

**PLANNING
COMMITTEE**

9th December 2015

Planning Application 2015/265/RM

Layout, appearance, scale and landscaping for the erection of 200 no. dwellings with associated infrastructure and landscaping and the discharge of conditions 5, 9, 15 and 16 of the outline application reference 2012/120/OUT.

Land At, Weights Lane, Bordesley, Redditch, Worcestershire

**Applicant: Bovis Homes Northern Region
Expiry Date: 18th December 2015
Ward: ABBEY**

(see additional papers for Site Plan)

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is the northern part of a green field, currently used for agricultural grazing purposes. There is a pair of semi-detached cottages of painted brick and clay tile to the Weights Lane frontage near the railway line, and these are excluded from the application site. The field is largely grassed and contains two solitary mature trees which are protected by a Tree Preservation Order (TPO).

The site is bounded by the railway line to the west, the A441 Alvechurch Highway to the east and Weights Lane to the north. Weights Lane is the district boundary; beyond is land controlled by Bromsgrove District Council. The southern boundary of the site falls across the middle of this land, and is a line running E-W roughly in line with the tennis courts at the Abbey Stadium opposite.

North of Weights Lane the fields slope down towards the River Arrow and then the valley rises to the north on the other side of the river. This land falls within the neighbouring district of Bromsgrove.

To the west of the railway line is more agricultural land, with the site being opposite the Abbey Stadium across the A441. The Abbey Stadium site is quite open, with a grass bund mound separating it from the road. Beyond the field to the south of the site are residential properties on Birmingham Road. Some front directly onto the Alvechurch Highway, however most are accessed from Birmingham Road.

Proposal description

The application follows the granting of outline consent for up to 200 dwellings and 5000m² of B1 office floorspace.

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The application seeks consent for the details of scale, appearance, layout and landscaping for all 200 dwellings. The site has been designed with development facing the frontages of Weights Lane and Birmingham Road, with a crescent feature facing the new roundabout agreed as part of the outline application. A run of residential properties on the western part of the site would back onto the railway line. The proposal includes opportunities for informal play around the two TPO trees in order to keep development at a distance from them, and also includes routes through the site for pedestrians and cyclists from Weights Lane at the north towards the subway under the A441 south of the site at the end of the Birmingham Road cul de sac.

The dwellings would be almost entirely 2 storey, except for 2 bungalows and 6 three storey semi-detached properties. The bungalows are proposed as part of the social housing provision. The dwelling details include features such as string courses, arched detailing above windows, and are largely designed so that they do not present blank elevations to the public domain. There are some rendered elements, but these have been kept to a minimum. The dwellings each have their own garden area and allocated parking provision in close proximity.

Amendments have been received in response to comments from consultees and the public and this report deals with the most recent details and thus those for consideration now.

The application also sought the discharge of various conditions attached to the outline application, however these are not for consideration here as they are being dealt with by relevant specialist officers as usual and are effectively a separate application. A separate reserved matters application can be made at a later date in relation to the B1 element of the outline permission, as that land has been excluded from this application.

Relevant Policies :

Borough of Redditch Local Plan No.3:

CS02 Care for the Environment
CS05 Achieving Balanced Communities
CS06 Implementation of Development
CS07 The Sustainable Location of Development
CS08 Landscape Character
S01 Designing Out Crime
BHSG05 Affordable Housing
BBE13 Qualities of Good Design
BBE19 Green Architecture
BBE28 Waste Management
BBE29 Construction Waste
BNE01 Overarching Policy of Intent
BNE01A Trees, Woodland and Hedgerows
BNE03 Wildlife Corridors
BNE10 Sites of National Wildlife Importance

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BRA02 Housing in the Open Countryside Outside the Green Belt
BRA03 Areas of Development Restraint
EEMP06 North West Redditch Mater Plan Employment
CT02 Road Hierarchy
CT11 Road Schemes
CT12 Parking Standards
R01 Primarily Open Space
R02 Protection of Incidental Open Space
R03 Provision of Informal Unrestricted Open Spaces

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
Policy 3: Development Strategy
Policy 4: Housing Provision
Policy 5: Effective and Efficient use of Land
Policy 6: Affordable Housing
Policy 11: Green Infrastructure
Policy 12: Open Space Provision
Policy 17: Flood Risk Management
Policy 18: Sustainable water Management
Policy 19: Sustainable travel and Accessibility
Policy: 39 Built environment
Policy: 40 High Quality Design and Safer Communities
Policy 46: Brockhill East

Others:

NPPF National Planning Policy Framework
SPD Designing for Community Safety
SPG Encouraging Good Design

Relevant Planning History

2011/270/OUT	Residential development of up to 220 dwellings with associated open space and access arrangements	Refused	21.12.2011
2012/120/OUT	Mixed use development of up to 200 dwellings, 5,000 sqm (gross) Class B1 office floorspace with associated open space and access arrangements	Approved subject to Section 106 Agreement	11.03.2014

Consultations

Housing Strategy

I have looked at the planning application for the above site and can confirm that I am satisfied with the alterations that have been made and support the application.

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Network Rail- Town Planning Team

No Comments Received To Date

Arboricultural Officer

No objection to planning application, need further details in relation to the discharge of conditions.

Building Control

No Comments Received

Development Plans

There is no change to the position of Development Plans with regards to the acceptability of the application site.

North Worcestershire Water Management

Working with applicant to ensure details are acceptable - this can be done through the discharge of conditions attached to the outline consent and thus does not affect this application.

Highway Network Control

Following amendments, no objection subject to conditions and informatives.

Leisure Services Manager

More play space has been provided on site than the minimum requirements, and its provision, maintenance etc. is all dealt with in the existing S106 agreement.

Biodiversity Officer

No objections providing mechanisms in S106 for ongoing maintenance and oversight are implemented

Community Safety Officer

Concern has been raised regarding the number of different routes through the site for pedestrians, a lack of detail over the links between the residential development south of Weights Lane and the open space provision north of Weights Lane, boundary treatments should be fence with trellis atop in some locations, materials have been queried in relation to some house types in terms of likely temptation to remove valuable materials. Other matters raised have been addressed in the amendments received and which relate to matters outside the control of this application.

Public Consultation Response

One letter of objection has been received, mostly raising matters that cannot be dealt with via the planning process; however the following points were also raised and should be taken into consideration:

- the relationship between old and new residential properties on Weights Lane is not ideal
- the terrace in the NW corner of the site has been squashed in

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- proposal would overlook rear gardens of existing properties

Assessment of Proposal

The application is for reserved matters approval following the grant of outline consent under the reference noted above. The outline application granted the principle of up to 200 residential units and 5000 square metres of office space on a larger site and included full details of the access arrangements into the site, from a roundabout at the Weights Lane/Birmingham Road junction and a new T junction further south along Birmingham Road.

An application to the north of Weights Lane, within Bromsgrove District Council, was granted for associated open space provision linked to this site and its provision is controlled through the associated legal agreement. The legal agreement also sought the provision of 40% of the units to be affordable and this has been included in this proposed scheme.

This application seeks detailed consent for the residential element of the proposal at the northern end of the site, within the Redditch Borough area and therefore the matters for consideration here are those of layout, scale, appearance, and landscaping of the 200 residential dwellings proposed.

Layout

The proposed layout features a gateway crescent at the north eastern corner of the site facing out to the approved roundabout access and providing a welcoming feature on the northern approach to the town. This is considered to be an appropriate urban design solution that forms a gateway to the site and announces the arrival into the town of those travelling south along the Birmingham Road. It aids in forming a sense of identity for the proposed residential area and as such is considered to be a positive design feature. The main road frontages of the site contain development which addresses the existing street scene and contain interesting and engaging features such as well-designed railings and strong built form.

Within the site, the proposal is of a layout that allows for movement through the site on foot and by cycle, and provides sufficient space for all users. Adequate parking is provided in curtilage such that displacement of parking onto the internal roads would be minimal and restricted only to visitors. Whilst there are some rear parking courtyard areas, these have been kept to a minimum in both number and size and surveillance increased to maximise community safety. The locations of the access points into the site were agreed in detail as part of the outline application and are replicated here correctly; therefore no further consideration of these is required. The parking provision across the site complies with or exceeds the local standards and as such is welcomed.

Dwellings along the western boundary of the site, backing onto the railway line, are considered to be at a sufficient distance and with sufficient buffer that disturbance from train movements would be negligible. The relationships between the existing residential

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development on Weights Lane and the proposed units are considered to be acceptable in terms of their orientation and separation, and meet local policy requirements.

The proposed affordable housing units have been spread across the site in order that there are no significant clumps of single tenure housing in order to comply with policy and seek to create mixed communities in line with national planning guidance.

Scale and appearance

192 of the dwellings proposed are two storeys, with two bungalows and six three storey semi-detached dwellings included in three pairs. There are a range of house types used which provides an interest in the streetscene, and detailing is included in the brickwork faces of the dwellings to add interest, along with the boundary wall details and the railings around the perimeter of the site. The palette of materials proposed to be used in the finishes of the dwellings is considered to be appropriate to the local vernacular materials found in the surrounding area; mostly the dwellings are proposed as brick and tile with some render elements on some house types.

The house types used around the perimeter of the site would result in good relationships between the site and its surroundings and form strong frontage development. The crescent at the entrance to the site is particularly welcomed as a feature at the entry as noted above.

Landscaping

The landscaping proposals appear to be broadly acceptable in terms of the quantity and locations of planting, and amendments to some of the planting specifications are now considered to be acceptable and appropriate.

Other issues

As noted in the assessment above, matters of relationship between existing and proposed dwellings have been considered in relation to the relevant local policy documents and the standards are met or exceeded, and as such the objection noted above cannot be substantiated in policy terms.

Conclusion

It is therefore considered for all the reasons given above, that when considered in relation to the outline permissions that have been granted, and the relevant local and national planning policy framework, that the application is acceptable and no other factors to outweigh this have been identified.

RECOMMENDATION:

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

- 1) The development to which this permission relates must be begun in accordance with the time periods set out in condition 1 of permission 2012/120/OUT.

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Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be implemented in accordance with the following plans:

Full list of plans and documents to be inserted here

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 3) The Development hereby permitted shall not be brought into use until the access, turning area (if applicable) and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason:- In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

- 4) Development shall not begin until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

- 5) The development shall not be occupied until the road works necessary to provide access from the nearest publicly maintained highway have been completed in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

Informatives

- 1) The local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

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- 2) The applicant should be aware that this permission should be read in conjunction with outline planning permissions 2012/120/OUT and 12/0401 and that these also include a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of those and the conditions listed above must be complied with at all times.
- 3) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 4) If it is the Developer's intention to request the County Council, as a Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to Worcestershire County Council. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.
- 5) It is not known if the proposed road works can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed road works as public highways. The applicant is, therefore, advised to submit the engineering details referred to in this conditional approval to the Worcestershire County Council's Network Control Manager, Business, Environment and Community Directorate, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 763763), at an early date to enable surface water disposal arrangements to be assessed.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (more than 10 dwellings), and as such the application falls outside the scheme of delegation to Officers.