

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Eamon Thompson for Bromsgrove District Housing Trust (BDHT)	Erection of 23 Affordable Dwellings Land At Perryfields Road/Oldfield Road, Bromsgrove, Worcestershire, B61 8TD,	17.07.2015	15/0305

RECOMMENDATIONS:

- (a) MINDED to APPROVE FULL PLANNING PERMISSION
- (b) DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:
 - (i) £15,134.00 as a highway contribution towards the improvement of bus stops in King George Close, Bromsgrove.
 - (ii) The on-site provision of affordable housing to be maintained as such in perpetuity.

Consultations

Highways Department- Worcestershire County Council Consulted 27.04.2015
 Recommends conditions and also the applicant should contribute towards the improvement of bus stops in King George Close, Bromsgrove in mitigation for the additional traffic generated to encourage bus travel in lieu of car based trips.

Aisling Nash County Archaeological Officer Consulted 27.04.2015
 An archaeological field evaluation was recommended to be carried and included 5 trenches to be excavated. Two trenches have been excavated however, due to temporary constraints on the site, the remaining three trenches still need to be excavated. However, so far no evidence of archaeological deposits has been found so far. Therefore, the County Archaeological Officer is happy to recommend a condition for the remaining archaeological work.

Worcestershire County Council Countryside Service Consulted 27.04.2015
 No Comments.

Worcester Regulatory Services- Contaminated Land Consulted 27.04.2015
 Comments awaited.

Worcester Regulatory Services- Noise, Dust, Odour & Burning Consulted 27.04.2015
 Recommend a noise impact assessment be carried out.

Landscape & Tree Officer Consulted 27.04.2015
 No Comments.

Leisure Services Consulted 27.04.2015

No Comments.

Strategic Housing Consulted 27.04.2015

Strategic Housing has been involved with this scheme at an early stage. It meets all our requirements in terms of Lifetime homes, Secure by Design and complies with Code for Sustainable Homes Level 3. The scheme is 100% affordable units with a good mix of properties and therefore happy to support it.

Waste Management Consulted 27.04.2015

No Comments.

Drainage Engineers Internal Planning Consultation Consulted 27.04.2015

The site falls entirely within fluvial flood zone 1 (low risk of flooding), is not shown to be located in an area susceptible to surface water flooding, and according to our records we hold no reports of flooding in the vicinity.

No objections to the proposed development and recommend a drainage condition.

Strategic Planning- Consulted 27.04.2015

No Comments.

Ramblers Association Consulted 27.04.2015

No Comments.

West Mercia Constabulary Consulted 27.04.2015

No objections.

Worcestershire Wildlife Trust Consulted 27.04.2015

No Comments.

Urban Designer- Joe Holyoak Consulted 27.04.2015

The proposal is to build 12 flats and 11 houses, 23 dwellings in total, on a site of 0.42 hectares. This produces a density for the site of 54 dph, which is very efficient.

The arrangement is similar to that made in phase 2, although on a smaller site. A three-storey block of flats stands diagonally facing the road junction, with access from a shared space road behind. My comments on the appearance of the proposed dwellings are the same as with phase 2. The buildings are distinctive in character, well articulated, and attractive.

Severn Trent Water Consulted 27.04.2015

No objection subject to the inclusion of a drainage condition.

Public Consultation

25 objections with the following summarised concerns:-

- Loss of allotment land - led to believe allotment land would stay?
- Increased traffic in the area / speed of traffic.
- Level of social housing in this area.

- Not enough car parking for the existing development, resulting in current occupiers parking on the pavements. This can make it difficult to get past parked cars due to the narrowness of the road.
- Development seems to be crammed in.
- Concern about the design of the development.

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):

DS8	Areas of Development Restraint
DS2	Green Belt Development Criteria
DS11	Planning Obligations
DS13	Sustainable Development
S4	Monitoring of Housing Sites
S9	New Dwellings in the Green Belt
S14	Range of Housing Types and Tenures
S15	Affordable Housing in Urban Areas
C4	Criteria for Assessing Development Proposals
C5	Submission of Landscape Schemes
TR2	Safeguarding of Land for Future Road Proposals
TR11	Access and Off-Street Parking
TR13	Alternative Modes of Transport
RAT6	Open Space Provision in New Residential Developments
BROM5A	Area of Development Restraint: Land at Perryfields Road East

Bromsgrove District Plan Proposed Submission

BDP2	Settlement Hierarchy
BDP5A	Bromsgrove Town Expansion Sites
BDP6	Infrastructure Contributions
BDP8	Affordable Housing
BDP16	Sustainable Transport
BDP19	High Quality Design

Others:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SPG1	Residential Design Guide
SPG11	Outdoor Play Space

Relevant Planning History

12/0531 Erection of modular building for community purposes (as amended and augmented by drawings and information received 02/10/12 and 08/10/12)
Approved 08.10.2012

Adjacent land

B/2008/0317 Residential development of 100% affordable housing. Outline application.
Withdrawn.

B/2008/0758 Residential development 150 No. 100% affordable housing Approved
29.1.08

B/2009/0518 Residential development 158 No. 100% affordable housing Approved
25.9.09

14/0160 Erection of 30 affordable dwellings Approved 16.9.14

Site Description

The site comprises of approximately 0.42 hectares of land and a modular building that was used for community purposes. The building concerned was a 'Health Hub' for local people and the surrounding land was used as allotments. The permission for the uses and the building was a temporary one that expired 8 October 2014. The site is currently being used as a temporary building site office with off street car parking and materials store in connection with the phase 2 development currently being built adjacent to the application site.

The site is bounded by Perryfields Road to the north, and Oldfield Road to the east. The site is generally enclosed with a post and rail fence, the only natural vegetation on the site is an established hawthorn hedge along the western boundary of the site. The land generally slopes down from the north to the south of the site.

The site is located towards the rear of traditional style cottages and a children's nursery on Perryfields Road and is to the north of the existing phase 1 Perryfields housing development that has its own contemporary architectural style.

Proposal Description

The application is phase 3 of the Perryfields Road residential development. This application proposes 23 No. 100% affordable rent residential accommodation.

The scheme includes 5 No. 3 bedroom dwellings, 6 No. 2 bedroom dwellings, 4 No. 2 bedroom flats and 8 No. 1 bedroom flats. The proposed layout shows vehicular access off Arlingham Avenue for all the units, either in the form of an access road to a communal car park or as individual drives. The design of the dwellings and flats would be of a similar style to those approved and built under phase 1 and those currently being built under phase 2. The flats would be in the form a landmark building (3 storeys high) similar in design to that approved under phase 2 and would be set back and face the adjacent roundabout. The landmark building would accommodate 12 flats. The proposed dwellings would face Oldfield Road and Arlingham Avenue, and have a varied roof height of 2 – 3 storeys.

The layout shows the provision of cycle sheds for individual plots and a cycle store for the flats. In addition, compost bins and water butts are also proposed for each plot.

Assessment of Proposal

Members may be aware that planning permission was granted last year for a similar scheme (phase 2) across the road (currently under construction). This application is phase 3 for the development overall and the key issues for consideration are as follows:-

Principle

The site is designated as an Area of Development Restraint (ADR) in Bromsgrove District Local Plan (BDLP). ADRs are designated to be kept in reserve as sustainable locations

for potential long term future development, in order to reduce the need to review Green Belt boundaries in the period upto 2021.

The principle of releasing ADR land prior to the adoption of the emerging BDP has been accepted through a number of decisions made by both Inspectors and the Council on many other ADRs around the district. The release of ADR land was required to increase housing land supply in the district. Paragraph 47 of the National Planning Policy Framework (NPPF) emphasises that local authorities should significantly increase the supply of housing.

The emerging Bromsgrove District Plan (BDP) proposes a housing target of 7,000 for the period 2011-2030. The application site is a very small part of a much larger site that has been assessed within the SHLAA (BDC20) and is considered to be suitable, available and capable of delivering 1,300 homes in the next 15 years, of which it is estimated 360 of the 1300 can be delivered in the next 5 years. It is therefore essential that the whole of the wider Perryfields Road site comes forward in a timely manner to ensure the maintenance of the 5 year land supply.

This proposal forms part of strategic site (BROM2) allocated under policy BDP5A of the emerging plan proposing 1300 dwellings, as well as 5 hectares of employment land, a local centre and community facilities. This policy deals with the longer term development needs for Bromsgrove Town and is now quite relevant to determining where sustainable development should be located and is further supported by Policy BDP2 Settlement Hierarchy, in the emerging BDP.

Whilst policies contained in the emerging BDP hold limited weight at present (NPPF paragraph 216) the following are also relevant policy considerations for this planning application:-

Policies BDP7 and BDP8 within the emerging BDP are also relevant to this application. BDP7 emphasises the need for a high proportion of 2 and 3 bedroom properties and BDP8 requires 40% affordable housing on schemes of 10 dwellings or more and an appropriate tenure split. This scheme consists entirely of 1, 2 and 3 bed properties and is therefore in accordance with BDP7.

The scheme is 100% affordable housing which in principle is supported by BDP8. This particular phase will be 100% affordable rent, however, when combined with the tenure mix of the previous two phases the overall tenure mix would be as follows:-

Rented – 137 properties (65%)

Intermediate (shared ownership and intermediate market rent) – 74 properties (35%).

It is considered that the overall mix accords with paragraph 50 of the NPPF that states LPAs should "deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities".

The principle of residential development proposed would comply with the NPPF and accords with the emerging BDP and the limited weight that can be given at this stage in its process. Therefore, the principle of residential development on this land is considered to be acceptable.

Highways and access

The layout shows all access points to be off Arlingham Avenue with either in-curtilage off street car parking or communal car parking bays. Objections have been submitted raising concerns in respect to increased traffic and current problems with on street parking. It is understood that with regards to phase 1 there was limited off street car parking provided within the layout of the scheme. As a result, the applicant has tried to address this matter under the approved phase 2 scheme and this scheme by increasing additional off street car parking provision to prevent further on street car parking problems. Whilst the car parking is more than what Worcestershire Highways (WH) would recommend, they still fully support the scheme.

In line with policy DS.11 of the BDLP and policy BDP6 of the emerging BDP, a financial contribution has been requested that would go towards the improvement of bus stops in King George Close. This would form part of a Section 106 Agreement. The applicant is agreeable to paying this contribution.

Layout and Scale

The layout comprises of a landmark building that is set back from the roundabout. The building would be 3 storeys providing an attractive focal point in this locality and mirrors a similar building approved under phase 2 (14/0160).

The dwellings would be of a similar style to the neighbouring phases 1 and 2 and comprise of mainly semi-detached dwellings of 2 - 3 storeys.

Whilst the layout generally complies with the spacing requirements set out in the Bromsgrove District Council Residential Design Guide SPG, there is a shortfall in the spacing required between No. 83 Oldfield Road (phase 1) and proposed plot 47. No. 83 is 3 storeys, therefore, a spacing of 27.5 m is ought to be provided between the dwellings directly facing each other. At present a spacing of 20 m would be provided. This matter was expressed to the applicant at pre submission stage. Whilst this may seem like a substantial shortfall, the spacing requirement set out in the SPG is a guide only. Had the existing property been 2 storeys the spacing requirement needed would have been 21 m. This particular plot is a 2 bedroom property and whilst it is unfortunate that this plot does not fully comply with the guidelines, any detrimental impact on the amenities of the existing neighbouring occupiers are likely to be minimal. The rest of the scheme complies with the guidelines set out in the SPG.

Objections have been submitted that relate to the number and type of dwellings proposed. However, there is no planning policy that states that this type / concentration of affordable housing is unacceptable. The proposal would generate a density of approximately 54 dwellings per hectare which would be a reasonable density for this area of Bromsgrove and as such is considered to be acceptable.

Landscaping and trees

Existing landscaping within the site includes a hawthorn hedgerow along the western boundary that is proposed to be maintained as part of the development. Additional tree planting is proposed in front of the apartment block and Oldfield Road in order to further enhance the scheme.

Open Space Provision

The proposed layout does not include the provision of any on site open space facilities. Generally a financial contribution would be required to be utilised on open space facilities in the locality. However, given that the proposal is for 100% affordable housing it is considered on this occasion that a financial contribution will not be sought for open space improvements.

Noise and contaminated land

WRS has recommended that a noise impact assessment be carried out. The applicant has submitted a noise assessment, and it is currently being considered by WRS. Comments from WRS should be available in the Update report. Comments are still awaited from WRS in respect to any potential land contamination issues.

Neighbouring objections

The majority of issues raised by residents relate to the loss of allotment land and that the applicant may have misled the objectors (who live in phase 1 development) into thinking that the phase 3 land would not be developed. Whilst it is regrettable that the allotment land would be lost, the use of the land for this purpose was always a temporary one.

Also, it is important to note that the land originally belonged to Worcestershire County Council and therefore, would have been outside the control of the applicant (BDHT) to ensure that the land remains as allotment land /community use. Therefore, BDHT do not believe that they have misled the occupiers concerned.

Planning Obligations

As mentioned above a Section 106 Agreement is proposed for this development to cover the following matters:-

Highways – A financial contribution to contribute towards the improvement of bus stops in King George Close, Bromsgrove.

Affordable Housing Provision - The scheme is 100% affordable housing, although the applicant is a social housing provider, it is considered appropriate to include this matter in the S106 Agreement to maintain this provision in perpetuity.

The applicant is agreeable to these heads of terms and a S106 Agreement is in the process of being drafted.

Conclusion

The principle of the early release of ADR land for residential development has been established in other recent planning decisions within the district, and of particular relevance would be phases 1 and 2 Perryfields that have been granted approval under the same circumstances. However, the principle of residential development proposed in this application would be compliant with the NPPF and also accords with the emerging BDP and the limited weight that can be given at this stage in its process.

Despite one element of the development not fully complying with the Council's SPG on Residential Design, on balance, the layout of the proposal is considered to be acceptable and would otherwise generally comply with the Council's Residential Design Guide.

RECOMMENDATION:

- (a) MINDED to APPROVE FULL PLANNING PERMISSION
- (b) DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:
 - (i) £15,134.00 as a highway contribution towards the improvement of bus stops in King George Close, Bromsgrove.
 - (ii) The on-site provision of affordable housing to be maintained as such in perpetuity.
- (c) Subject to the following conditions:

Conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

- 2) The development hereby approved shall be constructed and completed in accordance with the plans to be defined.

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.

- 3) Details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be subject to the approval, in writing, of the local planning authority before any work on the site commences. The development shall then be carried out in accordance with the approved details.

Reason: To protect the visual amenity of the area in accordance with policy DS13 of the Bromsgrove District Local Plan January 2004.

- 4) Before the commencement on site of any works which are the subject of this permission, a scheme of landscaping and planting shall be submitted to, and approved by the Local Planning Authority in writing. The scheme shall include the following:-

- a) full details of all existing physical and landscape features on the site including the position, species and spread of all trees and major shrubs clearly distinguishing between those features to be retained and those to be removed;

- b) full details of all proposed fencing, screen walls, hedges, floorscape, earth moulding, tree and shrub planting where appropriate.

The approved scheme shall be implemented within 12 months from the date when any of the buildings are first occupied.

Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

Reason: In order to protect the trees which form an important part of the amenity of the site in accordance with policies DS13 and C17 of the Bromsgrove District Local Plan January 2004.

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

REASON: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

- 6) Prior to the first occupation of any 1 or 2 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

- 7) Prior to the first occupation of any 3 bedroom 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

- 8) The development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision be retained and kept available during the construction of the development.

REASON: To prevent indiscriminate parking in the interests of Highways safety.

- 9) Prior to the development hereby approved commencing, full drainage plans including porosity tests and incorporating SuDs as well as details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

- 10) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation.
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason:- In accordance with the requirements of paragraph 141 of the National Planning Policy Framework.

- 11) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition No.10 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason:- In accordance with the requirements of paragraph 141 of the National Planning Policy Framework.

Informatives

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. The authority has helped the applicant resolve technical issues such as:
- access and parking provision,
 - the impact of the development in the street scene,
 - impact of the development upon amenity of neighbours,
 - improving the design of the proposed development.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

- 2) This applicant is referred to the Section 106 Agreement accompanying this application.
- 3) No dwelling hereby permitted shall be occupied until the applicant has submitted to and have approved in writing a welcome pack that promotes sustainable travel for future residents with the Local Planning Authority.
- 4) This permission does not authorise the laying of private apparatus within the confines of the public highway

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), 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.

- 5) No work on the site should be commenced until engineering details of the improvements to the Public Highway have been submitted to and approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into.
- 6) If it is the Developer's intention to request the County Council, as 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 the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. 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.
- 7) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or Vehicular turning area does not discharge onto the Public Highway. No drainage or effluent from the proposed development shall be allowed to discharge into any Highway drain or over any part of the Public Highway.
- 8) It has been noted that Oldfield Road is presently not publicly maintained highway and whilst dedication could occur later this year the applicant is advised to contact the County Council's County Network Control Manager to discuss the implications of the existing and proposed dedication agreement prior to commencement of development.

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