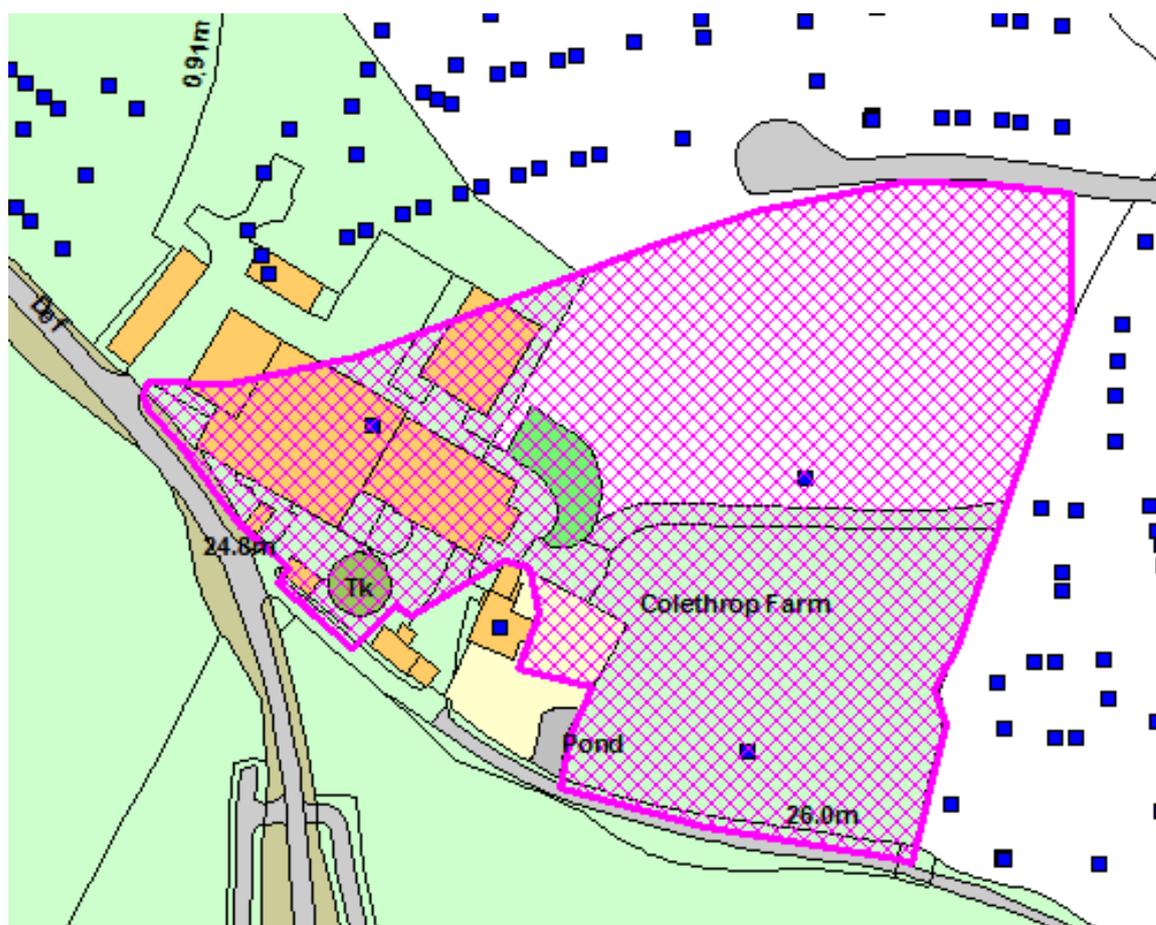




Development Control Committee Schedule 13/10/2020

Item No:	01 & 02
Application Nos.	S.20/0087/REM & S.20/0088/REM
Site Address	Parcels R17, R18 & R19, Hunts Grove Phase 4, Hunts Grove Drive, Hardwicke
Town/Parish	Hunts Grove Parish Council
Grid Reference	380958,211842
Application Type	Reserved Matters Application
Proposal	Item 01: Reserved matters application (1) for 128 dwellings on Parcels R17, R18 and R19 of Hunts Grove. Item 02: Reserved matters application (2) for 128 dwellings on Parcels R17, R18 and R19 of Hunts Grove.
Recommendation	Approval
Call in Request	Head of Development Management





Development Control Committee Schedule 13/10/2020

Applicant's Details	Colethorp Farm Limited C/O Agent, 10 Queen Square, Bristol, BS1 4NT,
Agent's Details	Stantec, 10 Queen Square, Bristol, BS1 4NT, ,
Case Officer	Ranjit Sagoo
Application Validated	14.01.2020
	CONSULTEES
Comments Received	Biodiversity Officer Contaminated Land Officer (E) GCC Local Lead Flood Authority Highways England Conservation North Team Hardwicke Parish Council Hunts Grove Residents Association GCC Development Coordination (E) SDC Water Resources Engineer
Constraints	Consult area Glos Centre Env Records - Species Within 200m of M5 Mixed use Allocation SAC SPA 7700m buffer
	OFFICER'S REPORT

The Proposal

This Committee item seeks to report on planning applications S.20/0087/REM and S.20/0088/REM concurrently as they are identical reserved matters application for 128 dwellings on Parcels R17, R18 and R19 of Hunts Grove development. These reserved matters submission are pursuant to outline planning permission S.19/1925/VAR for an area known as Farmhouse Triangle that lies south of the junction of the spine road Haresfield Lane.

The original submission related to 127 units, however, through design amendments there is an additional unit created.

To briefly explain, 'twin-tracked' planning applications refers to the process of submitting more than one identical application to the local planning authority (LPA) at the same time.

The rationale for twin-tracking is to prevent possible delays for the developer by allowing one application to continue to be determined by the LPA whilst if agreement cannot be reached, the other application is appealed against for non-determination to the Secretary of State.



Development Control Committee Schedule 13/10/2020

Planning History

An original outline planning permission (ref: S.06/1429) was approved in 2008 for Hunts Grove for 1,750 dwellings and associated infrastructure. Since then, there have been various applications. The most recent S.73 planning application (LPA ref: S.15/1498/VAR), pursuant of this application made changes to the infrastructure phasing and the scope of planning obligations.

The outline planning permission (S.15/1498/VAR) that also subject to Environmental Impact Assessment (EIA), the results of which are set out in the Supplemental Environmental Statement. The EIA set out the form and maximum parameters of the development where future reserved matters would need to comply with:

- Outline Masterplan (13143/3139H)
- Building Heights Plan (13143/3140G)
- Access and Circulation Plan (13143/3142H)
- Landscape Strategy Plan (13143/3144H)
- The Parcel Plan (13143/3141G)

A key change brought about by the most recent outline consent has been switching the neighbourhood centre from the application site location to now be located on the junction of Haresfield Lane and the A38. A reserved matter application for the neighbourhood centre (S.20/0104/REM) has been submitted to the Council. It is noted that this application is being reviewed by the applicant in light of the feedback received during the planning application consultation period.

There have been various reserved matter applications consented in accordance with the phasing of residential development and requirement for associated infrastructure. This includes residential development, road infrastructure, allotments, school, public open space and linear green corridors connecting Hunts Grove development.

Hunts Grove development is well under construction and some phases have already been built and occupied. As mentioned above, the neighbourhood centre reserved matter is pending decision along with the community building and play pitches (S.20/0103/REM) located to the west of this application site.

Finally, a reserved matter application had been approved to realign of Haresfield Lane to go directly north and connect onto the spine road which otherwise would have doglegged through the centre of this application site before connecting onto the spine road. The realignment of Haresfield Lane has been granted planning consent and this proposal reflects the new arrangement.



Development Control Committee Schedule 13/10/2020

Pre-application Consultations

It is noted that the applicant has undertaken two sets of pre-application consultations with the local planning authority. The first pre-application consultation (LPA ref: 2019/0570/PREIMT) undertaken around September 2019 provided general advice on the principle of residential development, time limits imposed by the outline consent and the overall masterplan for Hunts Grove development.

Around December 2019, a second pre-application consultation (LPA ref: 2019/0671/PREIMT) focused on an indicative layout. General concerns had been raised which included the significant number of mews type development, layout, vehicle manoeuvrability, parking and levels of privacy.

Relevant Planning Policies

National Planning Policy Framework (NPPF) (revised February 2019)

Relevant NPPF policies are set out below:

- Chapter 2 (achieving sustainable development) sets out the three overarching objectives of achieving sustainable development which are economic, social and environmental.
- Paragraph 11 – presumption in favour of sustainable development.
- Chapter 4 (Decision-making) relevance to paragraph 47 relates to planning applications determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 38 and 39 encourages pre-application engagement and front-loading and that early engagement has the potential to significantly improve the efficiency and effectiveness of the planning application system.
- Chapter 8 (Promoting healthy and safe communities) seeks to achieve healthy, inclusive and safe places. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Paragraph 92 aims to provide social, recreational and cultural facilities and services the community needs.
- Chapter 9 (Promoting sustainable transport) consideration for transport issues, including potential impact on transport network, transport infrastructure (existing and proposed), sustainable modes of travel; and patterns of movement and transport integration.
- Chapter 12 (Achieving well-designed places) creating better places to live and work with a clear design vision.
- Chapter 15 (Conserving and enhancing the natural environment) planning policies and decisions should contribute to and enhance the natural and local environment. Most relevant to this application, minimising impacts to biodiversity and a coherent approach for ecological networks.

Stroud District Local Plan (adopted November 2015)

Relevant Local Plan policies, both core policies and delivery policies are set out below:

- Core Policy CP1 – Presumption in favour of sustainable development. Follows on from the NPPF and that the Council will take a positive approach to reflect presumption in favour of sustainable development.
- Core Policy CP4 – Place Making. Relevant to this proposal, the proposals would be expected to show connectivity, reduce car dependency, improve transport choice. In addition, creating safe streets, well managed attractive public and private spaces.



Development Control Committee Schedule 13/10/2020

- Core Policy CP5 – Environmental development principles for strategic sites. This policy is linked to CP2 (Strategic Sites) that are set out in the Local Plan. Although, the Hunts Grove development (relevant to this application) is not within the current Local Plan, however, the principle of Policy CP5 is regarded as relevant and consistent with the NPPF. This is also in accordance with the general principles of sustainable development and good design, for example, low environmental impacts; accessibility (by sustainable modes of transport); layout; landscaping and community facilities are in accordance with the indicative masterplan.
- Core Policy CP14 – High Quality Sustainable Development. The District will support high quality development which protects, conserves and enhances the built and natural environment.
- Delivery Policy ES1 – Sustainable Construction and Design requires integration of sustainable design and construction to all new developments in Stroud.
- Delivery Policy ES3 – Maintaining Quality of Life within our Environmental Limits protects against unacceptable impacts to life of residents, workers and visitors.
- Delivery Policy ES7 – Landscape Character. Relevant to this application would be the to conserve or enhance the special features and diversity of the different landscape character types found within the District.
- Delivery Policy ES12 – Better Design of Places states that the District requires layout and design of new development to create well designed, socially integrated, high quality successful places.

Consultations

Consultations have been re-issued based on the revised scheme, any further comments from consultees will be reported to Committee:

Hardwicke Parish Council: (6th February) – No objections. The Parish Council have been consulted at pre-application stage and are supportive of the applicants' objectives to deliver mixed-use facilities in the heart of Hunts Grove, something residents had expected from the overall Hunts Grove masterplan prior to changes by Crest Nicholson. The application demonstrates development of attractive public open space and a desire to establish a higher-quality of layout and architectural design. Key to delivering on these objectives are the plans for the original farmhouse which are excluded from this application, something residents have expressed a preference to retain and re-use, potentially as small business space, cafe etc. We encourage the applicant to submit an integrated masterplan including the farmhouse.

Hunts Grove Residents Association (HGRA): (4th February) – are supportive of the applicants' objectives to deliver mixed-use facilities in the heart of Hunts Grove, something residents had expected from the overall Hunts Grove masterplan prior to changes by Crest Nicholson.

The application demonstrates development of attractive public open space and a desire to establish a higher-quality of layout and architectural design but that will inform future development at Hunts Grove. HGRA welcome this shift in course and the potential for further dialogue on the overall design-code and character moving forward.



Development Control Committee Schedule 13/10/2020

Key to delivering on these objectives are the plans for the original farmhouse which are excluded from this application, something residents have expressed a preference to retain and re-use, potentially as small business space, cafe etc. We encourage the applicant to submit an integrated masterplan including the farmhouse.

Highways England (4th February 2020): no objections.

Local Highway Authority (GCC Highways): the LHA and the highways consultant have worked in collaboration to address minor tweaks across the whole application site relating to general parking, junction design and more active ground floor frontages by removing some of the garages to the mews. Based on discussions and correspondence with the LHA, the revised scheme is now regarded as acceptable in highway terms.

LLFA (Gloucestershire County Council):

Comments received (4th February 2020) - no comments / objections.

SDC – Water Resources Engineer:

Comments received (5th February 2020) – no comments / refer to LLFA.

SDC – Specialist Conservation Officer:

Comments received (17th September 2020) – no comments.

SDC – Contaminated Land Officer:

Comments received (13th February and 23rd September 2020) – requesting information relating to how contamination within the application boundary will be dealt with. Subsequent discussions with the Contamination Land Officer to confirm that land contamination can be dealt with via the discharge of Condition 12 of the outline planning application.

SDC – Biodiversity:

Comments received (5th February 2020) – no objections and recommend a condition relating to the need for a Landscape and Ecological Management Plan (LEMP) to ensure long-term maintenance and management of the proposed biodiversity enhancement features. The submitted ecological report did state in section 5.2.1. that a LEMP would be submitted that would detail a monitoring programme. Draft proposed condition relating to LEMP reads:

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of the features to be managed.
- b) Aims and objectives of management
- c) Appropriate management options for achieving aims and objectives
- d) Prescription for management actions
- e) Preparation of work schedule (including an annual work plan capable of being rolled forward over a 20-year period)
- f) Details of body or organisation responsible for implementation of the plan.
- g) Ongoing monitoring and remedial measures.

The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies)



Development Control Committee Schedule 13/10/2020

responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

REASONS: To protect and enhance the site for biodiversity in accordance with paragraph 118 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

Planning Considerations

Principle of development

The principle of residential development accords with the overall masterplan and outline consent (Figure 2.1 Outline Masterplan Supplemental Environmental Statement). However, it is noted that the application boundary excludes the existing farm building to the south-west boundary and an area of land north of the small park area reserved as potential for local shops, subject to a separate application.

The design of the scheme has seen a considerable improvement since pre-application proposals and further revisions on the street configuration and minor alterations to the appearance of mews have taken place during the application.

Design

The proposed style of architecture, is a contrast to the rest of Hunts Grove development which is described as a radical step change to the standard house builder design currently being build. On the whole, there are good examples of quality buildings and spaces that look and function well within the Hunts Grove development. More recent developments have a contemporary feel using a mix of external materials ranging from part render and brick with grey aluminium window frames.

This proposal would create its own unique character that would sit on a prominent junction that joins the spine road and Haresfield Lane. Furthermore, it would link into the surrounding development which includes the community building, allotments and linear public open space.

The overall identity and period style properties would be different to the established Hunts Grove development. Based on the Design and Access Statement and subsequent discussions with the architect and agent, it is understood that the rationale has been based on creating a focal point for Hunts Grove development which otherwise would have housed the neighbourhood centre. The design seeks to create a 'village core' connected to the rest of Hunts Grove development. This includes a mix of dwelling types, treeline secondary streets, a square and to retain hedgerow for habitat connectivity.

The properties that face onto the spine road are large detached houses that have attached garages and two relatively large pair of semi-detached properties. These properties are red brick and generally have similar heights to the properties on the north side of the spine road, however, it is noted that some of the properties on the north side are three storeys.



Development Control Committee Schedule 13/10/2020

Within the site, there is a mix of house types which includes a combination of terraced properties and mews of varying sizes and number of bedrooms. There is also a mix of external materials proposed which includes rendered finish, buff and red brick. Subject to further clarification, the doors and windows will be painted timber which demonstrates the high quality and attention to detail. The full detail of the materials can be required via condition. It may also be necessary to retain timber windows and doors in perpetuity as it is a distinctive characteristic and adds to the high quality development. This can be achieved through a restrictive condition which removes the rights to change windows (e.g. to white uPVC), should Committee be mindful to approve the development. This would not restrict the ability to have thermally efficient glazing.

There have also been amendments to one of the house types that included a 'chevron' pattern, this has now been removed as it was felt that this would not be a characteristic design feature found within Stroud.

The pavilion within the central public open space would be neo classical in appearance and will provide an interesting feature within the street scape. Although, it may be regarded as at odds with the whole of Hunts Grove development, however, given its size and scale the structure is relatively inoffensive and would add to the rest of the character and feel of this immediate area where the properties mimic period properties. The agent has strongly looked to the character and community benefit that this part of the site will provided. It is therefore considered appropriate to require, via a condition, that this community feature is provided in a timely fashion.

Future discussions maybe had with the new Parish Council about taking on this feature and the open space but until or if this does not take place this area will remain the responsibility of the management company (controlled via the S106).

The implementation of the landscaping is controlled by condition 34 of the outline permission and is required within the first planting season following completion of this phase or in accordance with an alternative programme agreed.

Local concern about the provision of dog bins within Hunts Grove public open spaces has been noted and therefore, the agent will be amending the proposed plans to include indicative locations of bins near to the pavilion/open space area.

Connectivity

The proposed pattern of streets is well defined and would enable accessibility for all (in particular pedestrians and cyclists) to move safely and freely within the site itself and the wider context.

The site fronts the spine road along the northern boundary, linear park to the east, allotments (approved) to the south and the proposed community building and sports pitches to the west (pending application).

Towards the centre of the site is a small park area, a pavilion and an area identified as a row of shops (outside the application boundary). There are routes that steams from the north (spine road), the linear green space (east) and Haresfield Lane (west) that will link in with the community building.



Development Control Committee Schedule 13/10/2020

Highways

The proposal offers larger properties that face onto the spine road with off-street allocated parking, the terraced properties have garage parking located towards the rear garden which direct access that leads into the kitchen for convenience. There is a combination of allocated parking within the mews and unallocated space located on-street. The required parking of 230 spaces complies with standard of 1.5 spaces per dwelling plus 20% allowance for visitors.

The junction into the site application from the spine road retains a 5.5m width, the carriageway reduces to 4.8m within the site. Based on input from the Local Highway Authority and the highways consultant, the layout and design seeks to create parts of the site that are informal with pedestrian prioritisation.

Safety and Security

The properties along the spine road have windows and entrances that face onto the street. To the rear of majority of these properties are either mews type developments or a brick wall, trees and parking space to provide defensible space.

A welcomed change has been reconfiguring the parking arrangement on site and most notable has been providing more active frontages to the row of mews which otherwise would have been dead frontages.

There have also been improvements to the internal courtyard to the south-east with the introduction of mews that would have an active frontage that now overlooks providing passive surveillance.

It is noted that consideration has been given to the end users with mews type developments benefiting with an integral cycle and bin storage, this is feature is supported.

Conclusion

On balance, these applications seek to make a step change in the design quality of Hunts Grove whilst also providing a wide mix of house types to cater for single people/couples, small families through to larger house types for larger families. Therefore, creating a sustainable form of development that meets the objectives of social and environmental aspects as set out in the NPPF. There have been revisions to the scheme which have resulted in improvements to the design as a whole.

It is considered that the proposal accords with national and local planning policy, therefore, approval subject to conditions is recommended for both duplicate applications.

Human Rights

In compiling this recommendation, we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application



Development Control Committee Schedule 13/10/2020

no particular matters, other than those referred to in this report, warranted any different action to that recommended.

Subject to the following conditions:	<ol style="list-style-type: none">1. List of Approved Plans - to be updated at committee2. A landscape and ecological management plan (LEMP) shall be submitted to and approved by the Local Planning Authority prior to first occupation of the development. The content of the LEMP shall include the following:<ol style="list-style-type: none">a) Description and evaluation of the features to be managed.b) Aims and objectives of managementc) Appropriate management options for achieving aims and objectivesd) Prescription for management actionse) Preparation of work schedule (including an annual work plan capable of being rolled forward over a 20-year period)f) Details of body or organisation responsible for implementation of the plan.g) Ongoing monitoring and remedial measures.<p>The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.</p><p>Reason: To protect and enhance the site for biodiversity in accordance with paragraph 118 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.</p>3. No above ground works shall commence on site until full details, including samples, finishes and colours where required, of the materials used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application apart from the need to use timber windows and doors. The materials to be used in the development shall be in accordance with the approved details and retained in perpetuity (including timber windows and doors) unless otherwise approved by the Local Planning Authority.
---	--



Development Control Committee Schedule 13/10/2020

Reason:

To enable the Local Planning Authority to ensure the satisfactory and high quality character and appearance of the development which was fundamental to the planning justification for the proposed design of the scheme, in accordance with Policies CP8 and CP14 of the adopted Stroud District Local Plan, November 2015.

4. Prior to the provision of the 101st dwellings hereby permitted, the pavilion shall be constructed and available for public use in accordance with the approved plans and shall be maintained as such for the duration of the development.

Reason:

To enable the Local Planning Authority to ensure the satisfactory and high quality character and appearance of the development and the timely provision of this community feature which was fundamental to the planning justification for the proposed scheme, in accordance with Policies CP8, CP14, ES12 and ES16 of the adopted Stroud District Local Plan, November 2015.

5. No dwelling hereby permitted shall be occupied until all the car/vehicle parking area (including garages where proposed) and turning space for that dwelling, has been provided in accordance with the approved plans. Sufficient amount of the approved unallocated/visitor parking to provide 0.2 spaces per dwelling (rounded up to the next complete space) shall also be provided prior to occupation of each dwelling. The approved areas shall be kept free of obstruction and maintained available for that purpose thereafter.

Reason:

To ensure that a safe, suitable and secure means of access and parking that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with Policies CP13 and ES3 of the adopted Stroud District Local Plan, November 2015 and paragraphs 108 and 110 of the National Planning Policy Framework.

6. No dwelling hereby permitted shall not be occupied until the cycle storage facilities, for that use of building, have been made available for use in accordance with the approved plans and those facilities shall be maintained for the duration of the development.



Development Control Committee Schedule 13/10/2020

Reason:

To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with and Policies CP13, ES3 and EI12 of the adopted Stroud District Local Plan, November 2015 and paragraphs 108 and 110 of the National Planning Policy Framework.

7. No dwelling hereby approved shall be occupied until that dwelling has access within the development to an electric charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and shall be retained for the duration of the development. Any replacement charging points shall be of the same specification or a higher specification in terms of charging performance.

Reason:

To ensure that the development incorporates facilities for charging plug-in and other ultra-low emission vehicles and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with Policy CP14 of the adopted Stroud District Local Plan, November 2015, Paragraphs 108 and 110 of the revised National Planning Policy Framework and Manual for Gloucestershire Streets July 2020.

Informatives:

1. In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: The Local Planning Authority have worked with the Applicant/Agent.