (RPA) of some of the retained trees. Greater emphasis on the provision of native tree planting to enhance existing species poor hedges around the site boundary with a more diverse species mix

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than is currently indicated to achieve greater structure and biodiversity benefits. Further tree survey work is needed to accompany the application.

Worcestershire Regulatory Services (Environmental Health)

No objections. In view of the proximity of the proposed development to existing residential development, recommends that hours of construction on site be controlled.

RBC Community Safety Officer

Comments summarised as follows:

A number of units lack gable end windows meaning that driveways, rear access gates, opposing frontages and amenity space cannot be easily observed. Boundary treatments in many cases are not robust enough and would not deter or delay intruders. Secured by Design recommends the use of close board timber fencing at a height of 1.8m. The scheme proposes the excessive use of rear garden access alleyways which serve more properties than is considered necessary. Shared access alleyways are known to increase the risk of burglaries and are linked to fly tipping. Lead flashing proposed to porches and bay windows would be vulnerable to theft. It is recommended that non-lead alternatives be considered.

Severn Trent Water

No objection. Drainage details to be subject to agreement with Severn Trent.

Sport England

No objection.

Background

The outline planning permission (2010/210/OUT), to which this Reserved Matters submission relates was granted consent in January 2011. An indicative plan was submitted showing how 220 dwellings could potentially be accommodated within the site, which included a part of a strip of land to the northern edge, owned by the Homes and Communities Agency, and also a triangular shaped parcel of land containing garages, to the rear of 1-11 Auxerre Avenue. Whilst the plan submitted was indicative only, several objections from nearby residents (mostly those residing in Throckmorton Road) were received at the time, who objected to the development of the northern part of the site on grounds to harm to their residential amenities including perceived visual impact. Whilst members were in agreement to support the granting of permission in principle, a condition of any future reserved matters application was that development be limited to the parcel of land as shown by a red line on a layout plan submitted at the time.

This prohibits the development of the northern edge, where the land falls away steeply in a south to north direction in the direction of Throckmorton Road. The red line boundary (the developable site area) has been subject to an amendment under application 2013/103 to allow the potential development

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of a small parcel of land (which would accommodate 9 of the proposed 160 dwellings) to the far south-west corner of the site. The potential impact of development in this location will be examined in more detail later in this report.

Assessment of Proposal

The principle of residential development on the site has already been established under application 2010/210/OUT. The matters for consideration at this stage are access, layout, scale, appearance and landscaping.

The key issues for consideration in this case are listed as follows:

Design and Community Safety Considerations

In general terms, the layout of the development proposed under this application is considered to be acceptable to your officers. It offers a variety of housing designs and a mix of 2, 3 and 4 bedroom units, terraced, semi detached and detached dwellings together with two apartment blocks. The buildings would be either two storey (typically 8 metres in height) or 3 storey (typically 10 metres in height).

Some concerns have been raised by the Community Safety Team and officers have been working closely with the developers agent in order to seek amendments which address these concerns. Side windows serving habitable rooms have been inserted to gable elevations in order that natural / passive surveillance over key areas such as open space and private car parking areas is introduced.

Boundary fencing to public realm areas would now be close boarded to a height of 1.8m as per the CSO's recommendation, with screen walls to prominent public areas. Panel fencing would be used internally to separate garden areas. Non shared gates and alleyway improvements have been introduced and proposed flashing to bay windows has been replaced by a non-lead alternative.

Highways and access

Whilst access was not a matter determined under the outline application, the indicative plan showed that access would be via the existing access which formerly served the school via Woodrow North. At that time, County highways considered that 220 dwellings could be served via this access in principle without having a detrimental impact upon the surrounding highway network. Accessing 160 units via this access is acceptable as far as highways are concerned. Officers have received confirmation that the proposed new carriageways and associated infrastructure which would serve the new development are to required standards and can be adopted by the County Council. Parking for each of the units would meet the parking space standards.

Open space / amenity requirements

Some on-site amenity space has been provided as a grassed informal amenity area towards the centre of a site. Housing would front onto this space and would provide a distinctive identity to the development and a sense of place. The area

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would be planted with a range of native species to the satisfaction of the Tree Officer. It was agreed under the outline consent that the developer would pay contributions towards the improvement and maintenance as public open space at the adjacent Woodrow Park together with the provision of leisure equipment at existing nearby sites.

Private amenity space for all of the units would be in compliance with the Councils adopted SPG 'Encouraging Good Design'. As such, officers are satisfied that the scheme could not be regarded as an over-development of the site.

Trees and landscaping

Following receipt of the Tree Officers comments, further tree survey work has been undertaken to ensure that retained trees are suitably protected. Plots 1 to 3 towards the entrance of the site have been re-orientated and hardstandings associated with proposed roads 3 and 7 have been amended such that no incursion into the root protection zones of the TPO trees would occur.

The landscaping plans and planting schedule have been re-worked in line with the comments received from the Tree Officer.

The area to the west of the entrance road containing Plots 1 to 9 is outside the red line as shown on the original outline plan but within the red line area as amended under application 2013/103. Officers have no concerns regarding the residential development of this land since the visual amenity value of this area is limited and contains no trees worthy of protection. However, to ensure that this aspect of the development presents a green façade to Woodrow North, the units have been re-orientated and moved further into the site to allow the use of a Permacrib 'green wall' which would be subject to double planting to ensure it greens up fully and would also be planted with native hedge species to screen the garden fences.

This would present an attractive frontage in this location once planted and is considered acceptable in design terms. While there is a small degree of vegetation loss in this area which the Tree Officer was seeking to maintain, your officers consider that the loss is compensated for by the greening treatment of the Permacrib wall. The building line associated with this development would follow the line of the existing hedgerow to the east beyond which lies plot 160 and would not appear inappropriate in this context.

A gap ranging from between 25 and 44 metres would exist between the built development and Woodrow North (to the south) and already contains a number of mature trees which would adequately screen the development from the highway. Despite writing to the nearest affected properties in Doverdale Close beyond Woodrow North, no objections to this aspect of the development have been received.

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Affordable Housing

This is to be provided at 40% across the site with the split as set out earlier in this report. Detailed discussions have taken place between the Housing Strategy Team who state that they are in agreement with the provision and mix between social rented units and intermediate affordable housing which would be sold as low cost discounted sale and will remain as low cost discounted sale in perpetuity.

Sustainability

The site represents a highly sustainable location. There are a wide range of facilities and services in close proximity including schools, shopping facilities, with the Woodrow District Centre roughly five minutes away (by foot) to the south, and employment providers at the Park Farm Industrial estate lying a short distance to the east. The site is also within relatively close proximity to the hospital and has good road and bus links to Redditch Town Centre and beyond. A number of cycle ways and footpaths also link to wider areas.

The developer has confirmed that both private and affordable homes would be constructed to achieve Level 3 of the Code for Sustainable Homes. A condition to this effect would be attached to any consent requiring this.

Planning obligations

A planning obligation exists in respect to the outline application which requires that contributions be paid towards the provisions of sports facilities in the Borough, together with contributions towards the improvement and maintenance as public open space at Woodrow Park and the provision of leisure equipment at existing nearby sites. The S106 also requires that 40% of the dwellings be provided as affordable housing as has been confirmed earlier in this report.

Conclusion

Officers consider that this reserved matters submission is wholly acceptable having regards to the matters of access, layout, scale, appearance and landscaping to be considered here and would meet some of the demonstrated housing need in the Borough. 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 recommended for approval.

Recommendation

That having regard to the development plan and to all other material considerations it is recommended that permission be GRANTED subject to the following conditions:

1. Development to commence either before the expiration of five years from the date of the outline planning permission (28th January 2016), or

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- before the expiration of two years from the date of approval of this consent, whichever is the later.
2. Samples of materials for walls and roofs to be submitted for the prior written approval of the LPA
 3. Hardsurfacing details to be submitted
 4. Development to be built to a minimum Level 3 requirement set out under Code for Sustainable Homes
 5. Landscape management plan to be submitted
 6. Details of a lighting scheme for all public areas to be submitted
 7. Removal of PD rights for houses in close proximity to protected trees
 8. Tree protection measures for on-site working
 9. Limited working hours during construction period
 10. Development to be carried out in accordance with plans submitted with application
 11. H13 : Access turning and parking
 12. H34 : On site roads – engineering specifications to be submitted
 13. HC42 : On site roads phasing
 14. HC54 : Construction Environmental Management Plan

Informatives

1. Reason for approval
2. Positive and proactive informative
3. Conditions, where applicable attached to outline application
2010/210/OUT are still relevant to this permission
4. Drainage
5. Highway informatives : HN4, HN5, HN7, HN8

Procedural matters

Under the agreed scheme of delegation to Planning Officers, major applications should be reported to Committee, where the recommendation is one of approval.