

Agenda Item:	5.1
Site:	Land North Of Guinevere Avenue Stretton Staffordshire DE13 0FZ
Proposal:	Reserved Matters application relating to P/2013/00406 for the erection of up to 100 dwellings including details of appearance, landscaping, layout and scale

Report of Head of Service (Section 151 Officer)

This report has been checked on behalf of Legal Services by John Kirkham

[Hyperlink to Application Details](#)

Application Number:	P/2016/00331	
Planning Officer:	Emily Summers	
Type of Application:	Reserved Matters	
Applicant:	Radleigh Group – Mr Pask	
Ward:	Stretton	
Ward Member (s):	Cllr J Killoran	
	Cllr L Millner	
	Cllr R Carlton	
Date Registered:	29 th March 2016	
Date Expires:	22 nd July 2016	

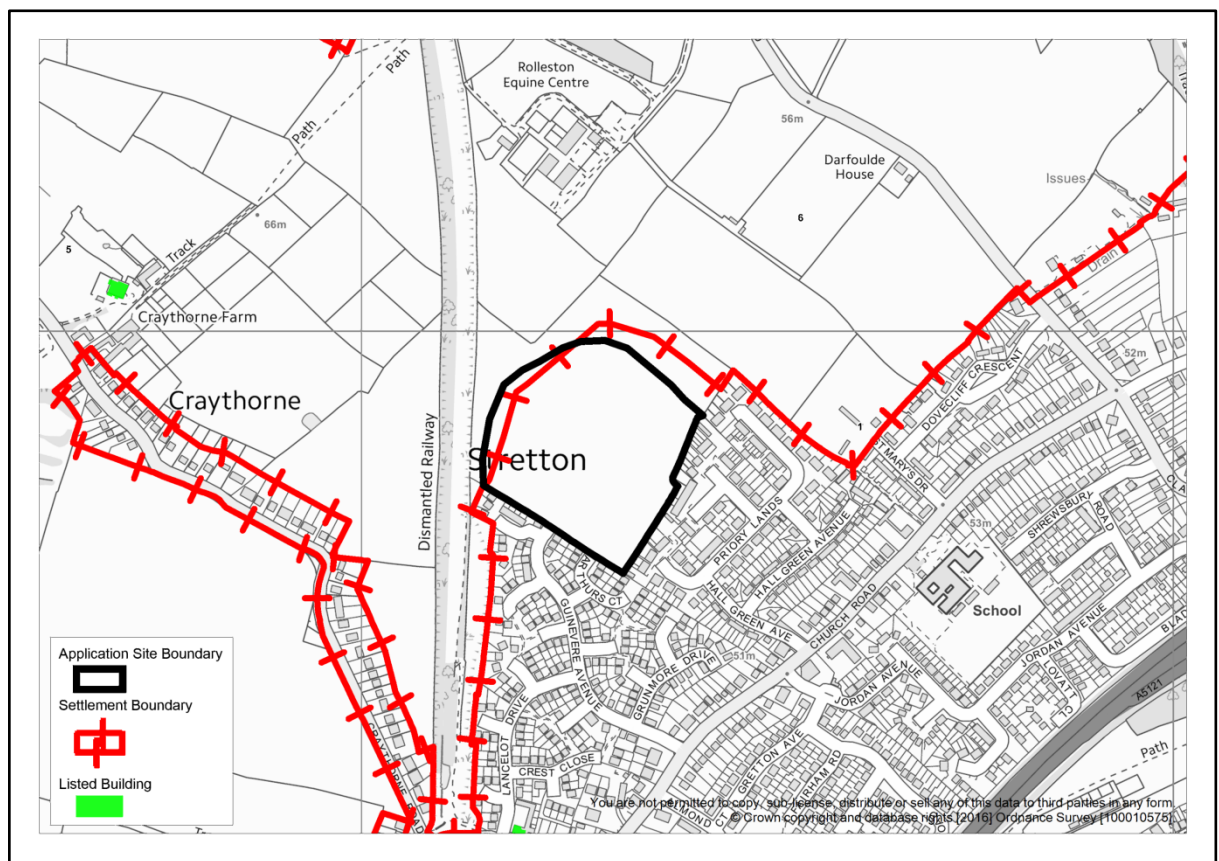
1. Executive Summary

- 1.1 The application site comprises approximately 5.07 hectares of agricultural land, located off Guinevere Avenue, Stretton.
- 1.2 The application is a reserved matters application for the erection of up to 100 dwellings including details of appearance, landscaping, layout and scale.
- 1.3 The site lies outside of the Development Boundary as set out in the adopted Local Plan (2015). The site was also outside of the revoked Local Plan (2006). The principle of developing the site was set by outline planning approval (P/2012/01109) for up to 100 dwellings. At the time of determining the application in the context of the lack of a five year supply of housing land, the social and economic benefits associated with the residential development of the site were considered to outweigh the detrimental environmental effects

associated with development in the countryside and therefore the principle of the proposal was considered acceptable.

- 1.4 Statutory consultees have raised no objections. The Parish Council has raised objection to the application, which is detailed below. 21 letters of objection have been received from local residents throughout the course of the application, but none of the matters raised constitute material considerations sufficient to justify refusal of the scheme.
- 1.5 It is considered that the development is of sufficiently high quality design within its context to comply with the parameters set by the outline planning permission and the provisions of relevant development plan policies and the National Planning Policy Framework.
- 1.6 The proposal will also not adversely affect the amenities of occupiers of existing nearby dwellings, and will provide an acceptable level of amenity for occupiers of the new dwellings.
- 1.7 The proposal will not have an unacceptably adverse impact on the existing highway network.
- 1.8 **Members are advised that the above is a brief summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.**

Map of site



2. The site

- 2.1 The application site is an area of land located to the north of Guinevere Avenue. The site covers an area of 5.07ha and incorporates existing agricultural land (Grade 3).
- 2.2 The site adjoins existing residential estates to the south and east. To the west of the site there is a dismantled railway line, which has been converted to a public footpath known as the Jinny Nature Trail. To the north and west of the site is open countryside and there is an animal re-homing centre to the north west.
- 2.3 The site is outside, but immediately adjoining the development boundary for Burton upon Trent and is classified as greenfield land.

3. Planning history

- 3.1 P/2012/01109: Outline application for the erection of up to 100 dwellings including details of means of access Considered by March committee 2013
- 3.2 P/2013/00406: Outline application for the erection of up to 100 dwellings including details of means of access – Approved July committee 2013.

4. The proposal

- 4.1 The application is a Reserved Matters submission for up to 100 dwellings following approval of an outline application for up to 100 dwellings including details of means of access at Planning Committee in July 2013). The development includes a scheme of Green Infrastructure, which will comprise landscaping, public open space, Sustainable Urban Drainage solutions and other ancillary and enabling works to facilitate the development.
- 4.2 The application site comprises 5.07 hectares of land for development including open space plus 2.10 hectares of land to be planted as a woodland buffer and delivered as open space. The developable area equates to 4.20 hectares being a density of 24 dwellings per hectare.
- 4.3 The dwellings are proposed to be a mixture of designs and layouts mostly being two-storey with some 2 and a half storey. There would be a mixture of 1, 2, 3, 4 and 5 bedroom properties.
- 4.4 The scheme proposes 15 affordable dwellings (15%) which would include 4x 1 bed dwellings, 7 x 2 bed dwellings and 4 x 3 bed dwellings. These would be located in one cluster of eight and one of seven to the north eastern corner of the site.
- 4.5 The site was granted outline permission with means of access off Guinevere Avenue.
- 4.6 All parking is proposed off-street in front of or to the side of the dwellings. A minimum of two spaces per dwelling is achieved across the site.
- 4.7 A trim trail is proposed to the woodland planting located to the north. Woodland planting is also proposed to the western boundary of the site. Equipped public space would be located to the middle of the site with footpath link through from

the main access to the trim trail. The plans indicate a link through to the Jinny Trail, however this would be for the Parish Council to have discussions over access in the future. The developer is happy for the internal footpath to finish at this point. To the south east of the site is a surface water attenuation feature.

- 4.8 Landscaping throughout the rest of the site consists mainly of shrubs within the front gardens, but also a number of heavy standard trees along the outer boundaries of the site within the development.
- 4.9 It is noted that the proposal has been amended since originally submitted following some concerns regarding the layout from the Local Planning Authority. The amended proposal takes these into consideration. A further consultation was carried out on these amendments.
- 4.10 **Members considered the outline application at the meeting of the Planning Application Committee on 18th March 2013 with outline permission (P/2012/01109) granted on 15th July 2013 for up to 100 dwellings including details of means of access.**

List of supporting documentation

4.11 The following documents have been provided as part of the application:

- . 16-209-01 Rev E – Site Layout
- . 16-209-02 – Site Location Plan
- . J126-STREET-01 Rev B – Street Scenes
- . GL0529 01A – Soft Landscaping Proposals
- . GL0529 02A – Soft Landscaping Proposals
- . GL0529 03A – Soft Landscaping Proposals
- . GL0529 04 – Tree Protection Proposals
- . GI0529 – Landscape Management Plan
- . 15130 180 Rev A – Swept Path Analysis Layout
- . SD-EW-701 – Knee Rail Fence Detail
- . SD-EW-705 – Close Boarded Fence Detail
- . SD-EW-706 – Feature Detail
- . SD-EW-707 – Screen Wall Detail
- . G2-T – Garage Floor Plan and elevations
- . G7-T – Double Garage – Floor Plan and elevations
- . H103T/The Bilton - Elevations and Floor Plans
- . H103T/The Bilton – OPP - Elevations and Floor Plans
- . H202T/The Linby - Elevations, floor plans and roof plan
- . H202T/The Linby – OPP - Elevations, floor plans and roof plan
- . H303T/The Milldale – Elevations, floor plans and roof plan
- . H303T/The Milldale – OPP - Elevations, floor plans and roof plan
- . H305T/The Baslow – Elevations, floor plans and roof plan
- . H305T/The Baslow – OPP Elevations, floor plans and roof plan
- . H312T/The Foxton - Elevations, floor plans and roof plan
- . H312T/The Foxton – OPP- Elevations, floor plans and roof plan
- . H401T/The Carsington - Elevations and Floor Plans
- . H401T/The Carsington– OPP - Elevations, floor plans and roof plan
- . H402C/The Bakewell - Elevations, floor plans and roof plan
- . H402C/The Bakewell – OPP - Elevations, floor plans and roof plan
- . H405T/The Draycott - Elevations, floor plans and roof plan

- H405T/The Draycott– OPP - Elevations, floor plans and roof plan
- H406T/The Birchover - Elevations, floor plans and roof plan
- H406T/The Birchover – OPP - Elevations, floor plans and roof plan
- H408T/The Wessington - Elevations, floor plans and roof plan
- H408T/The Wessington – OPP – Floor Plans and roof plan
- H414T/The Ingelby- Elevations, floor plans and roof plan
- H414T/The Ingelby – OPP - Elevations, floor plans and roof plan
- H419T/The Hardwick - Elevations, floor plans and roof plan
- H419T/The Hardwick – OPP - Elevations, floor plans and roof plan
- H501T/ The Willow – Elevations, floor plans and roof plans
- H501T/The Willow – OPP – Elevations, floor plans and roof plan
- H505T/The Alder - Elevations, floor plans and roof plan
- H505T – OPP/The Alder - Elevations, floor plans and roof plan
- H508/The Denby - Elevations, floor plans and roof plan
- H508/The Denby – opp - floor plans and roof plan

4.12 The relevant findings are dealt with in section 8 onwards.

5. Consultation responses and representations

5.1 A summary of the consultation responses is set out below:

Statutory and non statutory consultee		Response
5.2	Parish Council	<p>Stretton Parish Council would again like to object to the application and the amended plans.</p> <p>The original siting of the children’s playarea was not acceptable and this is now included in the open space identified in the centre of the development. The equipment will not be fenced off and will be spread out within the area. Stretton Parish Council would suggest a reconsideration of this for safety purposes plus it would have been helpful if some indication of the type of equipment to be installed had been contained in the planning documents.</p> <p>The inclusion of the trim trail is pleasing and will enhance the amenity of the proposed woodland planting.</p> <p>Stretton Parish Council have to again inform that the proposal to have the trim trail link with the Jinny Nature Trail (persistently referred to as dismantled railway trail in the application documents) is not acceptable to the Parish Council. As stated in our objection letter dated 14th April 2016 to gain access onto the Jinny Nature Trail would be via a steep slope and close to a badger set. The Parish Council have never promoted or wished to have access points along the trail other than the main entrance purely for safety reasons as the sides of the trail are mainly steep banks. And again to reiterate the comments made in our letter of the 14th April 2016 “The Parish Council, as owners of the Jinny Nature Trail, have not been contacted or consulted on</p>

		<p>this proposal at any stage of this or the outline application. Paragraph 3 of the Informative(s) section of the ESBC Decision Notice on outline application advised the applicant to liaise with the Parish Council and this has not been complied with and subsequently not included in discussions for any Section 106 funding that could have been made available” The Parish Council also consider it relevant to advise that cycling is not permitted along the Jinny Nature Trail as per Section 5 (ii) of the Stretton Parish Council Recreation Ground Byelaws. Stretton Parish Council would therefore request that the access trim trail path that leads to the Jinny Nature Trail boundary is removed from the plans prior to any approval being granted for this development.</p> <p>Stretton Parish Council would also like to seek assurance that the public open space and new woodland be protected so that back gardens cannot be extended into the open space and spoiling the design and feature of the development. Therefore to further safeguard this the Parish Council would be willing to enter into discussions for first refusal in taking ownership of the new woodland area when the development and landscaping have been completed.</p> <p>Stretton Parish Council hope that the above is taken into consideration when assessing this application and making a decision.</p>
5.3	SCC Highways	No objection subject to conditions
5.4	SCC Education	No objection subject to a contribution being secured for education in the locality.
5.5	SCC Flood Risk Team	No objection
5.6	SCC Rural County	No objection
5.7	Environment Agency	No objection
5.8	Severn Trent Water	No comments received to date.
5.9	Highways England	No objection

Internal Consultees		Response
5.10	Environmental Health	No objection further to those made on the outline application
5.11	Environment Manager	No further comments to those made at outline stage

6. Neighbour responses

6.1 Sixteen objections were received on the application as originally submitted. An additional five were received following consultation on amended plans.

Neighbour responses	
Principle	<ul style="list-style-type: none"> • Loss of agricultural land • Green belt land • Stress to animals at Blue Cross Animal Sanctuary • Stretton has had enough development
Impacts on Amenity	<ul style="list-style-type: none"> • Overbearing and out of scale • Height of shrubs will not provide enough privacy • Too close to boundaries
Highways Impacts	<ul style="list-style-type: none"> • Only access through Guinevere Avenue which would lead to an increase in traffic in the area, speeding in area, parking, noise • Concern about mud on road during construction • Roads terminate at tree belt – no turning space • Increase of 200 plus cars on the local roads • Would result in an increase in accidents on roads
Flood and drainage impacts	<ul style="list-style-type: none"> • Land doesn't drain very well
Other	<ul style="list-style-type: none"> • House not shown on plans • Where would children go to school • Doctors surgery is already full • Jinny trail not suitable for cycles • Steep drop down on to jinny trail • Condition 10 talks about need for a plan for woodland • Change the peaceful character of the area • trail in trees – no mention of this • Who will maintain and own woods • Has a risk assessment been conducted with regards to the play area next to attenuation feature • Plans for school places need to be clarified • Larger buffer needed next to existing residential
Ecology	<ul style="list-style-type: none"> • Large badger sett on jinny trail • Impact on wildlife • Oak tree has been removed
Cllr Rebecca Carlton	I attended the Stretton Parish Council Meeting last night and they were discussing the application . They have issue with the Jinnie Trail and would like the plans to be revised in regard to the cycle track.

7. Policy Framework

National Policy

- National Planning Policy Framework
- National Planning Policy Guidance

Local Plan

- Principle 1: Presumption in Favour of Sustainable Development
- SP1: East Staffordshire Approach to Sustainable Development
- SP2: Settlement Hierarchy
- NP1: Role of Neighbourhood Plans
- SP4: Distribution of Housing Growth 2012 – 2031
- SP10: Education Infrastructure
- SP16: Meeting Housing Needs
- SP17: Affordable Housing
- SP23: Green Infrastructure
- SP24: High Quality Design
- SP25: Historic Environment
- SP27: Climate Change, Water Body Management and Flooding
- SP29: Biodiversity and Geodiversity
- SP30: Locally Significant Landscape
- SP32: Outdoor Sports and Open Space
- SP34: Health and Wellbeing
- SP35: Accessibility and Sustainable Transport
- DP1: Design of New Development
- DP2: Designing in Sustainable Construction
- DP3: Design of New Residential Development, Extensions and Curtilage Buildings
- DP7: Pollution and Contamination

'Made' Neighbourhood Plans

Stretton

- S1 – Development in the Countryside
- S2 – Protecting Landscape Character
- S3 – Protection and Enhancement of Local Wildlife
- S6 – Flooding
- S7 – Protecting Archaeology in Stretton

8. Principle of Development

8.1 The NPPF states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Paragraph 14 of the NPPF states that for decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

8.2 Paragraph 251 of the NPPF states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the framework, the greater the weight that may be given'.

9. 5 Year land Supply

9.1 The most recent calculation uses figures as at 31st March 2016 and concludes there is 5.72 years of supply. Therefore the policies in the plan can be considered up to date.

10. Local Plan

10.1 The Council has adopted a positive approach in seeking to meet objectively assessed development needs of the Borough. The policies in the plan provide a clear framework to guide sustainable growth and the management of change, thereby following the Government's presumption in favour of sustainable development.

10.2 Strategic Policy 1 sets out the East Staffordshire Approach to Sustainable Development. Principles listed in the policy include social, environmental and economic considerations to be taken into account in all decision making where relevant. The principles are:

- located on, or with good links to, the strategic highway network, and should not result in vehicles harming residential amenity, causing highway safety issues or harming the character of open countryside;
- it is convenient and safe to walk, cycle and travel by public transport between (and for larger sites, around) the site and existing homes, workplaces, shops, education, health, recreation, leisure, and community facilities and between any new on-site provision;
- retains, enhances, expands and connects existing green infrastructure assets into networks within the site and within the wider landscape;
- re-uses existing buildings where this is practicable and desirable in terms of the contribution the buildings make to their setting
- integrated with the character of the landscape and townscape, provides for archaeological investigation where this is appropriate and conserves and enhances buildings of heritage importance, setting and historic landscape character;
- designed to protect the amenity of the occupiers of residential properties nearby, and any future occupiers of the development through good design and landscaping;
- high quality design which incorporates energy efficient considerations and renewable energy technologies;
- developed without incurring unacceptable flood risk or drainage problems and uses Sustainable Drainage Systems (SUDS) where appropriate;
- does not harm biodiversity, but rather enhances it wherever possible, including increasing tree-cover, especially as part of the National Forest;

- creates well designed and located publicly accessible open space;
- would demonstrably help to support the viability of local facilities, businesses and the local community or where new development attracts new businesses and facilities to an area this does not harm the viability of existing local facilities or businesses;
- would contribute towards the creation of sustainable communities through the provision of a mix of housing types and tenures;
- uses locally sourced, sustainable or recycled construction materials (including wood products from the National Forest where this is appropriate), sustainable waste management practices and minimises construction waste;
- safeguards the long term capability of best and most versatile agricultural land (Grade 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future; and
- would result in the removal of contamination and other environmental problems associated with the site.

10.3 The Local Plan sets out in Strategic Policies 2 and 4 a development strategy directing growth to the most sustainable places. Burton Upon Trent and Uttoxeter are identified as the main settlements to take housing development mostly in the form of sustainable urban extensions with some limited growth in the rural area, principally within settlement boundaries. The following elements guide the development strategy:

- Focus the majority of development at Burton Upon Trent
- Allocate a significant level of development at Uttoxeter
- Identify and support those villages that have a range of essential services and good transport links, including public transport links, to larger towns and their employment areas; and
- Control new development in all other villages and hamlets

10.4 The principle of the development was established by outline application which was approved at Planning Committee on 15th July 2013. The site was, and still is outside the settlement boundary at the time of determination. However in the context of the lack of a five year supply of housing land, the social and economic benefits associated with the residential development of the site were considered to outweigh the detrimental environmental effects associated with development in the countryside and therefore the principle of the proposal was considered acceptable.

11. Design and Impact on the character and appearance of the area

11.1 The NPPF attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

11.2 Strategic Policy 1 and 24 state that development proposals must contribute positively to the area in which they are proposed. The policy lists a number of criteria developments are expected to achieve including creating a sense of

place, reinforcing character, reflecting densities and where possible minimise the production of carbon through sustainable construction.

- 11.3 Policy DP1 of the Local Plan re-iterates the design principles set by SP24 stating that development must respond positively to the context of the surrounding area, exhibit a high quality of design and be compliant with the East Staffordshire Design Guide.
- 11.4 The East Staffordshire Design Guide requires the design of development to demonstrate a strong, considered and sensitive response to its context. Design which is relevant to the site and wider context will be important, as this can support local distinctiveness. The Guide allows for development which employs a more modern architectural style but in terms of its proportions and siting it should still compliment its surroundings.
- 11.5 The East Staffordshire Design Guide is equally applicable to the policy aspirations of SP24. It states that:
- (a) Residential layouts should be designed with focus on the streets and spaces between dwellings rather than the individual buildings themselves;
 - (b) The location of buildings in relation to streets should create interesting streetscapes including consciously arranged views and vistas within and out of the development;
 - (c) Long straight and sweeping roads should be avoided with a preference for traffic calming inherent in the design of the development;
 - (d) Repetitive house types should be avoided;
 - (e) The cramming together of large numbers of detached properties should be avoided.
 - (f) High proportions of frontage car parking will not be acceptable.
- 11.6 Detailed policy 2 aims for development to achieve high sustainability and environmental credentials adopted energy efficiency techniques and other standards where possible.
- 11.7 The site lies on the northern side of Guinevere Avenue. The boundaries of the site are defined by domestic garden boundaries to the south and east, agricultural field boundary hedgerows to the north and significant vegetation to the west adjacent to the Jinny Nature Trail. Surrounding streets are of late 20th century construction and are a mixture of detached, semi-detached and terraced layout, mainly of two storey. The majority of dwellings are arranged along a series of cul de sacs. The open rural context of the land beyond the application site to the north is considered relevant to the design of the proposed development in the locality as any new buildings must be assimilated in to their surroundings in a way that they would enhance this rural edge of the settlement and keep visual impact minimal.
- 11.8 The outline application identified areas of land to the north of the site which will be planted up with indigenous woodland species and provide a buffer to the north of the proposed residential development. The proposed woodland to the north, Jinny Nature Trail to the west and existing residential properties to the east and south result in a residential development site which is contained and sits comfortably on the edge of the existing residential area.

11.9 The layout shows the provision of a significant amount of open space including 2.10 hectares of land to be planted as a woodland buffer with trim trail, a long narrow piece of open space to the middle of the proposal where play equipment would be located and the area around the drainage feature in the south. Whilst the equipped open space could perhaps have been a more useable space in terms of its shape and location its siting is restricted by the S106 agreement attached to the outline consent, which designated the open space in unusual shaped parcels across the site. However, overall it is considered the proposed green infrastructure would result in benefits to the landscape character assisting in screening the development. There are also a number of trees proposed across the site and planting to front gardens which would assist in the significant greening and softening of the development. It is considered that the details are in accordance with local and national policy.

11.10 In addition to the woodland at the northern side of the site, additional indigenous vegetation is proposed for the western side of the site to provide a transition from the proposed residential scheme to the Jinny Trail.

11.11 The layout shows a low density of approximately 24 dwellings per hectare, which is considered appropriate in this semi-rural context and allows for dwellings to be located in spacious plots, with ample separation distances between. The development is arranged around a primary street forming one main loop and secondary and private lanes are in the form of cul de sacs. In addition there would be private drives serving a limited number of dwelling houses located adjacent to the public open space in the middle of the development and adjacent to the sustainable drainage feature in the south.

11.12 The dwellings would be arranged to generally front roads across the site with backs generally backing on to each other. This would increase surveillance onto both public and private spaces. There is a good mixture and distribution of size of properties to add variation to the street scene. The majority of the properties are two storey with a few of examples of 2.5 storey in landmark positions. There will be several two and half storeys sporadically located to provide interest. The proposed layout is not untypical of the general area and will still contribute to a sense of local distinctiveness, due to the use of high quality design of dwellings and materials.

11.13 Boundary treatments in individual plots consist of either walling or traditional close boarded fencing. Public realm areas are not defined by any boundary treatments keeping an open and organic feel to the development and allowing sufficient surveillance. There would be timber gates to the northern access points into the woodland buffer, which reflect the semi-rural character of the area.

12. Residential Amenity

12.1 The National Planning Policy Framework and DP1, DP3 of the Local Plan seeks to ensure new residential development will not have an adverse impact on the amenities of new or existing residents by way of loss of light, overlooking or overbearing.

- 12.2 The site borders residential properties to the west of the site on Priory Lands and to the south on Tintagel Close. The pattern of development results in back gardens of existing and proposed bounding each other. The proposal achieves separation distances between rear elevations of no less than 23m with garden depths of no less than 10m. These are both considered acceptable distances as to not result in overlooking or loss of privacy for future or existing residents.
- 12.3 In terms of distances between front elevations within the development these are no less than 15m which is the same for rear to rear elevations; although the majority of distances are around 20m. This is considered to be acceptable to not result in issues relating to overlooking, loss of light or loss of privacy to future occupiers.
- 12.4 The low density character of the development gives rise to generous back gardens. The floor layout plans indicate a good level of residential accommodation and therefore it is considered that the proposals would result in a good standard of living accommodation for future residents.
- 12.5 With regards to residential amenity during the construction process, the submission of a construction management plan has been secured by the outline consent to require the routing of construction traffic into the site to be agreed. This will minimise the use of local roads at peak times by construction traffic.
- 12.6 In conclusion the proposal is likely to lead to an element of additional noise and disturbance through increased activity and comings and goings. However, it is not considered that this would unacceptably affect the amenities enjoyed by the occupiers of neighbouring dwellings therefore complying with Local Plan Policies SP24 and DP3.

13. Sustainability (energy efficiency and low carbon)

- 13.1 DP2 of the Local Plan sets out expectations for development which ensure the design and delivery of low carbon buildings and energy improvements to existing buildings. Considerations include where relevant:
- follow the energy hierarchy of designing out energy demand from the outset, incorporating energy efficiency measures and introducing low carbon energy supply,
 - incorporate the best environmental practice and construction techniques in line with the Governments zero carbon buildings policy
 - use appropriate materials, form, orientation and layout of buildings to maximise the benefits of passive solar heating, cooling, lighting and natural ventilation;
 - incorporate facilities to minimise the use of water and the creation of waste, and which maximise opportunities for recycling;
 - incorporate ecologically sensitive design and features for biodiversity early on within a development scheme, following guidance in 'Biodiversity by Design' or future revisions;
 - where appropriate prepare Site Waste Management Plans to ensure that at least 25% of the total minerals used derive from recycled and reused content;

- aim to reduce predicted carbon emissions through the generation of decentralised and renewable or low carbon energy generation where practicable;
- where on site renewable or low carbon energy generation is not practical, a contribution towards an off-site renewable energy or carbon reduction scheme will be acceptable;

13.2 Whilst the proposal does not propose to incorporate any renewable energy sources or specific green construction techniques it does propose the incorporation of a Sustainable Urban Drainage System (SUDS). The proposed dwellings will be constructed using modern and efficient methods resulting in buildings that are well insulated and energy efficient. Whilst there is no specific design for solar gain or other such highly sustainable design technique it is considered that the proposed dwellings will be much more energy efficient than those in the vicinity and will not result in a significant increased carbon footprint.

14. Highway Matters

14.1 The internal highway layout has been designed to accommodate the swept path requirements of the appropriate refuse vehicles. The detailed scheme has been designed with reference to the Staffordshire Residential Design Guide and ensures the delivery of a movement network that achieves a 20mph design speed.

14.2 The NPPF in section 4 sets out the role transport policies play in facilitating sustainable development which contributes to wider sustainability and health objectives. Decisions should consider ensuring that development proposals have taken the opportunities for sustainable transport modes, ensure safe and suitable access to the site can be achieved for all people and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe

14.3 Policies SP1 and SP35 of the Local Plan aim to ensure development is located on sites with good links to the highway network, development is convenient and safe to walk, cycle and travel by public transport. Developments should not result in vehicles harming residential amenity, causing highway safety issues or harming the character of the open countryside. For those developments likely to have an impact on the wider highway infrastructure, proposals should be accompanied by a transport assessment clearly setting out how the likely impacts of the development will be addressed.

14.4 The Council's parking standards SPD sets out standards for different uses including space size, accessibility and the quantity of car parking spaces required for different uses.

14.5 The level of parking provided is in accordance with the Council's Car Parking Standards. All proposed garages are a minimum size of 6m x 3 and are therefore considered acceptable. It is noted that parking is situated close to properties to facilitate easy access for residents to the housing. Secure and weatherproof cycle storage is also recommended to be provided before first occupation where dwellings do not benefit from a garage.

- 14.6 The County Highway Authority in relation to the local road impact has confirmed that the provision of accesses onto Guinevere Avenue is acceptable.

15. Historic Environment

- 15.1 Paragraph 126 of the NPPF states that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- 15.2 In determining planning applications with respect to any building or other land in a conservation area, local planning authorities are under a statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Case law has established that this means that considerable importance and weight has to be given to that statutory duty when balancing the proposal against other material considerations.. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 15.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Again, as for the Section 72 duty referred to above, case law has established that this means that considerable importance and weight has to be given to that statutory duty when balancing the proposal against other material considerations.
- 15.4 Strategic Policy 25 states that Development proposals should protect, conserve and enhance heritage assets and their settings, taking into account their significance, as well as the distinctive character of the Borough's townscapes and landscapes.
- 15.5 Detailed policy 5 goes into more detail regarding Historic Assets, Listed Buildings, Conservation Areas and Archaeology. Detailed policy 6 aims to protect other heritage assets which are not necessarily covered by listed building or conservation area status, such as shopfronts and the setting of important historic landscapes.
- 15.6 The proposal site is not located in a Conservation Area nor does it involve the alteration or demolition of a Listed Building. The nearest Listed Buildings are on Bridge Street which is 337m from the proposal site, St Marys Church on Church Road which 339m from the proposal site. Craythorne Hall is also Grade 2 listed and 500m from the site. There is no inter-visibility between the two locations and the intervening development comprises a mix of residential properties and garden land, employment areas and highways. The nearest Conservation Area

is the Trent and Mersey Canal which is 854m and again there is no inter-visibility between the two locations.

- 15.7 Given these separation distances and the form of existing built development, it is considered that the proposal would not have an impact on views into, or those out of the conservation area nor would any Listed Building or its setting be affected. Therefore there is no impact from the proposal on any conservation area or listed building and the statutory duties under Sections 66 and 72 are not engaged.
- 15.8 Policy S7 of the Stretton Neighbourhood Plan expects above and below ground archaeology to be taken into account. This was done at the outline stage and the permission is conditioned.

16. Flood Risk and Drainage

- 16.1 Section 10 of the National Planning Policy Framework seeks to ensure that new development is not at risk from flooding, or does not increase flood risk elsewhere. It advocates the use of a sequential test with the aim of steering new developments to areas with the lowest probability of flooding. The Environment Agency produces flood risk maps which classifies land according to probability of flooding. The areas of highest risk are classified as Flood Zone 3, with a 1 in 100 or greater annual probability of flooding, and the areas of lowest risk are classified as Flood Zone 1, with a less than 1 in 1000 annual probability of flooding.
- 16.2 Strategic Policy 27 expects all new development to incorporate Sustainable Drainage Systems (SUDS). Policy S6 of the Stretton Neighbourhood Plan expects development to incorporate sustainable drainage systems. Systems will discharge clean roof water to ground via infiltration techniques, limit surface water discharge to the greenfield run-off rate and protect and enhance wildlife habitats, heritage assets, existing open space, amenity areas and landscape value.
- 16.3 The application site lies solely in Flood Zone 1 and therefore is at low risk of fluvial flooding. Site drainage is to be provided by the inclusion of a sustainable drainage system that will ensure that surface water is dealt with on site, and does not increase flood risk off-site. Given the response of the Environment Agency and Severn Trent Water to the outline application, it is not considered that the proposed development would be at an unacceptable risk of flooding, or that the proposal would increase the risk of flooding in the surrounding area.
- 16.4 Subject to the conditions recommended by the Environment Agency and Severn Trent Water Ltd in respect of drainage placed on the outline application, it is considered that the scheme accords with the relevant policies and sustainability requirements of the NPPF and policy S6 of the Neighbourhood Plan.

17. Affordable Housing and Housing Mix

- 17.1 The NPPF states that Local planning authorities should have a clear understanding of housing needs in their area. Local Authorities should address the need for all types of housing, including affordable housing and the needs of

different groups in the community. Strategic Policies 16 and 17 along with the guidance set out in the Housing Choice SPD responds to this requirement.

17.2 Strategic Policy 16 states that residential development in the main towns and Strategic Villages shall provide an appropriate dwelling or mix of dwellings given the mix required in that part of the Borough according to the Council's evidence base or other evidence.

17.3 The Housing Choice SPD expects the following mainstream market housing mix:

	Burton		
1-bedroom homes (flats, houses or bungalows)	3%		
2-bedroom homes (flats, houses or bungalows)	2%		
		Stretton	
<i>Housing for Older People**</i>		20%	
2-bedroom houses		13%	
3-bedroom houses		29%	
4-bedroom houses		23%	
5-bedroom houses		10%	

17.4 Strategic Policy 16 states that all dwellings providing ground floor accommodation should meet Building Regulations 2010 Standard M4(2) relating to accessible and adaptable dwellings. Further guidance has been prepared setting out how this policy will be applied. The guidance states that the standard will be expected on 10% of major applications. The standard should be applied to a range of properties and not just those larger properties.

17.5 SP17 states that affordable housing provision should be delivered across the site and not in clusters of more than 8 dwellings.

17.6 The Housing Choice SPD provides guidance on the expected affordable housing mix of sites.

17.7 The level of affordable housing was agreed at the outline stage in accordance with the Housing Choice SPD current at that time. The Housing Choice supplementary planning document (SPD) advised that development on green field sites such as this requires the provision of 30% affordable housing; this equates to the provision of 30 units on the site. The Housing Choice SPD allows this provision to be split into 15% on-site provision and a commuted sum in lieu of 15%. In this case the developer will meet this requirement, providing 15 affordable houses on site. The site accords with this.

17.8 The proposed market mix across the site is as follows;

- 4 x 1 bed house (4%)
- 7 x 2 bed house (14%)
- 18 x 3 bed house (18%)
- 55 x 4 bed house (55%)
- 16 x 5 bed house (16%)

17.9 The affordable provision consists of 4 1-bed houses, 7 2-bed houses and 3 3-bed houses.

17.10 Whilst the housing mix is not in accordance with the current Housing Choice SPD the position that has been arrived at has improved through negotiation with the developers. Originally the mix was very top heavy and the Local Planning Authority has secured more smaller houses to better reflect the mix in the Housing Choice SPD. The applicant has stated that they have undertaken their own market research and has concluded that the housing mix proposed meets with demand in the area. This conclusion is based on sales and enquiries from prospective purchasers on other sites locally. The applicant considers that whilst the proposal contains a large proportion of four bedroom houses, consideration should be given to the variety of dwelling sizes in terms of floorspace, rather than the number of bedrooms. An analysis of the house type shows that the three bedroom dwellings range in size from between 731 square feet to 1074 square feet. The 4 bed units range from 1,363 square feet to 1,773 square feet. Given that the price of the dwellings will be generally based on floorspace, it is considered that the proposal provides a good variety of house types and sizes, which will offer customer choice and accord with the intentions of Strategic Policy 16 of the Local Plan and with the SPD. Officers have not been able to negotiate any further changes to the mix of housing however discussions have led to an improved position which reflects more closely the mix the Borough Council would wish to see.

18. Green Infrastructure and National Forest

18.1 The National Planning Practice Guidance is clear that green infrastructure is important to the delivery of high quality sustainable development, alongside other forms of infrastructure such as transport, energy, waste and water. Green infrastructure provides multiple benefits, notably ecosystem services, at a range of scales, derived from natural systems and processes, for the individual, for society, the economy and the environment. To ensure that these benefits are delivered, green infrastructure must be well-planned, designed and maintained. Green infrastructure should, therefore, be a key consideration planning decisions where relevant.

18.2 Strategic Policy 23 states that development should contribute towards the creation, enhancement or ongoing management of a series of local green infrastructure corridors. The policy lists 10 standards green infrastructure is expected to meet.

18.3 The application proposes a large amount of public open space to the north of the main residential area. This is accessible to all of the community and is not restricted to the residents of the development. The area of woodland landscaping and habitat creation with trim trail is supported. Through control of outline conditions relating to management of the woodland and open space this will ensure ongoing maintenance and enhancement of this green infrastructure.

19. Landscape

- 19.1 One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. The NPPF states that local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.
- 19.2 Strategic Policy 30 states that development proposals will be expected to demonstrate that they have taken into account the Landscape Character Assessment for Staffordshire and consist of a scheme which reflects the landscape character and where possible enhances the landscape quality. Policy S2 of the Made Stretton Neighbourhood Plan identifies the site as landscape with high sensitivity.
- 19.3 The proposed woodland planting to the north of the site is located to provide a direct extension to existing green infrastructure of the site and provide screening of the development from sensitive receptors to the north. The Woodland planting contributes to meeting the requirements of the neighbourhood Plan policy. The open space in the middle of the development which is characterised by its long narrow shape widening to the west of the site along with the open space around the drainage feature to the south would soften the built form.
- 19.4 Whilst it is recognised that there will be an impact on the landscape, particularly over the short term, the landscape has no statutory designations for landscape protection. The scheme is green infrastructure led and it is considered that it has been well designed despite the constraints of the site. On balance it is therefore considered that the benefits of the scheme outweigh the harm in this circumstance which was established in the approval of outline permission.

Biodiversity

- 19.5 Paragraph 118 within Section 11 of the National Planning Policy Framework states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, planning permission should be refused.
- 19.6 The Natural Environment and Rural Communities Act 2006 states that public authorities in England have a duty to have regard to conserving biodiversity as part of policy or decision making.
- 19.7 Strategic Policy 29 lists criteria including development retain features of biological interest produces a net gain in biodiversity in line with Staffordshire biodiversity action plan species and supporting developments with multi-functional benefits. Policy S3 of the Neighbourhood Plan requires additional protection and enhancement of local wildlife.
- 19.8 The recommendations made within the ecology report, in relation to the management of the open spaces and the need for further survey work in respect of bats and badgers were considered reasonable and were included on the

outline permission. Subject to compliance with these conditions, the development should result in a net gain for bio-diversity in the area and not impact adversely on any European protected species. The extensive woodland planting on the site using native species contributes to meeting policy S3. The proposal therefore satisfactorily meets the sustainability requirements of the NPPF in respect of ecology and also Policy S3 of the Neighbourhood Plan.

20. Open space

- 20.1 The NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area.
- 20.2 Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.
- 20.3 SP32 and SP33 set out the requirements of open space provision across the Borough.
- 20.4 The Borough Council will seek to deliver new provision and protect and enhance existing outdoor open space and sport facilities by safeguarding sites for the benefit of local communities and applying the standards set out in the Local Plan.
- 20.5 Developers should provide open space to the local standard identified for the area. Local Standards are identified in the Local Plan Supplementary Planning Document.
- 20.6 The Locally Equipped Play Area (LEAP). The age of the play area is aimed at 2-12 year olds. The play area strategy was agreed at the outline stage. Play spaces will be to a high standard with the emphasis on quality equipment which will be stimulating and educational. The LEAP is located within the public open space in the middle of the development. Due to the constraints on the shape of the open space stipulated by the S106 agreement it would consist of equipment placed along this stretch rather than an enclosed area. There would be natural surveillance of the equipment from houses facing on to the open space and the footpath running alongside. The LEAP is a suitable distance from the nearest dwelling and its positioning is considered acceptable.
- 20.7 There are footpaths throughout the site linking up the open space, trim trail with the residential proposals. The footpath ends at the western side of the site adjacent to the Jinny Trail. The applicant is aware of the Parish Council's concerns in relation to access on to the Jinny Trail in respect of the steep slope down on to the trail and its unsuitability for cycles. On this basis the footpath does not link on to the trail and this would be for any future discussions between the applicant and the Parish Council to be had in respect of this matter.
- 20.8 The open spaces have been designed as multifunctional areas incorporating drainage features, surfaced paths, tree, hedgerow, woodland and shrub planting for amenity and biodiversity. The outline application secured through a Section 106 agreement contributions towards long term maintenance and management

of the open space areas including the SUDs feature. It is considered that the proposal is in accordance with Policy S11 of the Draft NP.

21. Education

- 21.1 There is a need for education facility provision in East Staffordshire, particularly at Burton Upon Trent. The need is for both primary and secondary education. Strategic Policy 10 identifies areas where new schools will be expected in Uttoxeter and Burton Upon Trent. In addition, the policy describes how proposals for education facilities will be assessed. Applications will be required to demonstrate that the location is accessible for the need for which it is intended to meet.
- 21.2 The development will have a significant impact on the provision of both primary and secondary education in the Borough, and negotiations have been ongoing with the Education Authority to ensure that the requirements for school places resulting from this proposal are met. The payment of £501,818 towards primary and secondary education has been requested and is secured through the S106 agreement.

22. Conclusions

- 22.1 This proposal will result in the development of a green-field site upon which the principle of development has previously been set by the granting of outline planning permission P/2012/001109 at Planning Committee on 15th July 2013.
- 22.2 The submitted details demonstrate that the development will fit acceptably into the context of adjoining built form by way of its siting, scale, massing and design and generally accord with the outline design and access statement. The proposed layout shows that separation distances between existing and proposed dwellings are such that the site can be developed without having a significant detrimental impact on the reasonable amenities of neighbouring properties. The Highway Authority has confirmed that there are no issues in relation to highway safety.
- 22.3 Whilst the scheme will undoubtedly change the character and appearance of the area, the benefits of the proposal including the provision of housing, including affordable, alongside the economic benefits associated with new development weigh heavily in support of the application, and on balance the benefits of the scheme outweigh any specific concerns that are raised in relation to the proposal. The proposal is therefore considered to accord with policies in the East Staffordshire Local Plan, the National Planning Policy Framework, and all other supplementary planning guidance.
- 22.4 This scheme is immediately deliverable and the applicant, if granted approval by members, is looking to begin works on site very quickly, subject to the conditions of the outline permission being discharged.

23. RECOMMENDATION

For the reasons set out in the above report then APPROVE RESERVED MATTERS subject to the following conditions:-

1. Compliance with the approved plans
2. Where a private access falls towards the public highway a surface water drainage interceptor connected to a surface water outfall shall be provided
3. Integral garages indicated on the approved plans shall be retained for the parking of motor vehicles and cycles and not converted to living accommodation
4. No dwelling hereby permitted without access to a garage shall be occupied until a secure weatherproof cycle storage facility has been provided.

Informatives

1. Standard engagement informative
 2. The applicant is advised to note and act upon as necessary the attached comments of the Police Architectural Liaison Officer. However, where there is any conflict between the recommendations of the Architectural Liaison Officer and the terms of the planning consents the latter take precedence.
 3. Notification of outline permission conditions addressed by the reserved matters submission and which remain outstanding.
 4. Pre-commencement conditions standard informative.
1. Where a private access falls toward the public highway a surface water drainage interceptor, connected to a surface water outfall, shall be provided across the access immediately to the rear of the highway boundary

24. Background papers

- 24.1 The following papers were used in the preparation of this report:
The following papers were used in the preparation of this report:
The Local and National Planning policies outlined above in section 7
Papers on the Planning Application file reference P/2016/00331 and P/2013/00406

25. Human Rights Act 1998

- 25.1 There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

26. Crime and Disorder Implications

- 26.1 It is considered that the proposal does not raise any crime and disorder implications.

27. Equalities Act 2010

- 27.1 Due regard, where relevant, has been had to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.

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