

Name of Applicant	Proposal	Expiry Date	Plan Ref.
St Modwen Homes Ltd	<p>Application for the approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline permission ref. 16/1085 for residential development consisting of 150 dwellings together with access, parking, landscaping and associated works (Phase 3)</p> <p>Longbridge East And River Arrow Development Site, Groveley Lane, Cofton Hackett</p>		19/01153/REM

RECOMMENDATION: That reserved matters be **APPROVED**

Consultations

Cofton Hackett Parish Council

Object to the scheme. It increases the local population density without addressing the need for improved local infrastructure. The road infrastructure in the area is not sufficient for the increasing volume of traffic. The design of the apartment block is not in keeping with the street scene associated with the local community.

Highways - Bromsgrove

No objections subject to conditions that are already imposed on the outline planning permission.

Birmingham City Council - Highways

Birmingham City Council (BCC) have no comment to make on the site as a whole. However, we do have an interest in the full application scheme (19/01152/FUL) that are accessed from Groveley Lane as BCC is responsible for the maintenance of the public highway which abuts the site frontage.

Birmingham City Council

Both applications are adjacent to each other within the area allocated as H2 in the Longbridge Area Action Plan on land formerly known as East Works. Both proposals are consistent with the AAP in providing Affordable housing at 35% and are proposed to be built at an average density of 54 dph which is slightly above the recommended density of 40-50 dph. The proposals also offer a range of dwellings also in accordance with the AAP.

Given the above, Birmingham City Council has therefore no comment to make on either proposal.

Housing Strategy

No objection. The affordable housing element is acceptable.

Waste Management

No objection.

Node – Urban Design

Having now reviewed the updated plans and DAS addendum for the above proposed scheme I am pleased to say it is a significantly improvement since the last option that was presented.

The development no longer consists of a cul-de-sac layout with a large number of turning heads and now does provide a good connected street layout with good natural visual surveillance of streets and public spaces. The removal of the tuning head on Road 1 is an improvement as is the setting of car parking for the apartments on Road 1 in a less prominent position

Pedestrian routes are now overlooked and vistas down streets do not result in back gardens and fences onto the street and therefore scheme is now better from a safe and secure perspective.

Turning heads have been removed and made to be part of larger shared surface in other areas.

Still some large runs of continuous parking of some of the roads, however, effort has been made to break up the parking with some at the side of properties.

They have provided three storey buildings at key gateways and around the square in the centre of the site which will help with enclosure and overall legibility.

West Mercia Constabulary

No objection or comments regarding the above application.

Community Safety

No objection subject to specific measures relating to security measures and lighting.

Education Department At Worcestershire

No objection.

Environment Agency

The online application included a 2016 geo-technical contaminated land report. There are some more recent ones including a remediation strategy are now available and as such could be tied up in a revised planning condition.

North Worcestershire Water Management

No objection.

WRS - Contaminated Land

Worcestershire Regulatory Services (WRS) have reviewed the amended details in relation to contaminated land matters and have no additional comments to make with regards the reserved matters application. We understand that the relevant conditions recommended by WRS as part of permission reference 16/1085 apply to the development site and will be appropriately addressed.

WRS - Noise

The applicant should submit documentation detailing the proposed implementation of the noise mitigation recommendations of the Hoare Lea Noise Assessment R2 (dated 31/10/2016) with respect to glazing, ventilation and boundary fencing for the proposed residential dwellings. Additionally, the applicant should confirm that noise from any proposed external plant / equipment associated with the proposed community facility will achieve the noise limit criteria at the nearest houses as detailed in section 7.4 of the noise assessment.

Network Rail

No objection.

Public Consultation

Site notice 9.9.19

Press notice 13.9.19

4 separate sets of public consultation have taken place (10.9.19, 20.12.19, 20.3.19, 27.4.19) over the processing of the application which is reflected in the number of comments received.

174 letters sent

169 letters of objections raising concerns summarised as follows:

- Additional housing in the area and limited car parking.
- Provision of open space?
- Overbuilt development.
- Consideration for road junction improvements and traffic calming around Cofton Park.
- Cause disruption at the entrance to the estate.
- Increase density.
- Comments referred to the apartment block, scale of the apartment building in respect to the traditional housing in the area. Consider the building to be out of keeping, spoiling the village setting. Dis not like the design of the apartment building.
- Encourage additional access off Groveley Lane as it would be too much traffic off East Works Drive only.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP2 Settlement Hierarchy

BDP3 Future Housing and Employment Development

BDP6 Infrastructure Contributions

BDP7 Housing Mix and Density

BDP12 Sustainable Communities

BDP19 High Quality Design

BDP21 Natural Environment

BDP24 Green Infrastructure

BDP25 Health and Well Being

Others

Longbridge Area Action Plan

Bromsgrove High Quality Design SPD
SPG11 Outdoor Play Space
NPPF National Planning Policy Framework (2019)
NPPG National Planning Practice Guidance
National Design Guide

Relevant Planning History

19/01396/ADV 5no. flags on poles
Approved 29 January 2020

19/01395/FUL Full planning application for a temporary sales area, including sales cabin and associated car parking, together with advertisement consent for the display of 5 flags on poles
Approved 29 January 2020

19/01152/FUL Full planning permission for residential development consisting of 18 dwellings (phase 3a) together with access, parking, landscaping and associated works
Pending.

16/1087 Erection of 185 dwellings, including details of access, landscaping and open space, drainage and other associated infrastructure.
Land off East Works Drive, Cofton Hackett
Approved 27 July 2017

16/1085 Hybrid application: Outline Planning Permission for 150 dwellings with some matters reserved for future consideration (appearance, landscaping, layout and scale)
Full Planning Permission for a Community Facility including details of access and associated car parking, landscaping, drainage and other associated infrastructure.
Approved 27 July 2017

15/0819 Erection of 41 dwellings, landscaping and associated development infrastructure.
Approved 9 Feb 2016

14/0239 Deletion of condition 27 attached to 11/0750 in respect of timing for delivery and nature of off-site highway works to Groveley Lane.
Approved 08.04.2015.

12/0160 Re-profiling and re-modelling of site levels, deculverting of part of the River Arrow and associated infrastructure including construction access
Approved 23 April 2012.

11/0882 Re-profiling and re-modelling of site levels, deculverting of part of the River Arrow and associated infrastructure including construction access.
Approved 12 Nov 2012.

11/0750 Erection of 229 residential dwellings, neighbourhood park, children's play area, associated landscaping and access works (full application).
Approved 2 Nov 2012.

11/0748 Mixed use development comprising residential (C3) and/or residential institution (C2), community use building (D1), public open space, de-culverting of part River Arrow, site re-profiling, access, parking, landscaping and associated development infrastructure (outline).

Withdrawn.

B/2008/0529 Mixed use development comprising residential (C3) including houses and apartments, residential institutions (C2) including sheltered elderly care, retail (A1, A2, A3, and A5) and non residential institutions (D1) including library and community centre with a neighbourhood centre, parking service and highway infrastructure open space including new public park, enhancement works to river arrow, recreation facilities, public transport routes, footpaths, cycleways, landscaping, service infrastructure, highway access and infrastructure, drainage flood storage areas, public art and street furniture (outline).

B/2008/0333 Site Re-modelling, re-profiling and alterations to River Arrow and culverts: Approved 18.03.09.

Proposal Description

Members may recall that outline approval for 150 dwellings was granted permission under a hybrid application reference No. 16/1085. The hybrid application also included a detailed scheme for the community centre which has since been built and is now functioning on site. This reserved matters application for the development provides details regarding Access, Appearance, Landscaping, Layout and Scale for 150 units. The layout plan shows the provision of two means of access to the scheme off East Works Drive.

The development comprises of a 5 storey apartment building providing 57 units, 27 No. 1 bed, and 30 No. 2 bed units that fronts Groveley Lane. Undercroft car parking would be provided for the apartments with vehicular access off East Works Drive. The main personnel access points for the apartment building are proposed via glazed entrance points on the front elevation off Groveley Lane, although a side entrance is also proposed off the main footpath link from Groveley Lane that serves the site in general.

The remaining units (to the south of the apartment building) would comprise of 93 dwellings 24 No. 4 bed, 39 No. 3 bed and 30 No. 2 bed dwellings served off East Works Drive. The dwellings are of a mix of 2 to 3 storeys. The dwellings would be a mix of detached, semi-detached and terraced units. Some of which have dual aspect particularly those located on corner locations in order to enhance the streetscene. Car parking has been provided as in curtilage or grouped car parking.

The access roads that serve this scheme link up with the proposed residential application to be considered under full planning application reference 19/01152/FUL that appears elsewhere on this agenda.

Site Description

The site forms part of the former MG Rover Works known as Powertrain. A considerable amount of remediation work has taken place in this area in order to make the site suitable for residential development. The site is located to the east of the phase 1 development.

Assessment of Proposal

Principle

Members will recall that the principle of residential development was considered favourably at Planning Committee in 2017. This application is the reserved matters application for the scheme.

Layout and Scale

The scheme provides a landmark apartment building that would be sited on Groveley Lane overlooking Cofton Park. The scale and mass of the building has been broken up accordingly in respect to how it relates to neighbouring buildings such as the community centre, apartment building located at the junction of Lowhill Lane and Groveley Lane, as well as proposed dwellings within the scheme. This has been achieved by reducing the number of storeys or setting the building back particularly at the rear. In addition, the use of varying materials such as different colour bricks, cladding and glazing proposed for the building also aid to break the overall mass of the building.

Objections have been submitted in respect to the scheme. Concerns refer to the scale of the building and that it is out of keeping with the surrounding housing. Whilst it is accepted that the building is of a larger scale to the traditional housing in the area, it is important to remember the scale of the buildings that previously existed on the site. I consider that the scale of the apartment building provides a well designed quality landmark building that will make a statement for the East Works Development as a whole. Members will note the Urban Designer consider the revised scheme is well designed and an appropriate scale development in this location. The use of different materials and its position, adjacent to the recently built community centre, would add interest to the streetscene in general.

Whilst the layout generally complies with the spacing requirements set out in the Council's High Quality Design SPD, the garden length of a few of the units fall slightly short of the 10.5 metre minimum requirement. In addition, there is a slight shortfall of 1 metre between the rear of the proposed dwellings that back onto the apartment block. In consideration of the scheme in a holistic manner, I consider that the shortfalls are acceptable and that the impact on the amenities of the new occupiers would not be demonstrably harmful.

Members may recall that Proposal H2 of the LAAP requires a target of 35% of dwellings to be affordable. This provision was included in the approved outline application for this phase. A total of 53 affordable units would need to be provided for this scheme. 19 affordable units would be provided within the apartment building, whilst the remainder of the affordable housing (4 No. 3 bed and 30 No. 2 bed dwellings) would be provided in small clusters around the rest of the site. This would comply with the requirements of the outline planning approval.

Highways and access

The site layout plan shows access off East Works Drive. These access points then link up with the full application reference 19/01152/FUL that has a direct link onto Groveley Lane. Negotiations have taken place between the developers, officers, the Council's Urban Designer and Highways to ensure good vehicular and pedestrian access is provided between the two schemes in order to improve connectivity within the scheme overall. Objections have been made in respect to the number of units being served off

East Works Drive. Members will recall that the access arrangements for the East Works site overall has been designed and built with the anticipation that 700 units and communal facilities to be served off East Works Drive. Worcestershire County Highways consider the scheme to be acceptable subject to suitable conditions.

Noise and contaminated land

WRS has been consulted and do not raise any concerns in respect to the scheme and recommend conditions / informatives.

Neighbour objections

Objections relate to the increase in traffic which has been considered above. Other concerns relate to the design of the apartment building which has also been addressed above.

Planning Obligations

Members will recall that a Section 106 Agreement formed part of the hybrid application, Therefore, matters such as affordable housing, contributions towards wheelie bins, amenity and open space enhancements, and funding towards Worcestershire GP surgeries have already been secured for this residential scheme.

Conclusion

The design and layout of the residential development is acceptable. Negotiations held have resulted in a scheme that improves connectivity between this scheme and the adjoining one under ref 19/01152/FUL. The design of the apartment block is a landmark building that provides a statement to the overall East Works development. Whilst the proposal generally adheres to the policies set out in the Longbridge Area Action Plan and the Bromsgrove District Plan, there are some anomalies in respect to spacing requirements set out in the Council's High Quality Design SPD, however, it is considered that the slight shortfall in spacing requirements would not hinder the amenities of the proposed occupiers of the development.

RECOMMENDATION: That reserved matters be **APPROVED**

Conditions

- 1) The approval must be read in conjunction with outline planning permission 16/1085 and the conditions attached thereto.

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

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings/ Documents listed in this notice: (to be finalised).

Reason:- For the avoidance of doubt and in the interests of proper planning.

- 3) A scheme of groundwater monitoring and any further remediation requirement shall be carried out and undertaken in accordance with the PJA Report; "St. Modwen Developments Ltd. East Works, Longbridge Ongoing Monitoring Strategy" dated October 2019. Document Ref: 03787-OUT-0007, including the following component parts:

1. Physical and Chemical monitoring of the aquifer and reporting of the results shall be undertaken in accordance with the PJA Report; "St. Modwen Developments Ltd. East Works, Longbridge Ongoing Monitoring Strategy", dated October 2019. Document Ref: 03787-OUT-0007.
2. If monitoring in 1 identifies a deterioration in groundwater or surface water indicators, then further risk assessment will be undertaken in accordance with the PJA Report; "Technical Note; East Works, Longbridge, Remediation Strategy. St. Modwen Developments Ltd. Version: A". Doc Ref: 03787-OUT-0009, Dated October 2019.
3. If the further assessment of risks in 2 identifies the plume is no longer in a stable condition or if the modelling predicts levels of contaminant migration away from the Site that may put the identified receptors at significant risk then a 'remediation options appraisal' will be undertaken in accordance with the PJA Report; "Technical Note; East Works, Longbridge, Remediation Strategy. St. Modwen Developments Ltd. Version: A". Doc Ref: 03787-OUT-0009, Dated October 2019.
4. (a) The most effective remediation option developed from 3 shall be agreed in writing with the Local Planning Authority (LPA) in consultation with the Environment Agency. Once agreed a detailed remediation strategy (including a 'verification plan') for this option will be submitted to the LPA for approval, in consultation with the Environment Agency.
(b) Any 'verification plan' shall provide details of the data that will be collected in order to demonstrate that the works set out in (4a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
5. A verification (validation) report demonstrating completion of the works set out in the approved remediation strategy (part 4). The report shall include results of any sampling and monitoring. It shall also include any plan (a "long-term monitoring and maintenance plan") for any longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

Any changes to these components require the express written consent of the Local Planning Authority, in consultation with the Environment Agency. The scheme shall be implemented as approved.

REASON: To ensure groundwater monitoring and implementation, where necessary, of a remediation strategy to protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991).

- 4) If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement for remediation. The Method Statement must detail how this

unsuspected contamination shall be dealt with. A verification (validation) report demonstrating completion of the works set out in the method statement shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of any sampling and monitoring. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

REASON: To ensure that any unexpected contamination is dealt with and the development complies with approved details in the interests of protection of ground and surface waters (‘controlled waters’ as defined under the Water Resources Act 1991).

- 5) The proposed acoustic fencing as indicated on Dwg. No. (to be finalised) shall be implemented before the development is first brought into use and retained as such in perpetuity.

Reason: In the interests of residential amenity.

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