

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
<b>CALA HOMES “A”</b>	Submission of Reserved Matters to 11/0343 (internal access, appearance, layout, scale and landscaping) for the erection of 80 residential units (resubmission of 12/0066)	ADR TPO LBS	12/0586 10.10.12
	Land at Church Road, Catshill		

**As amended by:**

Plots 1, 3, 12, 14, 23, 25, 49, 51 as and 2, 4, 13, 24, 26, 50 (handed) elevations received 01.08.12

Plots 3 as and 2, 50 (handed) elevations received 01.08.12

House Type 3: Plot 21 As and Plot 22 handed elevations received 01.08.12

Plots 32-46 Ground and First Floor Plans received 01.08.12

Plots 32-46 Elevations received 01.08.12

Plots 32-46 Elevations received 01.08.12

Proposed Street Scenes – Sheet 1 received 02.08.12

Proposed Street Scenes – Sheet 2 received 02.08.12

Proposed Street Scenes – Sheet 3 received 02.08.12

Detailed Soft Layout Proposals for Plots received 01.08.12

Detailed Hard and Soft Layout Proposals for Play Area received 01.08.12

Proposed Site Layout received 02.08.12

Measured Works Schedule Softworks Only received 01.08.12

**As augmented by:**

Architect’s Statement in Response to the Council’s Urban Design Consultant’s Further Report Dated 25 July 2012 received 08.08.12

**RECOMMENDATION:** that **RESERVED MATTERS** be **APPROVED**

Consultations

Members will note the views of consultees arising from the previous application 12/0066. These remain relevant and are set out in **Appendix A**.

The following consultee comments arising from the consultation process for this resubmitted application are relevant for Members:

**Worcestershire Highways** (views received 6 August 2012)

No objection subject to Conditions relating to:

- Cycle parking
- On site roads submission of detail
- All roadworks shall be completed within a period of two years or other period agreed in writing from the commencement of work on the site, or within six calendar months of the substantial completion of 75% of the building(s) (no of dwellings) hereby approved if this is sooner.
- Welcome pack

## **Urban Designer** (views received 27 July 2012 and 3 August 2012)

### **Houses on the Eastern Boundary**

- The cluster of houses on the eastern side of the site has now been redesigned in the resubmitted scheme, and has returned approximately to the arrangement in the Indicative Layout Plan contained in the approved outline application, on which I earlier reported favourably. This is now acceptable.

### **The Apartment Building**

- There continues to be the issue of the suitability of its location, as a building accommodating elderly people (paragraph 3.3 of the Design and Access Statement describes the apartments as sheltered dwellings). In my earlier reports I doubted the acceptability of placing elderly people at the furthest point from the site entrance and from local facilities, and at the top of a hill. Paragraph 3.14 of the D&A Statement reiterates the applicant's argument that the building would not fit elsewhere on the site. In my last report I described this argument as unconvincing, and I continue in this view. However, the building is in the location where it was in the Indicative Layout Plan contained in the approved outline application, so that is probably that.
- In my previous report, I concluded that *the building now fits the topography in general terms*. This was because the building had now been given a stepped 2- and 3-storey section to accommodate the sloping site, instead of, as previously, the site being engineered in order to fit a building designed for a flat site.
- The architect however, in his response, describes the building as *closely related to the site contours* (paragraph 2.2). I do not consider that it can be so described when none of the external doors at upper and lower ground floor levels meets the ground level, their being above the ground by distances ranging from 0.5m to 1.7m, with the main entrance doors being 1.0m above the ground.
- Despite this, the architect in paragraph 2.5 claims that *the floor level on the western two-storey elevation fits the adjoining ground levels*. A glance at the drawing of the western elevation shows that this is not true. This is a result of a level floorplate being used for a building on a considerably sloping site. A closer fit to the site contours could have been achieved by having each half of the building (each of which is internally planned around one of two staircases) at a different level.
- In response to the observation in my previous report about the unacceptability of having seven steps up to the entrance doors of the building, which is to accommodate elderly people, a ramp has now been added to the front of the building. I do not consider that this is an adequate response. It is a technical solution which enables access to a building which does not have a close fit to the site to be gained without negotiating a staircase. But I consider that the ramp and railings will present an unsightly element at the point where the building needs to be welcoming.
- We are all familiar with examples of ramps which have been awkwardly added to the entrances of old buildings which were designed without level access in pre-DDA days. It should not be necessary in a new building.
- In summary, I consider that the planning and design of a building should be informed by its use. This is a building which is to be occupied by elderly people, sometimes frail and vulnerable. It needs to be designed in a way that produces maximum convenience, but also enables residents with limited mobility to enjoy as much as possible the benefits of living in this attractive location (the M5 motorway notwithstanding).
- This principle applies not only to the matter of the main entrances to the building, as discussed above, but also to the relationship between the dwelling and the landscape. From not one of the apartments will it be possible for a resident to walk even a few

steps into the landscape. The interior of the building is effectively divorced from its external spaces. The external balconies raised above the ground levels may, as the architect writes in paragraph 2.4, meet Lifetime Homes standards, but I consider them to be a poor response to the sensory and physical needs of elderly people.

### **Affordable Housing**

- The distribution of the affordable properties, both in this cluster (the north-east boundary) and more generally, appears to be more equitable than previously.

### **Other matters**

- The architectural language of the houses is an acceptably simple and restrained vocabulary based on vernacular precedents. It is not a particularly distinctive architecture, but if executed well it will make a reasonably good scheme.
- In my report of 25<sup>th</sup> July, I have indeed, as the architect points out, identified some matters which are not specifically mentioned in the Committee's reasons for refusal. They are all issues which I have referred to in previous reports, some going back to my initial report on the outline planning application in May 2011. I endeavour to advise the planning officer and the Committee of all opportunities where I consider that good quality in the proposed development can be achieved.
- I acknowledge that, within the limitations of the planning process, it may not be possible for them to address them all.

### **Community Safety** (views received 03 August 2012)

- The revised design for the apartment block has resulted in a loss of defensible space between the dwellings and the surrounding public open space.
- This lack of defensible space will result in the apartments being easily accessible to people who have no right to be there, therefore an offender's presence in the area does not attract attention. There should be space around the apartments that defines the private space from the public realm to aid the effectiveness of natural surveillance allowing the public and residents know the difference between legitimate users and intruders.
- I recommend that defensible space be re-introduced to the design of these apartments to remove the anonymity of potential offenders and/or intruders.
- This could be achieved through 1 metre high hoop-topped railings and a planting scheme around the perimeter of the apartments to create a barrier of private space
- I have no other crime prevention design observations to make on other aspect of the reserved matters application.

### **Catshill and North Marlbrook Parish Council** (views received 07 August 2012)

- Flooding remains a concern. The Church Road cottages near Minster Walk to the west end of Church Road experience flooding; when the latest flooding occurred in June the development site had been cleared of all vegetation. It is currently all open ground so unless any mitigation is installed to reduce the overflow of water from this site then after the site is developed the situation of these cottages will be made worse due to the reduction of land available to soak up rain water thereby increasing both the amount of water that will run off and the speed at which it will run.
- Also during the recent rains the site was flooded; we would therefore suggest that buildings should be sited on higher ground, away from flooding danger.
- The suggestion to include balancing pools should be backed up by proof of effectiveness as those installed on the 'Horse Course' estate (Cheltenham Avenue/Lingfield Walk) are ineffective (as evidenced during recent flooding in Green

Lane) and there are concerns that the same will be true on the Church Road development.

- With reference to balancing pools the following concerns apply: a) Partly filled pools will present a danger to young children; b) In periods of heavy rain, as recently, these pools will not be effective; 3) In periods of light rainfall the pools will become a quagmire.
- With reference to the proposed re-alignment of the stream there are concerns this will a) destroy the ecology of the stream bed; b) create downstream pollution whilst the new bed silts in, and c) bring danger of flooding to those homes which border the development.
- Concerns that the road level of Church Road may have to be altered to prevent flood water breaching Church Road.
- It is not clear as to how the flood risk will be effectively managed – it is suggested that full planning permission should not be granted until effective measures have been agreed.
- Rendering: The Parish Council appreciates Cala's efforts to conform to existing styles in that the design of the proposed houses reflects the endemic character of the area but members are not in favour of the application of rendering which if not well maintained can look scruffy; different styles of brickwork would be preferred. Maintenance is the main concern.
- Parking: The parking provision is inadequate, especially to the east of the site. There are fears that the demand for parking space will exceed provision, as evidenced in the neighbouring estate at Chadcote Way and there may also be an adverse affect on Church Road which is already difficult for drivers to negotiate when the Spiritualist Church is in use.
- Water pressure: There are concerns that the area's water pressure may be inadequate. A major problem was recently experienced by residents on the Horse Course estate (residents were unable to bathe/shower) where this has been an ongoing concern since first use (12 yrs).
- Sound bund: Would like to see the designs for this, to be provided with some idea of height and prospect.
- 3-storey buildings are not a favoured design feature and will be out of character on this site.
- There are 2 identical blocks (east of site), one being offered for rent the other for sale; the Parish Council suggests both should be considered as affordable housing to count towards the development's affordable housing tally.

## **Publicity**

100+ letters sent 17.07.12 (expire 07.08.12)

7 identical site notices posted 13.07.12 (expire 03.08.12)

1 press notice published 20.07.12 (expires 10.08.12)

Representation received 03.08.12 from the Catshill Marshes Action Group on the following principal grounds:

## **Apartment Block**

- Inappropriate design that is not aesthetically pleasing
- Obtrusive design

- Setting part of the Apartment Block into the west bank will do little to give it the appearance of fitting into the surroundings.

#### **Eastern Side of the Development**

- The amended design is more aesthetically pleasing than the former and the homes have now been integrated into the overall site, but it is still flawed in that on the eastern side of the development the homes are far too close to the existing homes.
- We appreciate there are design constraints due to the line of sewers, but they could still be moved forward with longer rear gardens and shorter frontages.
- The new homes set sideways onto Bourne Avenue are more acceptable, with the exception of Plot 21-22 which are far too close to the existing property in Bourne Avenue. This will prevent sunlight reaching their garden and is also far too intrusive.
- The rear of plots 7-27 intrude on the aspect of homes in Woodrow Close, Chadcote Way and Bourne Avenue in terms of loss of light and privacy

#### **Landscaping**

- Concerns regarding ongoing maintenance
- Trees are required to the western edge of the brook between the houses and the brook
- The bund is of major importance due to tree loss
- Retention of wildlife corridor with indigenous planting

#### **Drainage**

- Remain concerned over local flooding issues
- Doubt that SuDs are appropriate drainage methods
- Maintenance concerns for drainage proposals
- No off-site drainage and infrastructure improvements have been provided
- Share concerns of the Environment Agency

#### **Light Pollution**

- Low level lighting should be used site wide to avoid more light pollution that already exists

6 representations **objecting** to the scheme on the following principal grounds:

- Design and quality is unacceptable: the scheme is cheap and cheerful
- Concerns over installation of access onto Church Road
- Cars travel at great speeds coming off Stourbridge Road and the proposed access is just after a blind bend
- Exacerbate parking issues
- Traffic pollution
- Flooding issues will be exacerbated
- Destruction of woodland and wildlife habitat
- The site will become an emitter of carbon dioxide if the construction of a housing estate goes ahead. Previously it was an absorber of the gas until the ecosystem occupying the site was destroyed in January 2012.
- Loss of tree cover

- Overlooking and loss of privacy due to proximity of new dwellings to existing properties
- Level of affordable housing is unacceptable, nor is the plan to now mix them in all over the site. This will lower the perceived interest in all the properties and lower the tone of the whole project
- Light pollution
- Security concerns

**Members are encouraged to review all submitted documentation, including the views of the Catshill Marshes Action Group and third party letters summarised above. These are available to view online via the Council’s Public Access system or within the planning application file.**

Members are requested to refer to **Appendix A** in relation to the site description and relevant planning policy references.

### Proposals

This is an application for the approval of Reserved Matters following the granting of outline planning permission 11/0343 for the erection of up to 80 residential units.

The application seeks approval of internal access, appearance, layout, scale and landscaping Reserved Matters for the erection of 80 residential units. The layout of the scheme broadly follows the Masterplan submitted as part of the outline application under 11/0343.

The proposed layout comprises:

- Construction of 80 no. dwellings, comprising 65 no. 2, 3 and 4 bedroom houses and 15 no. 1 and 2 bedroom apartments;
- Provision of a total of 163 no. car spaces comprising 24 no. garages, 21 no. carports and 118 no. open spaces.
- Provision of public open space including children’s play area and pedestrian links to Stourbridge Road;
- Construction of new spine road with access from Church Road and two cul-de-sacs;

The development will provide a mix of dwelling types and sizes, with the net residential density on the developable area of the site equating to 36 dwellings per hectare. The proposed mix below indicates an emphasis on 2, 3 and 4 bed units.

<b>Property Type</b>	<b>No. of bedrooms</b>	<b>No. of units</b>	<b>Proportion of mix</b>
House	4 bed	24	30%
	3 bed	18	22%

	2 bed	23	29%
Apartment	1 bed	4	5%
	2 bed	11	14%
<b>Total</b>		<b>80</b>	<b>100%</b>

The mix of house types comprises detached, semi-detached and terraced dwellings, with one block of one and two bed apartments. All dwellings are two-storey in height. The apartment block is three-storey in height. Car parking will be provided on site within the curtilage of a plot, on a private driveway, or within small groups relating to a small group of dwellings.

Thirty two affordable units are provided, which equates to a provision of 40% affordable housing made within the site. This is consistent with Policy S15 of the adopted Local Plan.

This mix of affordable homes is as follows:

<b>Proposed Mix</b>	<b>Rent</b>	<b>Intermediate</b>
1 Bed Apartment	2	2
2 Bed Apartment	6	5
2 Bed House	6	1
3 Bed House	8	2
	22	10

An area of public open space of 3.81 hectares is provided on site. This encompasses the existing tree-planted valley adjoining Battlefield Brook running north to south through the site and a substantial area of open land in the north-west corner of the site. New footpaths and re-grading will permit access to areas of steep topography towards the western boundary. A more formal area of public open space is proposed to be set out with formal landscaping and an equipped children's play area adjacent to the area of new housing to the north-east of the site.

For clarity, the Reserved Matters scheme determined by Planning Committee on 28 May 2012 under planning reference 12/0066 was refused for the following reason:

**The cumulative visual impact of the layout and character of Plots 7-27 (inclusive) to the eastern boundary and the apartment block to the northern boundary fail to meet the design standards to produce a high quality development, contrary to the requiring good design principles of the NPPF, Policy S7 and DS13 of the Bromsgrove District Local Plan and Policy SD.2 of the Worcestershire County Structure Plan.**

The revised scheme follows the requirement that that the layout substantially follows the principles established in the indicative layout and Design and Access Statement, as approved in the outline planning permission 11/0343.

The scheme has responded to the issues raised in the reason for refusal and follows a complete review of the engineering and technical design in relation to the layout, together with a review of the architectural design.

The application has also been accompanied by a revised Design and Access Statement and a Supplementary Statement

In order to address the refusal reason, the revised changes to the scheme are as follows:

### Houses to the North East



### Outline Permission Indicative Scheme

Plots 1-27

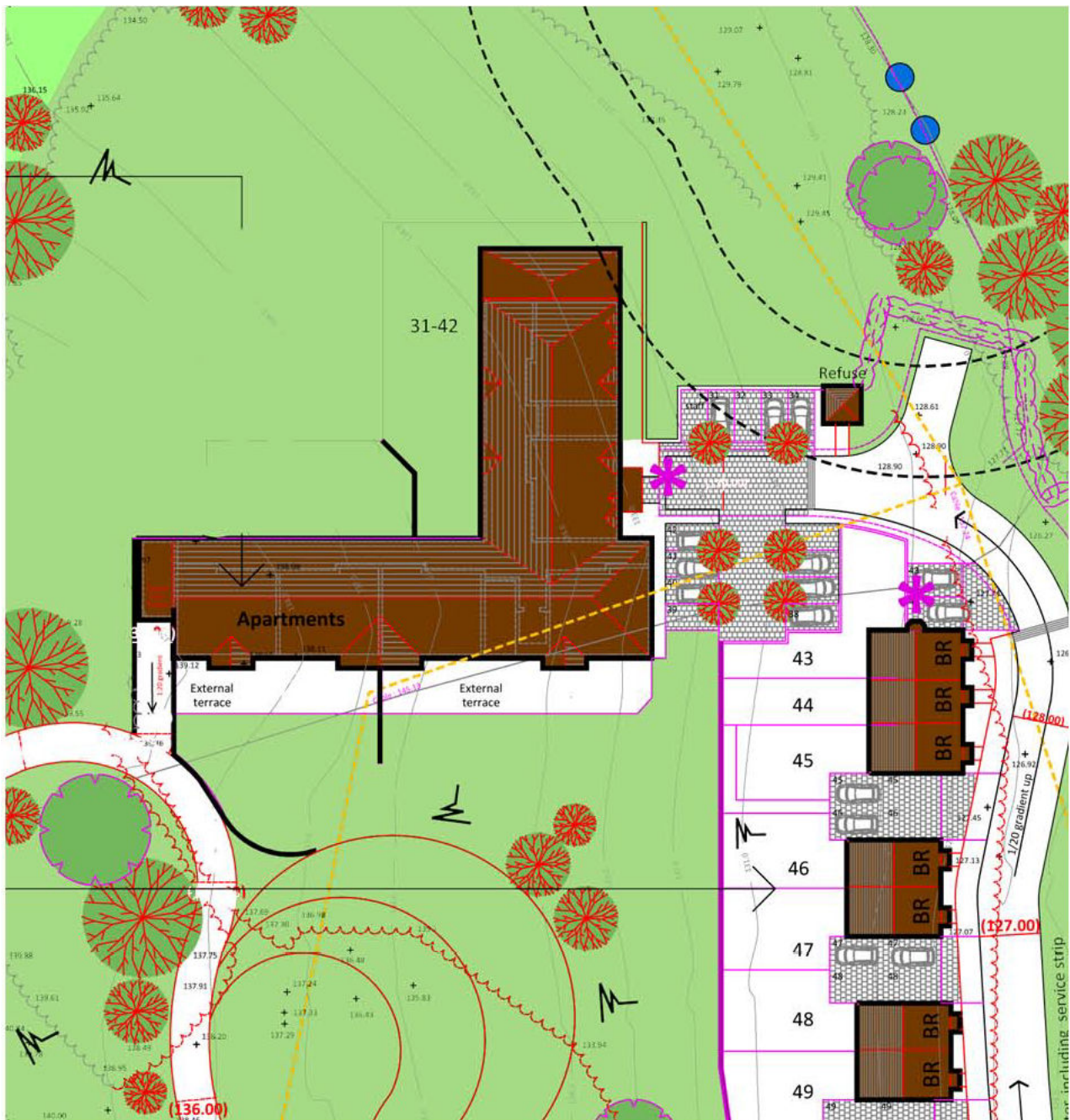
April 2011



## Revised Reserved Matters Application Scheme Plots 1-28 July 2012

In response to the reasons for refusal the general arrangement of houses has been reconsidered in relation to the sewers, and the buildings realigned to break up the long terrace of houses and better relate to the outline indicative scheme.

## Apartment Block



## Outline Permission Indicative Scheme

Apartment Block

April 2011



## Refused Reserved Matters Application Scheme

Apartment Block

April 2012

The block was realigned to achieve improved gradients to the access road and provide additional car parking.



## Revised Reserved Matters Application Scheme

Apartment Block

July 2012

The apartment block has been revised to form a more compact plan form and removal of the external retaining wall and excavated platform proposed in the previous scheme

## Affordable Housing



## Refused Reserved Matters Application Scheme

Affordable Housing Mix

April 2012

The consolidation of the affordable housing element in two areas of the site, one housing area and the apartment block, was designed for ease of management.

-  11 X 2 Bedroom Apartments (6xSocial Rent / 5xIntermediate Affordable)
-  4 X 1 Bedroom Apartments (2xSocial Rent / 2xIntermediate Affordable)
-  7 X 2 Bedroom Houses (6xSocial Rent / 1xIntermediate Affordable)
-  10 X 3 Bedroom Houses (8xSocial Rent / 2xIntermediate Affordable)



## Revised Reserved Matters Application Scheme

Affordable Housing Mix

July 2012

Following the preference of Council that the affordable units should be more widely distributed within the site, four areas of housing and the apartment block have been mixed within private for-sale housing layout.

## Notes

The principle of the proposed development (up to 80 units) has been established through the granting of outline permission 11/0343. This application is relates to a resubmission of the previously refused Reserved Matters application 12/0066 and seeks to address the sole reason for refusal.

On this basis, the issues for consideration by Members for this application are limited to matters pertaining to the layout and character of the dwellings located to the north-east boundary (formerly Plots 7-27 (inclusive)) and the apartment block to the northern boundary. The applicant has also paid regard to the discussions that took place at Planning Committee on 28 May 2012 and revised the location of the affordable housing units on the site.

I have therefore attached no weight to objections raised by third parties and the Parish Council with regards to the release of this site for housing provision, surface water drainage, the issue of vehicular access into the site from Church Road, wildlife issues and affordable housing provision, as the principle of development has already been established by the outline permission. Members will also be aware that the previous Reserved Matters application was refused on design grounds and for no other reason.

The main issues to consider in the determination of this application therefore are whether the revised siting, form and design of the proposed units, are acceptable when assessed against BDLP Policy S7 and the design ethos set out in the NPPF.

For the reference of Members, Policy S7 of the BDLP sets out a number of criteria against which residential proposals should be considered. This Policy is in general conformity with the thrust of the NPPF.

## **General Principles**

The Design Statement accompanying the application sets out the main objectives of the scheme:

- The arrangement of the access, spine road and cul-de-sac following the contours along the western side of the valley with a linear arrangement of two-storey houses
- A further cul-de-sac crossing the Brook, with an area of public open space enclosed on three sides by houses, with the third side open to the valley
- The siting of an apartment block and parking court at the head of the spine road at the north-western end of the site, recessed into the slope
- The construction of two crossing points over Battlefield Brook
- The retention of identified trees and enhancement of the valley
- The creation of an area of open space in the north western corner of the site with a network of public footpaths and landscape enhancement
- The creation of a planted bund adjacent to the M5 Motorway to act as a visual and acoustic barrier
- A grain and architectural vocabulary taking reference from adjoining residential development but with a semi-rural character appropriate to the valley setting

- Retaining and enhancing the ecological features of the site which include badger setts, existing wildlife habitats, shrubs and trees. Retain and enhance Battlefield Brook and ensure that it is an inclusive feature of the development

## **Form and Layout**

### **Houses to the North-East Boundary**

The constraints imposed by the sewers have been reviewed and engineering solutions reappraised. The resulting layout has been improved by breaking up the terraces and presenting a scheme that follows more closely the design principles set out in the outline approval. The Urban Designer views the revised configuration to be acceptable and raises no issue on this aspect of the amended scheme.

### **Apartment Block**

The principle of siting of the block is established in the outline permission and the applicant has thus attempted to achieve a detail design that is substantially in accordance with the approved indicative scheme, whilst responding to the detail design issues raised by Members in the appraisal of the previously refused Reserved Matters application 12/0066. The Urban Designer now accepts the location of the apartment block given these circumstances.

The plan of the block has been simplified in footprint and the individual apartments re-orientated so that the dwellings face east, west or south and away from the motorway. The consolidation of the accommodation has allowed the single block to be better integrated within the landscape by sitting within the slope, rather than being sited on a levelled platform surrounding by retaining walls. The Urban Designer accepts that the building has improved and is now designed to fit the slope, but considers that the rectangular plan is less interesting as a form than the previous L-shaped design.

Members will note the block itself contains the retaining structure and has been redesigned to run along the contours, roughly north-south, rather than the previous L-shaped block with one wing cutting through the east-west contours. The redesign includes a split level arrangement with a two-storey section to the west on the upper slope and a three-storey section to the east on the lower slope. The resulting excavation and retaining structures around the block are substantially reduced from the refused scheme, providing a greater opportunity for ground modelling and planting around the block.

The contours of the site do not favour external patios and furthermore Members raised concern over the extent of retaining walls designed to provide this type of external space in the earlier scheme. The majority of retaining structures are now incorporated in the substructure of the building to reduce the degree of intervention in the topography of the site, and all apartments, including those on the ground floor, have balconies to meet the 'Lifetime Homes' standard for external private space.

The building is raised approximately one metre above the ground level on the eastern three-storey elevation in order that the floor level on the western two-storey elevation fits the adjoining ground levels. This arrangement addresses the UD's earlier objection that the previous scheme did not adequately respond to the contours of the land. The ridge of the building is approximately one metre higher, but the overall area is reduced from the

earlier L-shaped building, thus lessening the extent and visual impact of the roof. Whilst I note the views of the Parish Council in relation to the third storey height of the building, Members accepted this principle through the parameter plans submitted as part of the outline planning consent.

It is considered that the rectangular form, in addition to the better relationship with site levels, improves the orientation of the apartments, has more economical circulation spaces, requires a smaller built footprint, reduces the amount of external retaining walls, and has less blank wall in elevational terms. Following the views of the UD, the lack of a level or ramped access has been addressed through a revised design that incorporates a ramped access to the eastern elevation.

Whilst I note the comments from the Community Safety Officer, I am of the view that the delineation of the space serving the apartment block can be defined through defensible planting methods rather than hoop top railings. I have put this to the applicant and I will update Members at your Committee on this issue.

### **Affordable Housing**

The distribution of affordable housing in the refused scheme was based on the premise that the RSL would prefer a group of houses together for ease of management. That approach has been reviewed, with the result that the affordable units have been mixed in with the private sale housing in four areas of the site, plus the apartments. The Urban Designer views this change as positive.

### **Residential Amenity Issues**

SPG1 sets out design guidance for residential development including separation distances to existing dwellings so as to avoid detriment to residential amenity due to overlooking, overshadowing and overbearing affects. The Guidelines suggests that new development with main windows overlooking existing private spaces should be set back by a distance of 5 metres per storey from the site boundary where it adjoins a private garden area. A minimum separation of 21 metres is required to achieve a degree of privacy within conventional two-storey dwellings. Where three and four storey housing is proposed with main living rooms above ground floor level (such as flats and maisonettes), a minimum separation of 27.5 metres is required to achieve both privacy and adequate visual separation.

Paragraph 8.7 states that care must be taken when windows overlook adjacent blank walls, even where no windows are in the adjacent walls and overlooking is not a problem, the overshadowing and visually intimidating effect caused by the proximity of large blank walls must be avoided. As a general guide a minimum distance of 12.5 metres for two-storey conventional houses is required.

I note the views arising from the consultation process with regard to this issue and with particular reference to a resultant loss of privacy for the occupiers of those dwellings in Bourne Avenue.

Inevitably the built form of the scheme will have a greater impact on the amenity of adjacent occupiers than the current open character of the site. With respect to the specific issue raised by the resident in Bourne Avenue facing the gable wall of plot 21, I

note that the separation distance equates to 11/12 metres, contrary to paragraph 8.7 of SPG1. Members will be aware that SPG1 is guidance and should be used flexibly. Taking the scheme as a whole, I am thus of the view that this slight shortfall is not demonstrably harmful to warrant refusal of the application on this issue alone. I am therefore satisfied that the majority of the scheme has been designed to comply with the guidance set out in SPG1 and the relationship between the proposed and existing dwellings is such so as to avoid any significant harm to residential amenity. This includes the interface between the proposed and existing dwellings on Stourbridge Road to the west and the proposed and existing dwellings on Chadcote Way/Woodrow Close to the east and the majority of Bourne Avenue to the east.

For the reference of Members, a suitable Condition has been imposed on the outline consent in relation to noise mitigation from the adjacent motorway, including the formation of a raised bund to the northern boundary, boundary barrier treatments and noise attenuating glazing and ventilation specifications.

I would also advise Members that there is an hours of construction condition attached to the outline permission, which will help reduce concerns raised by nearby residential properties with regards to the potential nuisance generated by the construction of the site.

## **Conclusions**

Although I note the views of third parties, the principle of development has been established through the granting of outline planning permission 11/0343. The proposed layout follows the broad principles set out in the Masterplan presented to and accepted by Members at the outline stage. Furthermore, this application is a direct response to addressing the design reason for refusal for Reserved Matters application 12/0066. In making the decision to refuse 12/0066 on design grounds, Members deemed all other material planning aspects of the scheme to be acceptable.

I am of the view that the proposed development would represent an appropriate form of residential development, which reflects the character and appearance of the area. I am therefore of the view that the detailed design of the site is acceptable on such grounds. The revised scheme will provide a suitable relationship between buildings and streets, an acceptable pattern of development and would be appropriate in terms of its form, scale, appearance and materials. The revised orientation of the dwellings to the north-east boundary of the site and the amendment to the apartment block building are positive responses to address the recently refused application. The change to the siting of the affordable housing units is a further improvement to the scheme to aid integration of these units into the wider scheme.

I am content the scheme will not lead to adverse neighbour amenity issue given the careful design and siting of the new dwellings.

I am therefore of the view that the revised design principles are generally sound in that the proposed development would provide a sustainable, attractive, safe and convenient place to live. I consider the scheme has fully addressed the reason for refusal for the previous Reserved Matters scheme 12/0066. As such the scheme accords with the principles of good design set out in the NPPF.

I therefore find no reason to refuse permission and I am thus minded to approve the submitted Reserved Matters.

**RECOMMENDATION:** that **RESERVED MATTERS** be **APPROVED**

- (1) The approval must be read in conjunction with outline planning permission 11/0343 and the conditions attached thereto

**Reason:** The outline permission and the approval of Reserved Matters must be considered together

- (2) Prior to the first occupation of any two bedroom dwelling hereby approved, secure parking for 2 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

**Reason:** To comply with the Council's parking standards

- (3) Prior to the first occupation of any three or four dwelling hereby approved, secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

**Reason:** To comply with the Council's parking standards

- (4) Development shall not be occupied 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.

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

- (5) All roadworks shall be completed within a period of two years or other period agreed in writing from the commencement of work on the site, or within six calendar months of the substantial completion of 75% of the building(s) (no of dwellings) hereby approved if this is sooner. This will entail the making good of surfacing, grassing and landscaping in accordance with a specification submitted to and approved in writing by the Local Planning Authority. (Nothing in this condition shall conflict with any phasing scheme, in which respect it will be interpreted as applying to the particular phase being implemented).

**Reason:** In the interests of highway safety and convenience and a well co-ordinated development.

- (6) The development hereby permitted shall not be occupied until the applicant has submitted to and have approved in writing a welcome that promotes sustainable forms of access to the site with the Local Planning Authority.

**Reason:** To reduce vehicle movements and promote sustainable access

- (7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no openings or windows shall be provided at second floor level or within the roofslope to the rear elevations to Plots 13 to 27 (inclusive).

**Reason:** To protect the amenities of adjacent occupiers in accordance with Policies S7 and DS13 of the Bromsgrove District Local Plan 2004 and Policy SD.2 of the Worcestershire County Structure Plan 2001

## Notes

**HN7:** Section 38 Agreement Details

**HN8:** It is not known if the proposed roadworks 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 roadworks as public highways.

**HN9:** No drainage to discharge to highway

**HN12:** Protection of visibility splays

**HN24:** Temporary direction signs to housing developments

All doors that are used to enter the residential units should meet PAS24 standards

All ground floor windows should meet British Standard 7950:1997 and be certified to the appropriate material standards

Low energy consumption lighting (greater than 40 lumens per circuit watt) should be used to provide uniformed illumination within the development

External dusk until dawn security lighting should be used to the rear of Plots 1-33 (inclusive), 49, 61 and 80

Bulk head lighting providing illumination around the apartment block should be considered

Side access gates to dwellings should be robust and lockable

This decision has been taken having regard to the policies within the West Midlands Spatial Strategy (WMSS) June 2004, the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan (BDLP) January 2004 and other material considerations as summarised below:

WMSS	UR3, UR4, RR1, RR3, RR4, CF2, CF3, CF5, CF6, PA1, QE1, QE2, QE3, QE4, QE6, QE7, QE8, QE9, T1, T2, T3, T4, T5, T7
WCSP	SD.2, SD.4, SD.5, CTC.1, CTC.5, CTC.6,.CTC.8, CTC.9, CTC.14, CTC.15, D.6, D.43, T.1, T.3, T.9
BDLP	BROM5E, BROM28, DS3, DS8, DS11, DS13, S7, S14, S15, C4, C5, C12, C16, C17, C36, C37, C38, C39, RAT5, RAT6, TR1, TR8, TR11, TR13, ES1, ES2, ES4, ES6, ES7, ES11, ES14A
Draft CS 2	CP2, CP3, CP4B, CP6, CP7, CP14, CP17, CP19, CP20, CP21, CP22, CP23
Others	NPPF, Circular 06/98, Circular 06/05, SPG1, SPG11, Bromsgrove District Housing Needs Study (2004), Strategic Housing Market Assessment (2007), Housing Market Assessment (2008), Ministerial Paper: Planning for Growth