

Recommendation: Conditional approval	
20111431	BARKBYTHORPE ROAD
Proposal:	DETAILS OF LAYOUT, SCALE, APPEARANCE AND LANDSCAPING OF 150 DWELLINGS BEING RESERVED MATTER FOR THE DEVELOPMENT APPROVED UNDER OUTLINE PERMISSION 20081198 (S278 AGREEMENT.)
Applicant:	PERSIMMON HOMES NORTH MIDLANDS
App type:	Application for reserved matters approval
Status:	Smallscale Major Development
Expiry Date:	1 February 2012
SSB	WARD: Rushey Mead

Summary

- Outline approval has already been granted for this development;
 - The proposal is for the approval of details of the reserved matters including layout which shows 150 houses of a mixed type and tenure
- Approval is sought for layout, scale, appearance and landscaping;
- It complies with policy;
- Developer contributions are to be met in full;
- 10 local residents have objected to the proposal, concerns include; Increased traffic; loss of light; house values; not in keeping with the area.
- The application is recommended for APPROVAL.

Introduction

The application site (4.5 hectares) is allocated as Green Wedge in the local plan and it is a vacant field. The land to the north and east falls within Charnwood District Council and is also open fields. The land to the south is allocated as Green Wedge and further south is a primarily employment area. To the west is primarily residential area including Warren Drive and Warren Avenue. This is also accessed via Barkbythorpe Road, and there are older semi-detached properties on June Avenue.

Background

An outline application (20081198) was approved in 2009 with all matters except access being reserved. The indicative layout suggested that the site could be developed for 123 two-storey houses, with open space areas on the perimeter of the site as well as within it, however this layout did not form part of the application. The approval was subject to a S106 Agreement to secure Affordable Housing; Education and highway improvement contributions.



The Proposal

This reserved matters application is for the approval of details in respect of layout, scale, appearance and landscaping as required under the outline permission. The proposed layout shows 150 houses, 45 of which will be affordable. A total of 105 units (30 4-bed; 64 3-bed and 11 2-bed) will be for sale to the open market. The access and egress to the site is from Barkbythorpe Road. There are potential links to the north of the site if and when there is any future development.

The proposal includes a mix two and three-storey properties consisting of apartments, terraced, semi-detached and detached houses with a mix of one to four bedrooms. Material are to be agreed.

Documents Submitted with the application: -

- Design & Access Statement
- Draft Section 106 Agreement

Policy Considerations

Development plan policies relevant to this application are listed at the end of this report. The Core Strategy has been adopted since planning permission was granted.

SPG Vehicle Parking Standards

SPD Residential Amenity

PPS3 Housing

PPG17 Open Space

Consultations

Corporate Director of Adults and Housing – No objection.

Local Highway Authority - No objection subject to conditions and appropriate contributions.

Corporate Director of Education & Learning – No objection.

Environment Agency – Object to the proposal as it does not meet sustainable drainage requirements. At least two forms of sustainable drainage need to be provided in order to ensure Melton Brook does not get contaminated from run off from this site.

Representations

Representations against the proposal have been received from Queniborough Parish Council; Barkby Parish Council and ten local residents

Concern has been expressed regarding the following issues: -

- General increase in traffic;
- Through traffic at peak hours and during construction;
- Accidents and road closures as a result;
- Loss of Green Belt; loss of countryside;
- Public transport;
- Loss of light for the gardens of existing residents; light pollution;
- Proposed houses not in keeping with the character of existing houses
- Increase in number of houses from 123 at outline to 150
- Houses on the western boundary are too close to existing
- Too many shared ownership houses are on the western boundary
- Loss of amenity and views;
- Three storey houses out of keeping with the area;
- Disturbance during the construction period of the development
- Will undermine values of existing houses (not a material planning consideration)

Consideration

This site is allocated as Green Wedge in the Adopted Local Plan 2006. The principle of the proposal has already been accepted by the granting the outline planning

permission in 2009 (application 20081198). This Reserved Matters application is for the approval of the details of layout, scale, appearance and landscaping.

Design & Layout

The development would be accessed from Barkbythorpe Road and allows for further connectivity and extension of the estate if any future development was ever to take place, on the adjoining open space. This land to the north of the site, falls within Charnwood Borough Council and has been identified as a possible location for growth.

All properties have individual private gardens, adequate distance has been retained between properties, garages are provided. I am satisfied that the distances between the proposed dwellings and the existing houses are acceptable and the proposal would not result in any significant loss of light to the houses on the western boundary. The development would provide mix of dwellings in terms of scale and size, given the large size of the development. I do not consider that it must follow the pattern of the existing residential area.

There is provision for public open space within the development to provide play space. There is no vehicular link with the existing residential development other than from Barkbythorpe Road.

I consider the principles of good design have been followed and the proposed layout is acceptable. The finished development will be of a high quality that has been carefully thought out. The scheme layout show an indicative landscaping and further details can be agreed as part of the condition.

Developer Contributions

The details of contributions were agreed at the outline stage and the developer is providing on-site open space; education contributions are to be provided in full (in accordance with formulae stated within the S106 agreement) and affordable housing is to be provided on site. The level of contributions provided is acceptable.

Open Space has been provided as required and I am satisfied with the provision of open space/play space/ kick-about area .

Housing - In accordance with policy 30% affordable housing has been provided on site and 15% (22 units) of the dwellings are to be built to Lifetime Homes Standards. The housing mix is also acceptable, it includes 4 wheelchair standard houses, a further 18 will meet Lifetime Homes Standards.

The affordable housing mix to be provided is as follows: -

Rent: 34 units (75%)

- 4 x 1 bed/2 person homes (LCC min floor area 46 sqm)
- 11 x 2 bed/4 person general needs houses (LCC min floor area 71 sqm)
- 8 x 3 bed/5 person general needs houses (LCC min floor area 82 sqm)

- 2 x 3 bed/5 person wheelchair standard houses (LCC min floor area 101 sqm)
- 6 x 4 bed/8 person general needs houses (LCC min floor area 116 sqm)
- 2 x 4 bed/8 person wheelchair standard house (LCC min floor area 128 sqm)
- 1 x 5 bed/10 person general needs house (LCC min floor area 125 sqm)

Shared ownership: 11 units (25%)

- 5 x 2 bed/4 person homes (LCC min floor area 71 sqm)
- 6 x 3 bed/5 person homes (LCC min floor area 82 sqm)

Highways

The highway authority has no objection in principle. The layout submitted is acceptable and meets highway requirements. The submitted plans have been amended and traffic calming features added so that the estate can be designated as a 20mph Zone, which will produce saving on lit traffic signs and long term energy consumption.

The proposed access into the site is close to the existing width restriction which was introduced to prevent heavy vehicles from the Troon Way industrial estates using Barkby Thorpe Road to get to the A46 through Barkbythorpe and Barkby. The relocation of the width restriction has been agreed with Leicestershire County Council and the police and it will be moved further north of Barkbythorpe Road. This will maintain the existing restriction on HGV access to the village of Barkby.

A contribution of £55k was secured from the developer at the outline stage. This will be utilised for improvements to pedestrian and cycle facilities as recommended in the Transport Assessment. A 2m footway will to be provided on both sides of Barkbythorpe Road from the entrance of the site to Mountain Road and there is also likely to be provision of a pedestrian and cycle links into the proposed Sustainable Urban Extension in Charnwood.

A section 38 and a section 278 agreements will be necessary to enable adoption of the estate roads.

Energy

The energy statement indicates that the development should be capable of meeting the City Council's targets (12%) in respect of energy efficiency and renewable energy. It also demonstrates that a reasonable percentage of the renewable energy target will be met through passive and active energy saving techniques. I recommended that appropriate conditions are attached requiring further details.

Ecology/Nature Conservation

The site has minimal biodiversity value, being arable with poor hedges. However improvements to biodiversity could be made through measures such as planting trees and hedgerows, and the creation of wetlands. Also the hedges have some value and should be protected and improved as part of the landscaping plans for the

site. The applicant has agreed to provide off-site enhancements on the site to the south of Barkbythorpe Road.

Objections

The traffic concerns of residents have been addressed by the relocation of the width restriction further north of the access to the site. Furthermore there will be no traffic going through the existing adjoining residential area. Therefore there will be no further deterioration of current condition in relation to the highway and additional improvement are planned for pedestrians and cyclists. It has been assessed that there is enough capacity on the existing highway to adequately cope with the additional traffic. There is unlikely to be any significant detrimental harm to residential amenity as the development design complies with the required design criteria. Concerns relating to loss of Green Belt were considered at the time of outline planning permission and cannot be considered as part of this application.

Conclusion

The proposal is well thought out and well designed. It will contribute towards meeting the City's housing targets. All developer contribution requirements have been met.

I recommend APPROVAL subject to the Environment Agency objection being resolved and the following conditions: -

CONDITIONS

1. START WITHIN THREE YEARS
2. MATERIALS (WALLS AND ROOF) TO BE APPROVED
3. LANDSCAPING TO BE APPROVED & CARRIED OUT: VERSION 1
4. 2 metre by 2 metre sight lines on each side of each vehicular access shall be provided at the time of development and shall be retained. (In the interests of the safety of pedestrians and other road users, and in accordance with policy AM01 of the City of Leicester Local Plan.)
5. Dropped kerbs and ramps, suitable for wheelchairs and prams, shall be provided at the time of development in the footways at all major pedestrian crossing points, at road junctions, and at footway crossings in accordance with details to be agreed in writing with the City Council as local planning authority. (For the safety and convenience of pedestrians including disabled people and pram and wheelchair users; and in accordance with policy AM01 of the City of Leicester Local Plan.)
6. The development shall provide 30% affordable housing and an appropriate mix of dwellings as shown on the approved plan with the City Council as local planning authority unless otherwise approved in advance. (To contribute to

satisfactory housing provision in the city and in accordance with policy CS06 of the Core Strategy.)

7. Open space, recreation space and play facilities shall be provided as illustrated on Plan Ref EMS2223_02-4E before more than 50% of the development is occupied. (In the interests of the satisfactory development of the site and in accordance with policies PS10 and H01 of the City of Leicester Local Plan and Core Strategy Policies CS03 and CS13.)
8. Details of improvements to biodiversity, through planting of trees and hedgerows and the creation of wetlands, and an implementation plan to carry out the agreed improvements, shall be submitted to and approved by the City Council as local planning authority before the commencement of the development. The scheme shall be implemented and maintained in accordance with the approved details. (To secure the satisfactory development of the site and in accordance with policies GE05 of the City of Leicester Local Plan and Core Strategy policy CS17).
9. Before construction commences on the site full design details, layout, equipment specification and confirmation of the outputs of the development that shall contribute towards the regional and local plan target of 12% of renewable energy of the total predicted energy demand for the site shall be submitted to and approved in writing by the City Council as local planning authority. Before the development is occupied satisfactory evidence shall be submitted demonstrating satisfactory operation of the approved scheme, including on-site installation, in accordance with the approved details. (To ensure sustainable energy efficiency in accordance with Policy BE16 of the Leicester local plan and policy CS02 of the Core Strategy)
10. Before commencement of the development a full assessment of the potential for employing ground sourced or other community heating to all or part of the development shall be submitted and approved by the City Council as local planning authority and if such a system is required a full technical specification and scheme design plans shall also be submitted and approved prior to commencement of development on site. Prior to occupation of any dwellings evidence shall be submitted demonstrating satisfactory operation of the onsite installation in accordance with the approved details. (To ensure sustainable energy efficiency in accordance with Core Strategy policy CS02.)
11. There shall be no development, including garden areas, within 5 metres of any open watercourse running along the perimeter of the site. (To minimise the risk of flooding by preventing interference with the local land drainage system, in accordance with policy BE20 of the City of Leicester Local Plan.)
12. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface and foul water

drainage system has been submitted to and approved in writing by the City Council as local planning authority. The drainage works shall be implemented in accordance with the approved scheme and within the timescale agreed. (To prevent the increased risk of flooding and in accordance with policy BE20 of the City of Leicester Local Plan and policy CS02 of the Core Strategy.)

13. Before the development commences, a scheme for the provision and implementation of surface water run-off limitation shall be submitted to and approved in writing by the City Council as local planning authority. The details shall show how the development attenuates storm water run-off in accordance with Environment Agency greenfield run-off rates and shall demonstrate that the effects of climate change have been taken into account. The approved scheme shall be carried out in accordance with an approved programme of implementation submitted prior to the commencement of the development.(In the interests of sustainability and to prevent increased risk of flooding, in accordance with policy BE20 of the City of Leicester Local Plan.)
14. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained. (To prevent pollution of the water environment and in accordance with policy PS11 of the City of Leicester Local Plan).
15. Before the development is begun, a programme of archaeological work in accordance with a written scheme of investigation shall be submitted to and approved in writing by the City Council as local planning authority, and shall be implemented by the applicant. The work shall be carried out by a body to be agreed in writing with the local planning authority. No work shall take place in the site except in accordance with these agreements. (To ensure satisfactory archaeological investigation and recording).
16. This consent shall relate solely to the plan ref. EMS.2223_02-4E as approved by the City Council as local planning authority on 31st January 2012. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. **REASON FOR APPROVAL.** In the view of the City Council, there are material considerations which outweigh City Council policies on the development of green wedges. The proposal complies with local and national policies on the release of land for housing development. With regard to other aspects of the scheme, the proposal complies with the relevant criteria in the City of Leicester Local Plan policies listed in this decision, and Planning Policy Statement 3-Housing. The City Council considers that any harm to visual or residential amenity can be overcome by the attached conditions.

2. The full cost of any traffic regulation orders, and of the removal, relocation and installation of width restrictions, including all investigations, will be borne by the developers. The off-site highway works will be subject to a S278 Agreement, details of which shall be submitted to the local highway authority for approval.
3. The sustainable urban drainage system should result in treatment to run -off to maintain water quality. Such methods should include balancing or retention ponds and wetlands, infiltration systems, permeable paving and filter strips. Simple underground tank storage would not offer treatment to water quality and is therefore not a form of sustainable urban drainage system. For further advice please contact Jon Vann at the Environment Agency, tel 0115 846 3653
4. With regard to condition 15, the applicant should contact the City Archaeologist at New Walk Centre, Welford Place, Leicester LE1 6ZG. Telephone (0116) 252 7282.
5. The application site is located approximately 220m to the east of a residential development where protection measures have been installed to deal with an onsite landfill gas. It is recommended that the applicant should seek advice from an appropriate consultant to make all necessary searches and investigations concerning contaminated land, and take professional advice about landfill gas.

Policies relating to this recommendation

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| 2010_CS03 | The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'. |
| 2010_CS06 | The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents. |
| 2010_CS07 | New residential development should contribute to the creation and enhancement of sustainable mixed communities through the provision of affordable housing. The policy sets out the broad requirements for affordable housing. |
| 2010_CS17 | The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network. |
| 2010_CS19 | New development must be supported by the required infrastructure at the appropriate stage. Developer contributions will be sought where needs arise as a result of the development either individually or collectively. |
| 2006_AM01 | Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations. |

- 2006_AM02 Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.
- 2006_AM12 Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.
- 2006_BE16 Planning permission will be granted for the development of renewable energy installations where local impacts are not outweighed by wider benefits. Major developments must realise their potential for incorporating renewable energy technologies.
- 2006_BE20 Developments that are likely to create flood risk onsite or elsewhere will only be permitted if adequate mitigation measures can be implemented.
- 2006_GE06 Sets out the criteria for assessing proposed development within, and adjacent to, green wedges.
- 2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
- 2006_H03 Provides guidance on minimum net densities to be sought for residential development sites according to location.
- 2010_CS13 The Council will seek to maintain and enhance the quality of the green network so that residents and visitors have easy access to good quality green space, sport and recreation provision that meets the needs of local people.
- 2006_PS11 Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.