

APPLICATION NO.	P16/V0290/RM
APPLICATION TYPE	RESERVED MATTERS
REGISTERED	8 February 2016
PARISH	WOOTTON
WARD MEMBER	Henry Spencer
APPLICANT	Oakhill Group Ltd
SITE	Land at Besselsleigh Road, Wootton
PROPOSAL	Reserved matters application for demolition of existing building and erection of 64 dwellings with associated car parking and landscaping following grant of outline planning permission under reference P13/V0385/O (As amended by plans and information accompanying agent's email of 3 May 2016 and 7 June 2016)
OFFICER	Mr Peter Brampton

SUMMARY

This application comes to committee due to the number of letters received from local objections. The application seeks reserved matters approval for the erection of 64 dwellings on the site, following the grant of outline planning permission under P13/V0385/O.

The main issues to consider in determining the application are:

- The reserved matters for which full consent is now sought, namely access, layout, scale, appearance and landscaping.
- The impact on the amenity of existing neighbours and the living conditions for future occupants
- Whether the proposed housing mix is appropriate given the SHMA requirements
- The level of parking provision

The principle of the development has been established by the outline consent (with all matters reserved) that remains extant. The application proposes to use the existing access to Wootton Business Park and this is acceptable for the quantum of residential development being proposed, which is the maximum 64 units for which outline consent was secured. A minor change to the affordable housing mix is proposed to better reflect current housing needs.

Following the submission of amended plans, the design and layout of the scheme is acceptable. The materials, density and scale are appropriate to the locality. Amended plans have also secured a suitable landscaping scheme, retaining existing important boundary planting and introducing new planting within the site.

There are no concerns about the impact on the amenity of existing neighbours. However, there are 6 affordable and 4 market houses where garden sizes are markedly below Design Guide recommendations. Furthermore, the apartment block that provides 6 affordable units and the cluster housing that provides 6 market units have no private amenity space.

The market housing mix is considered acceptable. A Deed of Variation is required to the original Section 106 agreement to update the affordable housing tenure mix to better reflect current housing needs.

The application is recommended for approval.

1.0 **INTRODUCTION**

- 1.1 This application site is located on the northwestern edge of Wootton and is approximately two hectares in size.
- 1.2 The application site obtained outline planning permission in 2004 for class B1 business development with access from Besselsleigh Road and also permitted 99 dwellings on what was at that time the eastern half of an allocated employment site. The housing was built and is known as Deerhurst Park.
- 1.3 A further reserved matters application was permitted in 2004 for a class B1 business building, which was built alongside the internal service road which remains in place today.
- 1.4 In 2013, outline planning permission with all matters reserved was granted for the construction of up to 64 dwellings on the remainder of the site, served by the existing vehicular access on Besselsleigh Road.
- 1.5 The application site excludes Lashford Court, which is to remain. The north boundary of the site is the green belt boundary. The green belt land includes a 4.85 hectare paddock designated for use as open recreational space. It also includes Sandford Brook and Lashford Lane Fen, a Site of Special Scientific Interest (SSSI). To the south-west of the site, on the west side of Besselsleigh Road, lies Cothill Fen Special Area of Conservation (SAC). To the east and south is housing in Robinson Road and Werrell Drive, and an equipped play area.
- 1.6 The outline planning permission included a number of pre-commencement conditions. The applicants have sought to discharge these conditions through a separate application running concurrently with this reserved matters application.
- 1.7 A location plan and GIS image showing the application site are **attached** as Appendix One.

2.0 **PROPOSAL**

- 2.1 This application seeks approval of reserved matters of layout, appearance, scale, landscaping and access. The proposal is for 64 dwellings, including the provision of 40% affordable housing as secured in the legal agreement accompanying the outline consent.

The proposed housing mix is as follows:

	1-bed	2-bed	3-bed	4-bed	5-bed	TOTAL
Affordable	4	13	9	0	0	26
Market	0	12	18	3	5	38
TOTAL	4	25	27	3	5	64

- 2.2 Access to the scheme is proposed to be taken from the existing T-junction with Besselsleigh Road and the internal service road permitted and implemented as per the original 2004 consent for the business park. This access benefits from ghosted right turn lanes both into and out of the site to assist with traffic movements. The internal service road wraps around the rear of Lashford Court and winds through the central part of the site, with a large, overtly engineered roundabout a key feature.
- 2.3 The layout of the scheme is led by the service road, although through negotiations with officers, the applicants have agreed to remove the internal roundabout and

downgrade the scale of the junction to a simple T-junction. The layout uses perimeter blocks with a “mews” area in the northeastern part of the site. Pedestrian links to Besselsleigh Road, the public open space to the northwest, to Deerhurst Park and to the existing playground are all provided.

- 2.4 The housing is almost exclusively 2 and 2 ½ storey in scale, with brick and tile the pre-dominant materials. Render and limestone walling are proposed on some units to add visual interest.
- 2.5 The application has been amended twice to address officer concerns with the original proposals. As well as removing the internal roundabout, the amended layout increases natural surveillance of the public open space to the north, removes an unattractive rear parking court and improves the relationship with important retained planting along the boundary with Besselsleigh Road.
- 2.6 Reduced copies of some of the current application plans are **attached** as Appendix Two. All submitted plans and supporting information are available on our website (www.whitehorsedc.gov.uk)

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Below is a summary of the responses received to both the original plans and the amendments. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

Wootton Parish Council	<p>No objection but the following concerns summarised below:</p> <ul style="list-style-type: none"> • Density of development • Road widths • Inadequate visitor parking • Lack of roundabout at access of site • Ground contamination • Delay in implementation of crossing on Besselsleigh Road • High proportion of affordable rented properties on offer <p>The parish council have also raised the following concerns that cannot be considered as part of this reserved matters application as they relate to issues that were assessed and agreed at the outline stage:</p> <ul style="list-style-type: none"> • Estate Management arrangements • Allocation of Section 106 funds
Neighbours	<p>Letters of objection from 8 local residents have been receive, with 3 writing again following the receipt of the amendments. The concerns raised relevant to this application may be summarised as follows:</p> <ul style="list-style-type: none"> • Development is too dense • Insufficient parking for residents and visitors • Insufficient parking for office block • Loss of privacy to 1 Lashford Lane and 50 Robinson Road • Lack of public open space within site • Proximity of some plots to foul pumping station • Road widths not suitable for larger/emergency vehicles • Inadequate turning spaces for some plots • Lack of natural surveillance of existing playground • Lack of litter bins • Planting needs to be suitable to well-drained soil

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	<ul style="list-style-type: none"> Over-provision of affordable rented units <p>2 letters of general support have been received.</p> <p>A number of points of objection from all respondents have been received that relate to issues assessed and agreed at the outline stage. They are not relevant to this application but may be summarised as follows:</p> <ul style="list-style-type: none"> Increased traffic Need for traffic calming Strain on local infrastructure Anti-social behaviour Construction Times Public transport provision Plans for Wootton Meadow Contrary to emerging Local Plan Need for roundabout on Besselsleigh Road
Oxfordshire County Council Highways	<p>No overall objection following receipt of amended plans</p> <ul style="list-style-type: none"> Remain concerned about access for service vehicles but do not consider this sufficient to warrant objection
Housing Development	<p>No objections – seek changes to affordable housing tenure mix to better reflect current housing needs in the area.</p>
Natural England	<p>No objections</p>
Thames Water	<p>No objections, but highlight that proximity of some units to the foul pumping station outside the site is contrary to industry best practice and the residents may experience occasional odour disturbance.</p>
Drainage Engineer	<p>No objections – agreed to discharge of drainage strategy under associated discharge of conditions application.</p>
Waste Management	<p>No objections following receipt of amended plans</p>
Landscape Architect	<p>No objections following receipt of amended plans. Highlight need for sufficiently large tree pits to be provided to allow street trees to establish within the site</p>
Forestry Officer	<p>No objections following receipt of amended plans</p>
Urban Design Officer	<p>No objections following receipt of amended plans</p>
Countryside Officer	<p>No overall objections following receipt of amended plans but would welcome a more positive relationship with Wootton Meadow. The final layout proposed here will need to be consistent with the proposed management plan for the meadow, which is currently the subject of an associated discharge of condition application.</p>
Air Quality officer	<p>No objections</p>
Environmental Health Officer	<p>No objections</p>

4.0 **RELEVANT PLANNING HISTORY**

4.1 **P16/V0291/DIS – Currently under consideration**

Application for discharge of condition 4 Swept Path Layout, 5 Proposed Site Layout Plan, 6 Garage and Car Port Drawing, 7 Construction Traffic Management Plan, 8 Refuse Collection, 9 Environmental Site Assessment Phase 1 & 2, 10 Surface Water , 11 Foul Drainage, 13 Habitat Management of Planning application P13/V0385/O (As clarified by amended Wildlife Management Plan received 8 June 2016)

4.2 **P13/V0385/O – Approved 11/09/2014**

Outline application for demolition of existing building and erection of up to 64 dwellings with associated car parking and landscaping.

4.3 **P04/V1631/RM – Approved 27/01/2005**

Erection of 99 dwellings and electricity sub-station, and landscaping

4.4 **P04/V1630/RM – Approved 22/12/2004**

Erection of building (1,000 sqm) within Class B1a together with car parking and landscaping. (Plot A), and electricity sub-station.

4.5 **P02/V0731/O – Approved 24/06/2004**

Mixed use redevelopment of site to provide 9500 square metres of Class B1 floor space, (excluding plant accommodation within the roofspace) 99 residential units and 4.85 hectares of community open space. New vehicular access and landscaping. (Site Area approx. 10 hectares).

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse District Council Local Plan 2011**

The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were ‘saved’ by direction on 1 July 2009.

Policy No.	Policy Title
DC1	Design
DC3	Design against crime
DC5	Access
DC6	Landscaping
DC7	Waste Collection and Recycling
DC9	The Impact of Development on Neighbouring Uses
DC12	Water quality and resources
DC13	Flood Risk and Water Run-off
DC14	Flood Risk and Water Run-off
H15	Housing Densities
H16	Size of Dwelling and Lifetime Homes
H17	Affordable Housing
H23	Open Space in New Housing Development
NE9	Lowland Vale

5.2 **Emerging Local Plan 2031 – Part 1**

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF. Whilst the plan has been through

Examination the Inspector’s Report has not been received and the objections to it remain unresolved. At present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

Policy No.	Policy Title
Core Policy 1	Presumption in favour of sustainable development
Core Policy 3	Settlement hierarchy
Core Policy 7	Providing supporting infrastructure and services
Core Policy 8	Spatial Strategy for Abingdon & Oxford Fringe sub-area
Core Policy 22	Housing mix
Core Policy 23	Housing density
Core Policy 24	Affordable housing
Core Policy 33	Promoting sustainable transport and accessibility
Core Policy 35	Promoting public transport, cycling and walking
Core Policy 36	Electronic communications
Core Policy 37	Design and local distinctiveness
Core Policy 38	Design strategies for strategic and major development sites
Core Policy 42	Flood risk
Core Policy 43	Natural resources
Core Policy 44	Landscape
Core Policy 45	Green infrastructure
Core Policy 46	Conservation and improvement of biodiversity

5.3 Supplementary Planning Guidance

- Design Guide – March 2015
The following sections of the Design Guide are particularly relevant to this application:-
Responding to Site and Setting
 - *Character Study (DG6) and Site appraisal (DG9)**Establishing the Framework*
 - *Existing natural resources, sustainability and heritage(DG10-13, 15, 19)*
 - *Landscape and SUDS (DG14, 16-18, 20)*
 - *Movement Framework and street hierarchy (DG21-24)*
 - *Density (DG26)*
 - *Urban Structure (blocks, frontages, nodes etc) DG27-30**Layout*
 - *Streets and Spaces (DG31-43)*
 - *Parking (DG44-50)**Built Form*
 - *Scale, form, massing and position (DG51-54)*
 - *Boundary treatments (DG55)*
 - *Building Design (DG56-62)*
 - *Amenity, privacy and overlooking (DG63-64)*
 - *Refuse and services (DG67-68)*
- Open space, sport and recreation future provision – July 2008
- Flood Maps and Flood Risk – July 2006

5.4 National Planning Policy Framework (NPPF) – March 2012

5.5 Planning Practice Guidance 2014 (NPPG)

5.6 Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990

- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

5.7 Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.8 Equalities

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

As the principle of the development has been established through the grant of the extant outline planning permission, the relevant planning considerations in the determination of this application are:

1. Affordable Housing and Housing Mix
2. Access arrangements, internal roads and parking provision
3. Design, Layout, Scale and Appearance
4. Residential Amenity
5. Landscaping and trees

6.1 Affordable housing and housing mix

40% of the houses will be affordable. At the request of the housing officer, changes to the tenure mix have been incorporated into this reserved matters application. Whilst acknowledging local concern, this affordable mix is consistent with local housing demand. The agreed affordable housing mix and tenure split is shown in the below table and will be secured through a Deed of Variation to the original Section 106 agreement.

	1 bed	2 bed	3 bed (5 person)	3 bed (6 person)	Total
Rent	4	10	5	1	20
Shared Ownership	0	3	3	0	6
Total	4	13	8	1	26

6.2 Policy H16 of the Adopted Local Plan requires 50% of houses to have two beds or less. However, as stipulated at paragraph 47 of the NPPF this policy is out of date as it is not based on recent assessments of housing need. The Oxfordshire Strategic Housing Market Assessment 2014 (SHMA) is the most recent assessment and estimates the following open market dwelling requirement by number of bedrooms (2011 to 2031) for the District:

	1 bed	2 bed	3 bed	4+ bed	Total
SHMA %	5.9%	21.7%	42.6%	29.8%	
SHMA Expectation no's	2.2	8.3	16.2	11.3	38
Proposed	0	12	18	8	38

6.3 The proposed mix does not accord with the SHMA but officers are cautious about

applying this too strictly. The supporting text to the SHMA itself states, “[the authors] do not strongly believe that such prescriptive figures should be included in the plan making process and that the ‘market’ is to some degree a better judge of what is the most appropriate profile of homes to deliver at any point in time”

- 6.4 With this in mind, it is important to note that this development should provide 10.5 smaller one and two-bed units, but actually provides 12, which is a small over-provision equivalent to 1.5 units. Similarly, 27.5 larger 3+ bed units should be provided and the applicants propose 26, a small under-provision equivalent to 1.5 units. Of course, in reality, the council would likely seek 11 smaller units and 26 larger units and this, coupled with the advice in the SHMA about not applying the housing mix strictly, means officers are satisfied such small deviations can be accepted.

Access arrangements, internal roads and parking provision

- 6.5 Paragraph 32 of the NPPF confirms development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Adopted local plan policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely.
- 6.6 In determining the outline application, no highway objections were received. In terms of access, this reserved matters application proposes to use the existing access to Wootton Business Park without alteration. Local objectors, including the Parish Council, believe that a roundabout at this access is necessary. This is, in part, motivated by a desire to make it easier for existing bus services to turn around on Besselsleigh Road. However, in consultation, Oxfordshire County Council as Highways Authority have raised no objection to the use of this access for 64 dwellings, nor have they indicated any requirement for buses to serve the site. Residents will be able to access existing bus stops on Besselsleigh Road.
- 6.7 Officers acknowledge that this does not address the local concern about bus manoeuvres in the village. However, the original Section 106 agreement accompanying the outline consent secured £50,000 to “*the provision and/or improvement of public transport services and/or infrastructure and/or highway infrastructure provision or improvements serving Wootton.*” This financial contribution remains valid and can be used to help provide the desired improvements for local bus services in an alternative way.
- 6.8 Parking is provided on-plot in garages or driveways. Visitor spaces are integrated into the street scene within laybys. This is in line with principle DG44 of the Design Guide. Local residents have raised concerns about a potential increase in on-street parking on existing local roads. However, OCC Highways are satisfied that the amended plans provide the required level of parking, therefore officers do not have any concerns about the provision of parking on this development.
- 6.9 Despite local concern, the amended plans also provide adequate turning and manoeuvring space for larger vehicles. The council’s waste management team have confirmed no objections on this point, as have OCC Highways, following the submission of amended plans. It is important to note that vehicle turning and manoeuvring is covered in detail by a pre-commencement condition attached to the outline consent. Given all of the above, officers have no objections to this application on highway safety grounds.

Layout, Scale and Appearance

- 6.10 The NPPF provides that planning decisions should address the connections between people and places and the integration of new development into the natural, built and

historic environment (paragraph 60). It gives considerable weight to good design and acknowledges it is a key component of sustainable development.

- 6.11 A number of local plan policies seek to ensure high quality developments and to protect the amenities of neighbouring properties (Policies DC1, DC6, and DC9). In March 2015 the council adopted its design guide, which aims to raise the standard of design across the district. The assessment below is set out in logical sections similar to those in the design guide.

Spatial Layout

- 6.12 Local objections consider that the proposal is too dense. Officers acknowledge this, but are mindful that the principle of 64 dwellings on this site has been established by the original outline consent. 64 dwellings on a site of 2 hectares represents a density of 32 dwellings to the hectare. In terms of density, Policy H15 of the Local Plan seeks at least 30 dwellings to the hectare in smaller settlements like this subject to character considerations. Officers consider that this development accords with this policy requirement.
- 6.13 Following the submission of amended plans, the layout consists of a perimeter block structure that ensures good natural surveillance throughout much of the site. Officers are mindful of concerns raised about natural surveillance of the playground and the meadow.
- 6.14 In terms of the playground, local representations suggest this has been an area where anti-social behaviour has occurred and the proposed layout does not allow appropriate natural surveillance to discourage this. Officers acknowledge the point but consider it a reasonable assumption that anti-social behaviour is being encouraged by the fact the adjacent Business Park is current a vacant wasteland with virtually no activity taking place. The development of this site will be beneficial in this regard by bringing the site as a whole into active use. Furthermore, Units 14-16 do face over the playground (albeit the least overlooked part), whilst Unit 18 includes side facing windows overlooking directly. Furthermore, access from the site directly into the playground will be possible from footpaths and through the parking area for the above unit, whilst the existing security fence will be replaced by low-level railings, increasing inter-visibility. Officers consider that the surveillance provided, as well as the increased activity originating from the development itself, will be a reasonable deterrent for any existing anti-social behaviour.
- 6.15 Turning to the meadow, which acts as the community open space for this development, the amended plans have orientated Plots 40 and 64 to provide some active surveillance of the meadow and these units also frame a new pedestrian link into the meadow. The applicants also propose to replace the current security fence with a traditional post-and-rail fence, or a wall with trellising, along the boundary with the meadow. This will increase inter-visibility between the two, presenting a far better solution than the current business park and Deerhurst Park.
- 6.16 Officers are satisfied that the layout incorporates adequate road links and parking. The removal of the internal roundabout in the amended plans was considered essential by officers as it is entirely inappropriate for a residential development, being far too large and over-engineered. The proposed solution of a T-junction with a small area of public open space is far more appropriate to the scale of housing around it.
- 6.17 Pedestrian links throughout the site are good, retaining and improving on the existing site. The footpath link through to Besselsleigh Road will be improved and benefit from good natural surveillance from the housing in this part of the site. The site also links

well to the meadow and playground as discussed, with existing links to Werrell Drive also retained in the proposed scheme. Overall, officers are satisfied with the proposed layout.

6.18 *Built form (scale)*

The majority of the dwellings are 2 or 2-½ storeys in height, which is generally reflective of the housing in Deerhurst Park and the surrounding area and accords with Principle DG51 of the Design Guide. The apartment block is also two-storey in height and will act as a landmark building at the end of the existing access road. The housing is a mixture of detached, semi-detached and terraced dwellings. Those buildings on corner plots “turn the corner” and provide an active frontage in both directions.

6.19 Roof pitches are of simple double pitched design in line with Design Guide advice, whilst the use of dormer windows is acceptable and accords with Principle DG59 of the Design Guide. Roof forms are appropriate to the scale of development proposed.

6.20 Officers have no objection to the scale of the proposed housing, which combines with the layout to create an acceptable development.

6.21 *Architectural Detailing (appearance)*

The predominant materials are red and orange brick and slate and concrete tiles. Render and limestone walling is used on some key buildings to create visual interest and assist in the legibility of the site. Officers consider these alternative materials are used appropriately sparingly so as not to dilute the overall scheme.

6.22 The use of porches, brick headers to windows, open fronted car ports and chimneys also add visual interest to the scheme that is characteristic of the district and is supported by the Design Guide. Overall, officers consider the appearance of the building to be of an acceptable quality.

6.23 **Residential Amenity**

Adopted local plan policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment. Protecting amenity is a core principle of the NPPF. Design principles DG63-64 of the Design Guide pertain to amenity, privacy and overlooking.

6.24 Despite some local objection, officers do not consider that any of the proposed dwellings would lead to an unacceptable loss of privacy or unwelcome overlooking of any existing property. Whilst properties along the northwestern boundary sit close to the shared boundary with Deerhurst Park, they are located close to three-storey apartment blocks and communal amenity space. Distances between windows serving habitable rooms are in excess of the Design Guide requirement of 21 metres.

6.25 Within the development, back to back (21 metres) and back-to-side distances (12 metres) are all achieved in line with the Design Guide recommendations. Turning to the quantum of amenity space, Paragraph 5.10.4 of the Design Guide confirms that a one bed unit should have 35 square metres, a two bedroom unit should have 50 square metres and larger units should benefit from 100 square metres. There are some plots that fail to provide this level of amenity space, summarised in the following table:

Plot	Tenure	No. of bedrooms	Required amenity (Design Guide)	Approximate proposed amenity
14	Affordable	3	100 square metres	82 square metres

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15	Affordable	2	50 square metres	45 square metres
16	Affordable	3	100 square metres	63 square metres
19	Affordable	3	100 square metres	64 square metres
20	Market	3	100 square metres	54 square metres
21	Market	3	100 square metres	66 square metres
30	Affordable	3	100 square metres	90 square metres
33	Affordable	2	50 square metres	47 square metres
38	Market	3	100 square metres	80 square metres
43	Market	3	100 square metres	64 square metres

- 6.26 Furthermore, it is regrettable that the apartments and cluster homes do not have any communal amenity space at all, contrary to Design Guide advice on apartment buildings.
- 6.27 However, officers are mindful that residents of this scheme will have easy access to the meadows just to the north of this site, which acts as the agreed public open space for this site. A number of the affected units will be sold on the open market and so there is an element of “buyer beware” when future purchasers choose which house to buy on the site. Nonetheless, officers attach some limited weight to the harm caused by the small gardens provided.
- 6.28 In consultation, Thames Water (along with some residents) have identified that Plots 24-27 are within 15 metres of the existing foul pumping station that serves Deerhurst Park. Thames Water have highlighted this is contrary to best practice outlined in their industry guidance but have not objected to the proposal. As such, the residents of these units may occasionally be exposed to odour. However, it is noteworthy that existing properties in Deerhurst Park are also within the 15 metre radius of the foul pumping station and officers only attach limited weight to this concern. This is particularly due to the fact the affected plots are for sale on the open market.
- 6.29 **Landscaping and trees**
Officers have negotiated carefully with the applicant to secure a good quality landscaping scheme across the site. Of particular concern has been the existing planting along the boundary with Besselsleigh Road. This is an important screen and initial iterations of the masterplan would have resulted in conflict between these existing trees and the rear gardens of the new housing. Amendments have been secured to reduce the potential for this conflict, but a detailed tree protection condition will be necessary.
- 6.30 The amended plans have also increased the amount of new planting within the site, particularly along the access road and around the apartment block where the roundabout is to be removed. In consultation, the council’s landscape architect has identified the need for street trees to be planted in pits that provide sufficient soil volumes to allow a good-sized plant to establish. A pre-commencement condition can secure details of this.
- 6.31 Overall, officers have no objections to the landscaping scheme proposed, subject to further details being secured by condition.

7.0 **CONCLUSION**

- 7.1 Outline planning permission has been granted and therefore the principle of the development is established. This proposal for reserved matters considers the details of the development. It is considered that the access, layout, design, scale, and

landscaping of the site are all acceptable.

7.2 Some limited weight should be attached to the under-provision of amenity space for a number of units, in particular the apartment blocks and cluster housing. However, in the planning balance, this harm is not considered sufficient to warrant a refusal of planning permission.

7.3 Thus, overall, the proposal complies with the adopted policies in the local plan which relate to the detailed matters subject of this application, the guidance set out in the adopted design guide and advice contained in the NPPF. Accordingly, the application is recommended for approval.

8.0 **RECOMMENDATION**

It is recommended that authority to grant reserved matters approval is delegated to the head of planning subject to:

1. A Deed of Variation to the original S106 agreement being entered into with the district council in order to secure alterations to the tenure mix for the affordable housing; and

2. Conditions as follows:

- 1. Commencement one year.**
- 2. Approved plan.**
- 3. Slab levels for all dwellings to be agreed.**
- 4. Samples of all materials to be agreed.**
- 5. Boundary details to be agreed.**
- 6. Tree protection to be agreed.**
- 7. Tree pits to be agreed.**
- 8. Landscaping scheme to be agreed.**
- 9. Implementation of landscaping scheme.**
- 10. Access and visibility splays as approved.**
- 11. Parking as approved.**

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