

Planning, Design & Access Statement

Application for the Approval of
Reserved Matters for 44 dwellings,
(access, layout, scale, appearance and landscaping)

Pursuant to outline permission ref:
9/2006/0775 (APP/F1040/A/06/2028732)

Land at
Highfields Farm,
Littleover

September 2019

Document Control Sheet

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1 INTRODUCTION

1.1 Planning & Design Practice is a town planning and architectural design consultancy consisting of chartered town planners and an architectural design team. The practice operates across England and Wales and, with over 60 years combined experience in the team, the company has an excellent record of success.

1.2 We have been instructed by Meadowview Homes to prepare and submit an application for Approval of Reserved Matters in relation to 44 dwellings at Highfields Farm, Littleover.

1.3 This report has been structured to provide an introduction to the site and discuss its planning history and an examination of the key planning issues to be considered for the Reserved Matters.

1.4 Also submitted to accompany the report are the following:

- Application form;
- Site Location Plan;
- Site Layout Plan (includes hard and soft landscaping, boundary treatments, ecological enhancements, and street lighting);
- Schedule of building materials;
- Drawings for each of the proposed house types.
- Drainage Engineers drawings and calculations, Refuse Vehicle tracking plans.

1.5 The applicants, Meadowview Homes, are a well-respected midlands based housebuilder with an excellent reputation, specialising in small bespoke housing schemes.

<https://www.meadowviewhomes.co.uk/>

2 SITE DESCRIPTION AND PLANNING HISTORY

Site Location

- 2.1** This site is a narrow, rectangular parcel of land extending in a south-easterly direction from Highfields Farm. The site is now bounded to the east and west by recent housing development built out as part of an outline application for 1200 residential units (see planning history below). The estate roads either side are now called Stafford Drive (to the east) and Bolsover road (to the west) and link roads have been retained to join up with and provide access to the development on this parcel of land. The new road for this development is to be named Beeston Drive.



Figure 1: Aerial view of the site

Relevant Planning History

- 2.2** 9/2006/0775 - Outline application (all matters to be reserved) for up to 1200 residential units, a new primary school, community facilities and local centre, associated infrastructure and landscaping including the provision of a new country park at: Land At Highfields Farm, Bakeacre Lane, Findern, Derby. Allowed at appeal 26th January 2009.

- 2.3** 9/2011/0640 - extension of time limit for implementation of outline planning permission 9/2006/0775 (granted permission by Secretary of State under appeal ref APP/F1040/A/06/2028732) for up to 1200 residential units (C3), new primary school (up to 1.3ha), new community facilities and local centre (up to 1ha) including local retail units (A1), restaurants (A3), public house (A4) and hot food takeaway (A5), associated infrastructure (including sewers, drainage and services), new road junctions with the existing highway network, new internal roads, footpaths and cycleways, play areas, strategic landscaping (up to 10.96ha) and the provision of a new country park (up to 8.42ha) on: Hollybrook Way, Portico Road and Bowbank Close (Highfields Farm) Land to the South and East of Rykneld Road, Findern, Derby. Approved at Planning Committee on 13/12/2011 (decision dated 25th January 2012)
- 2.4** 9/2015/1079 - Removal of conditions 32 & 33 of planning permission ref: 9/2011/0640 (relating to the erection of up to 1200 residential units [C3], new primary school (up to 1.3ha), new community facilities and local centre (up to 1ha, including local retail units [A1], restaurants [A3], public house [A4] and hot food take away [A5]), associated infrastructure (including sewers, drainage and services), new road junctions with the existing highway network, new internal roads footpaths and cycleways, play areas, strategic landscaping (up to 10.96ha) and the provision of a new country park (up to 8.42ha)) on: Hollybrook Way, Portico Road and Bowbank Close (Highfields Farm), Land to the South and East of Rykneld Road, Findern, Derby. Approved 2nd March 2016.
- 2.5** 9/2016/0592 - the variation of condition 37 of planning permission ref: 9/2015/1079 (relating to the erection of up to 1200 residential units [C3], new primary school (up to 1.3ha), new community facilities and local centre (up to 1ha, including local retail units [A1], restaurants [A3], public house [A4] and hot food take away [A5]), associated infrastructure (including sewers, drainage and services)) in order to vary delivery hours at the local centre on: Hollybrook Way, Portico Road and Bowbank Close (Highfields Farm) Land to the South and East of Rykneld Road, Findern, Derby. Approved 14th October 2016.
- 2.6** 9/2015/0011 - Approval of Reserved Matters relating to Access, Layout, Scale and Appearance on remaining land subject to Outline Permission 9/2011/0640 for 44 Dwellings and associated infrastructure, including new roads and junctions on: Hollybrook Way, Portico Road and Bowbank Close (Highfields Farm), Land to the South and East of Rykneld Road, Findern, Derby. Approved 28th April 2015. (This reserved matters application does not include Landscaping, and the advice

from SDDC is that a further application for reserved matters is required before the development can be implemented, which would need to be lodged by 25th January 2020).



Figure 2: Layout as approved in 9/2015/0011

3 THE PROPOSED DEVELOPMENT

- 3.1 This application for Reserved Matters seeks to change the design of the house types to suit the style of the proposed housebuilder for the site (Meadowview Homes) along with details of landscape planting, and a very slight change to the road layout.

3.2 The positions of the individual houses on the site will remain broadly the same as those in the previously allowed reserved matters application:



4 PLANNING POLICY CONTEXT

- 4.1** Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2** In this case the development plan consists of the South Derbyshire District Council 2016 Local Plan Part 1 (LP1) with the relevant policies being: S1 (Sustainable Growth Strategy), S2 (Presumption in Favour of Sustainable Development), S4 (Housing Strategy), S6 (Sustainable Access), H1 (Settlement Hierarchy), H20 (Housing Balance), H21 (Affordable Housing), SD1 (Amenity and Environmental Quality), SD3 (Sustainable Water Supply, Drainage and Sewage Infrastructure), BNE1 (Design Excellence), BNE3 (Biodiversity), BNE4 (Landscape Character and Local Distinctiveness), INF7 (Green Infrastructure) and INF9 (Open Space, Sport and Recreation).
- 4.3** As well as the 2017 Local Plan Part 2 (LP2) with the relevant policies being: SDT1 (Settlement Boundaries and Development), BNE5 (Development in Rural Areas), and BNE7 (Trees, Woodland and Hedgerows).
- 4.4** Also relevant is the South Derbyshire Design Guide Supplementary Planning Document (SPD) (Nov 2017) and the National Planning Policy Framework. There is no Neighbourhood Plan made or proposed that covers the area of this development.

National Planning Policy Framework

- 4.5** The National Planning Policy Framework (NPPF or The Framework) sets out the Government's planning policies for England and how these are expected to be applied.
- 4.6** The purpose of the planning system is to contribute to the achievement of sustainable development. There are three overarching objectives to sustainable development, which are outlined at paragraph 8:

'a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time

to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’*

4.7 Paragraph 11 states plans and decisions should apply a presumption in favour of sustainable development. And for decision-taking, this means:

‘c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. 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.’

4.8 Footnote 6 clarifies which policies section i. refers to:

‘The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as

Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.'

4.9 Footnote 7 clarifies the definition of out-of-date:

'This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.'

4.10 Paragraph 12 states that the Framework does not change the statutory status of the development plan as the starting point for decision making and proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. However, the policies contained within the Framework are material considerations which local planning authorities should take into account from the day of its publication.

4.11 Paragraph 124 emphasises the importance of creating well-designed places:

'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'

Planning Practice Guidance (PPG)

4.12 The government launched the National Planning Practice Guidance (PPG) in Spring 2014 which reinforces and provides additional guidance on the policy requirements of the Framework. It replaces and consolidates a wide range of planning guidance contained in various documents including circulars and ministerial statements.

- 4.13** The PPG provides extensive guidance on the matter of design, including listing the planning objectives that can be achieved via good design. These include considering local character, landscape setting, safe, connected and efficient streets, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods.
- 4.14** The role of health and wellbeing in planning is a consideration in the PPG: active healthy lifestyles should be encouraged, that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe places for active play and food growing, and are accessible by walking and cycling and public transport.
- 4.15** The PPG reiterates the importance of, and provides guidance on, the assessment of housing need, including affordable housing. With regards to housing delivery, it makes clear that past under-supply should be met, where possible, within the first 5 years of the plan period.

5 KEY PLANNING ISSUES

- 5.1** The key planning considerations that are relevant to this application for approval of Reserved Matters are as follows:

Principle of Development

- 5.2** The principle of developing this site for 44 houses has already been established through the granting of the outline planning permission, as well as the approval of the previous application for approval of Reserved Matters.
- 5.3** This application seeks alternative designs for the house types, and minor changes to the layout.

Layout

- 5.4** The proposed layout for this reserved matters application is broadly similar to the layout in the previously approved reserved matters application, following a similar pattern.

Design, Appearance and Scale

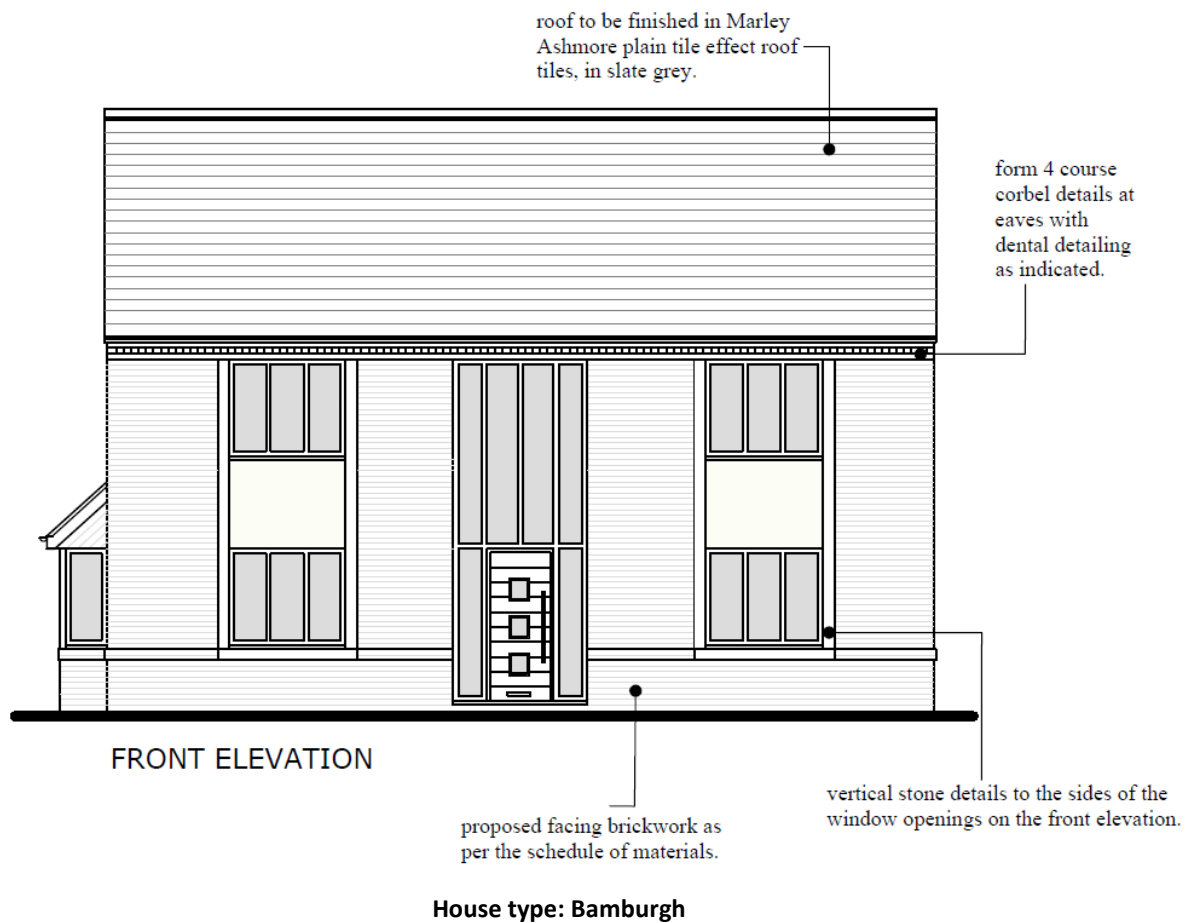
- 5.5** The design of the house types has been changed to suit the style of the proposed housebuilder, Meadowview Homes.

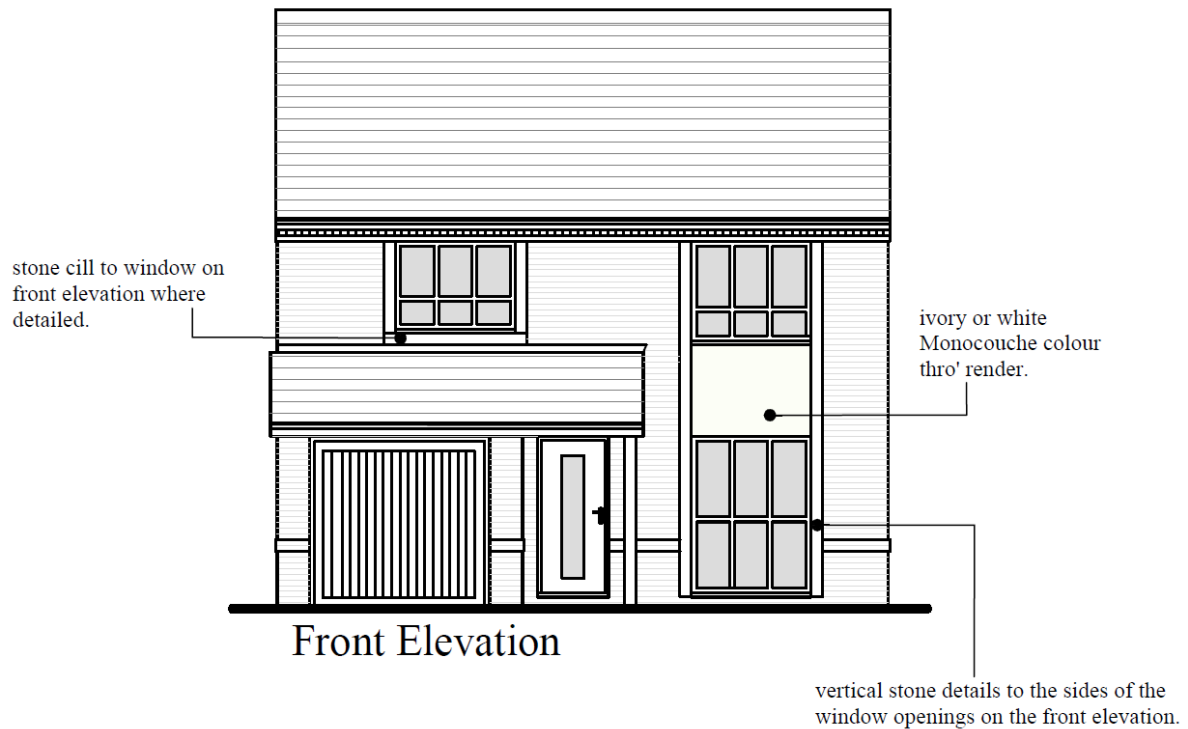
5.6 11 different house types are proposed, with a range of house sizes from 2 to 5 bedrooms.

5.7 The housing mixture comprises of:

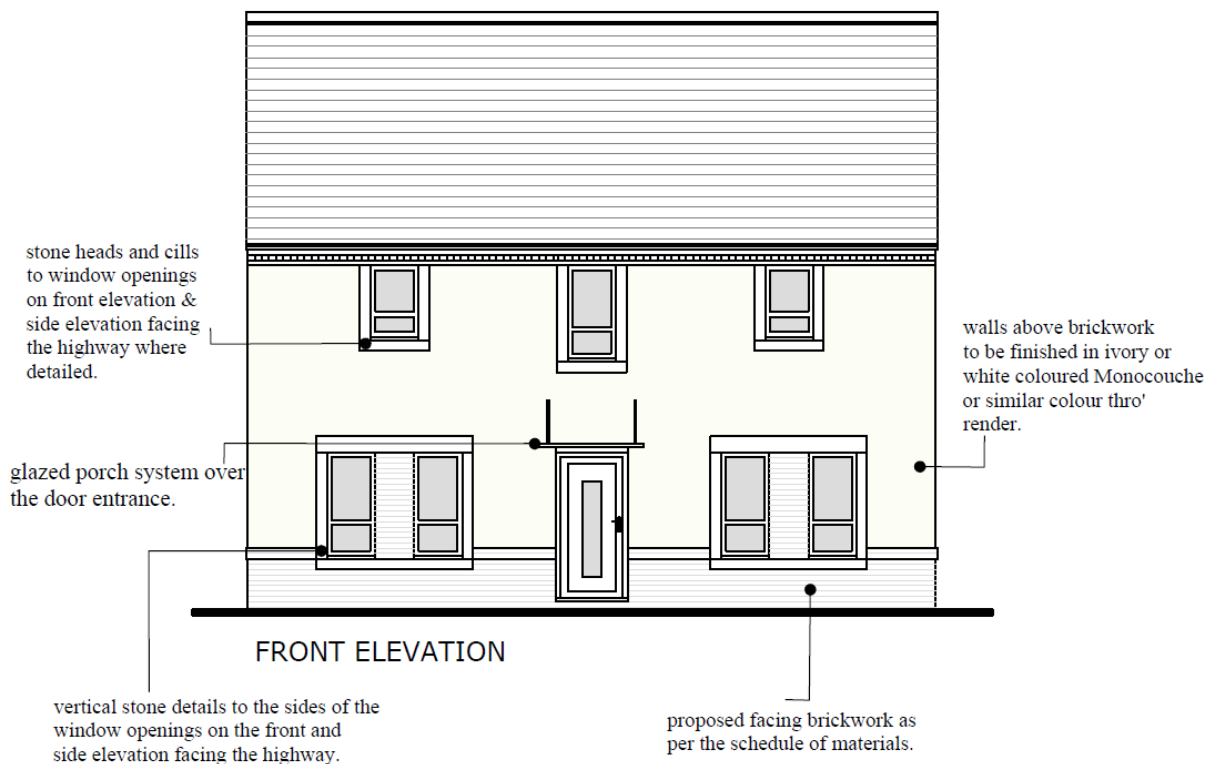
- 6 x 2bed semi-detached;
- 14 x 3bed semi-detached;
- 4 x 3bed detached;
- 12 x 4bed detached;
- 8 x 5bed detached.

5.8 Examples of each house type are shown in the images below:

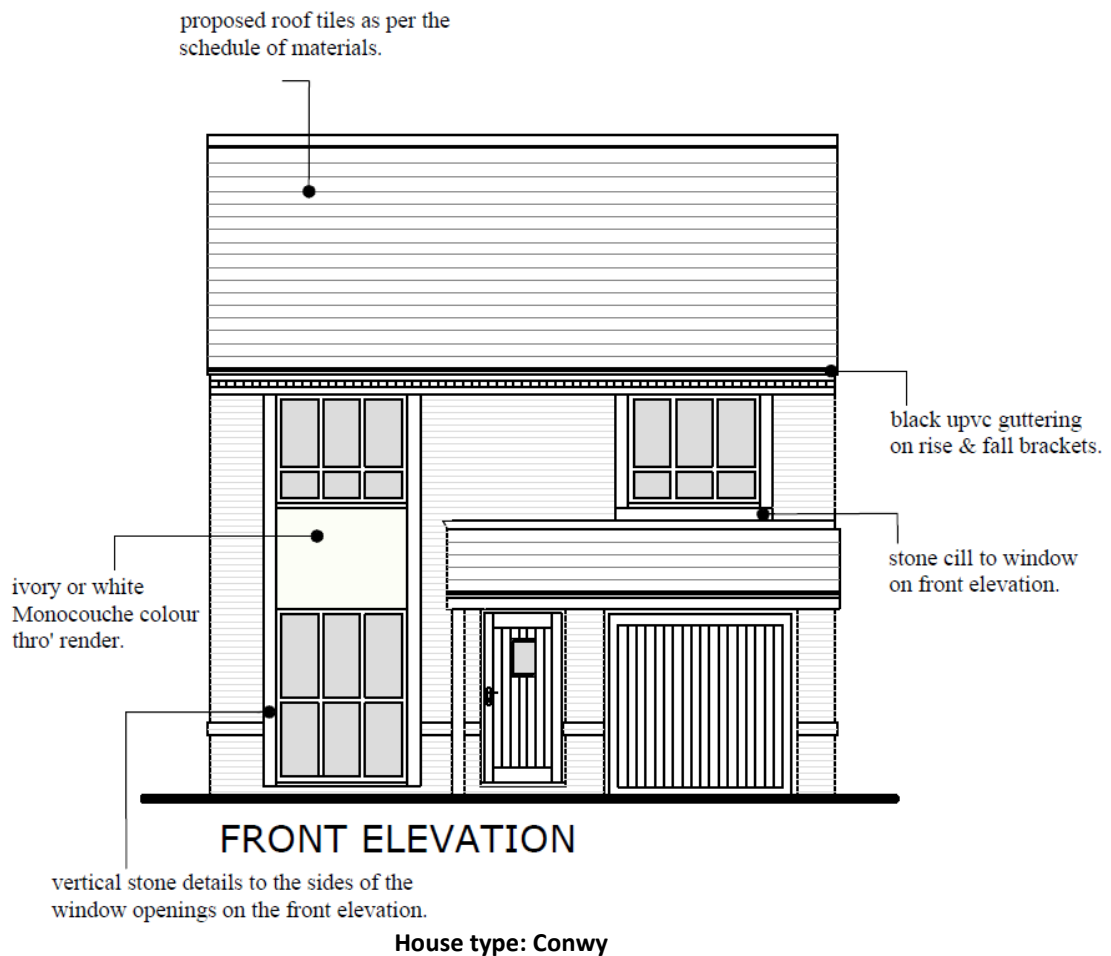
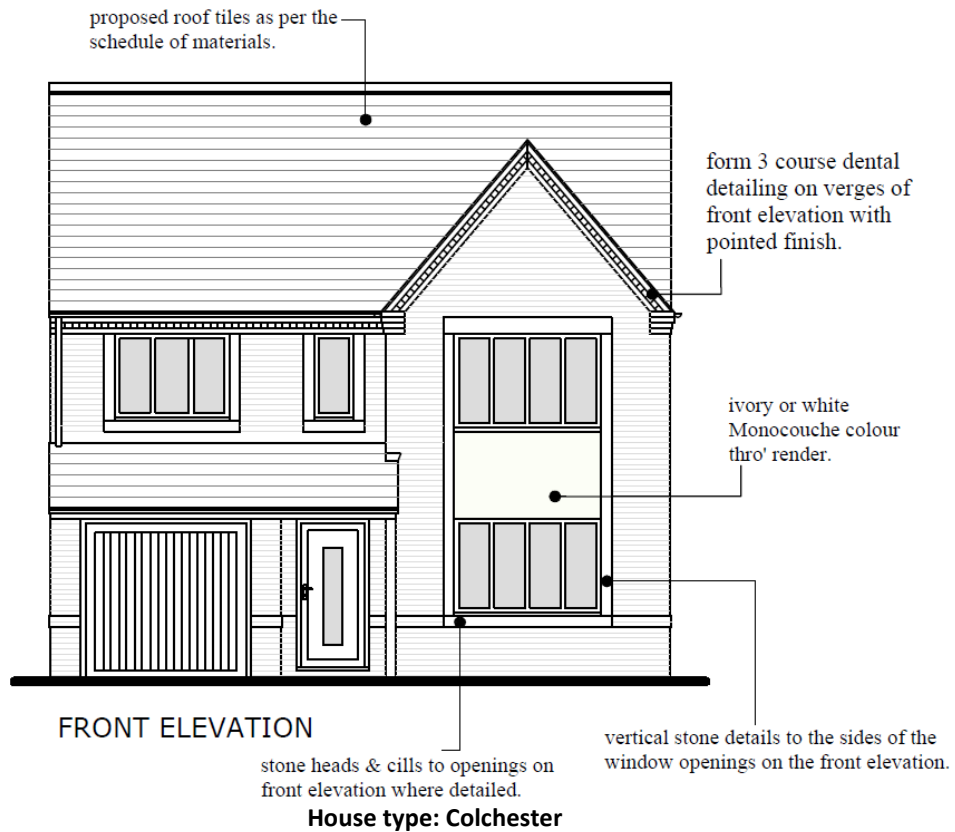


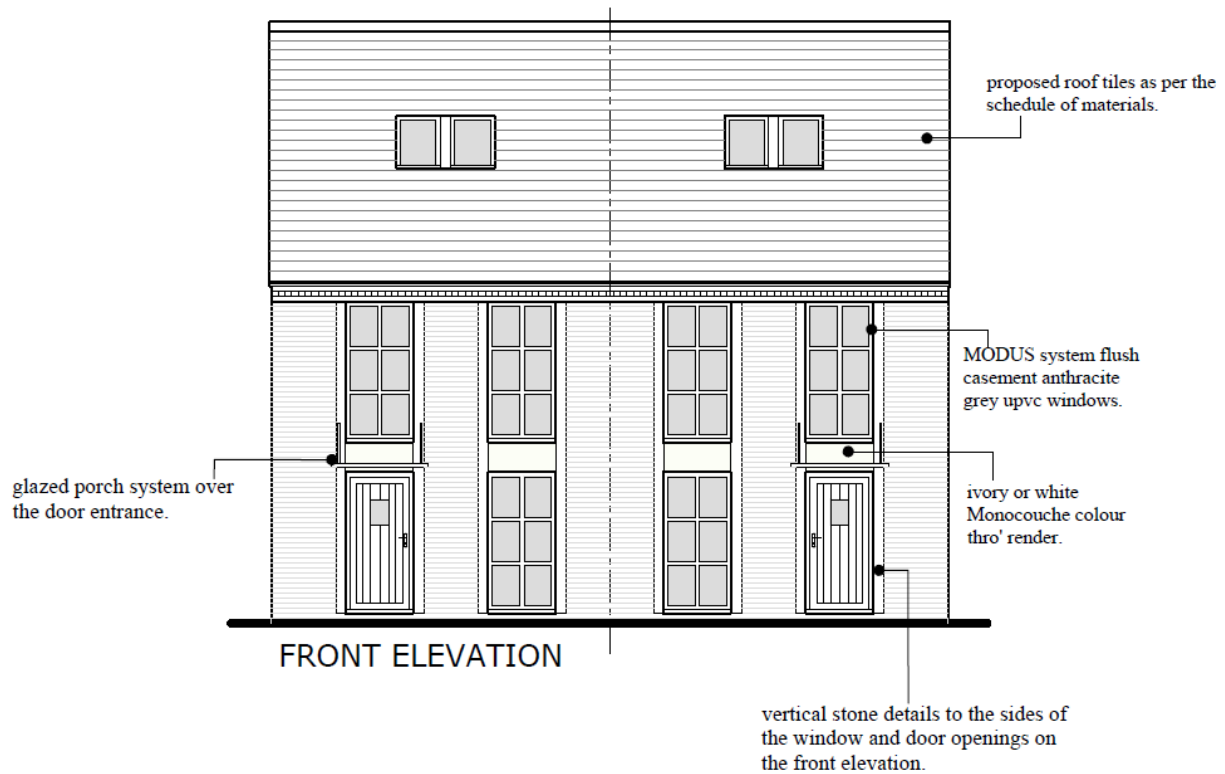


House type: Canterbury



House type: Chepstow

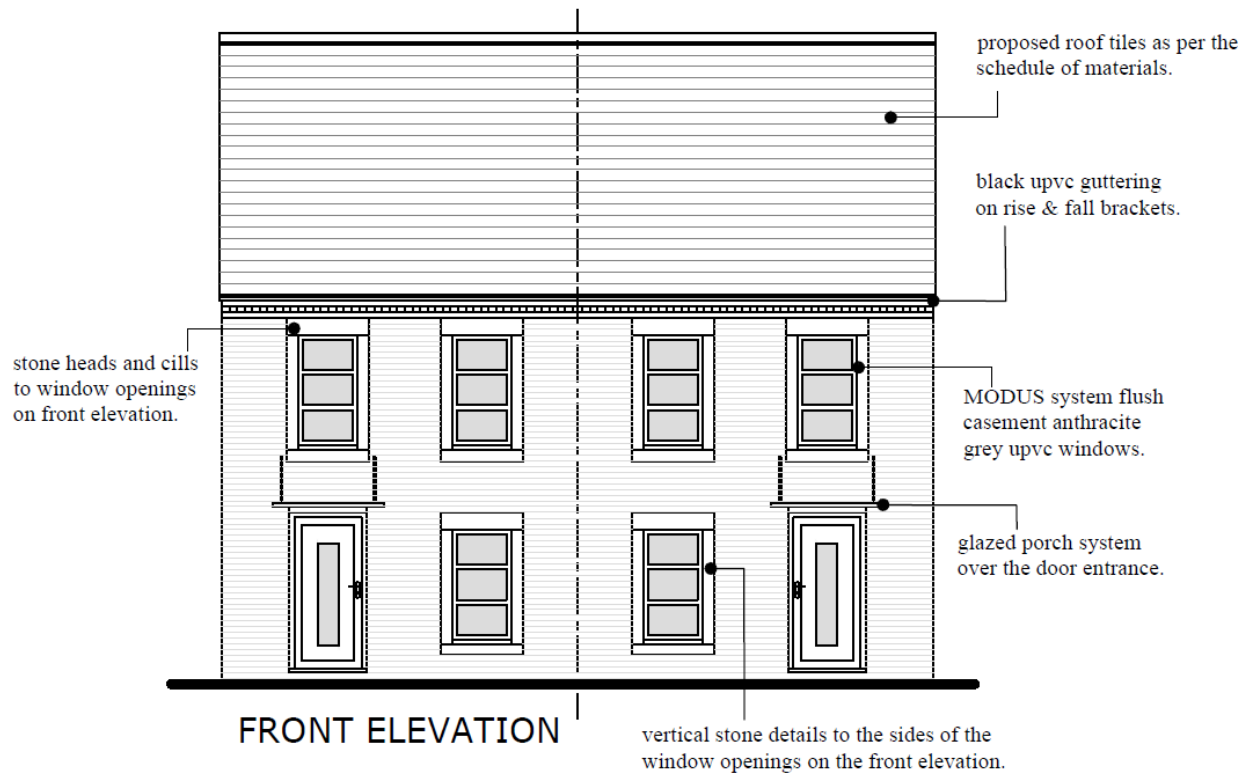




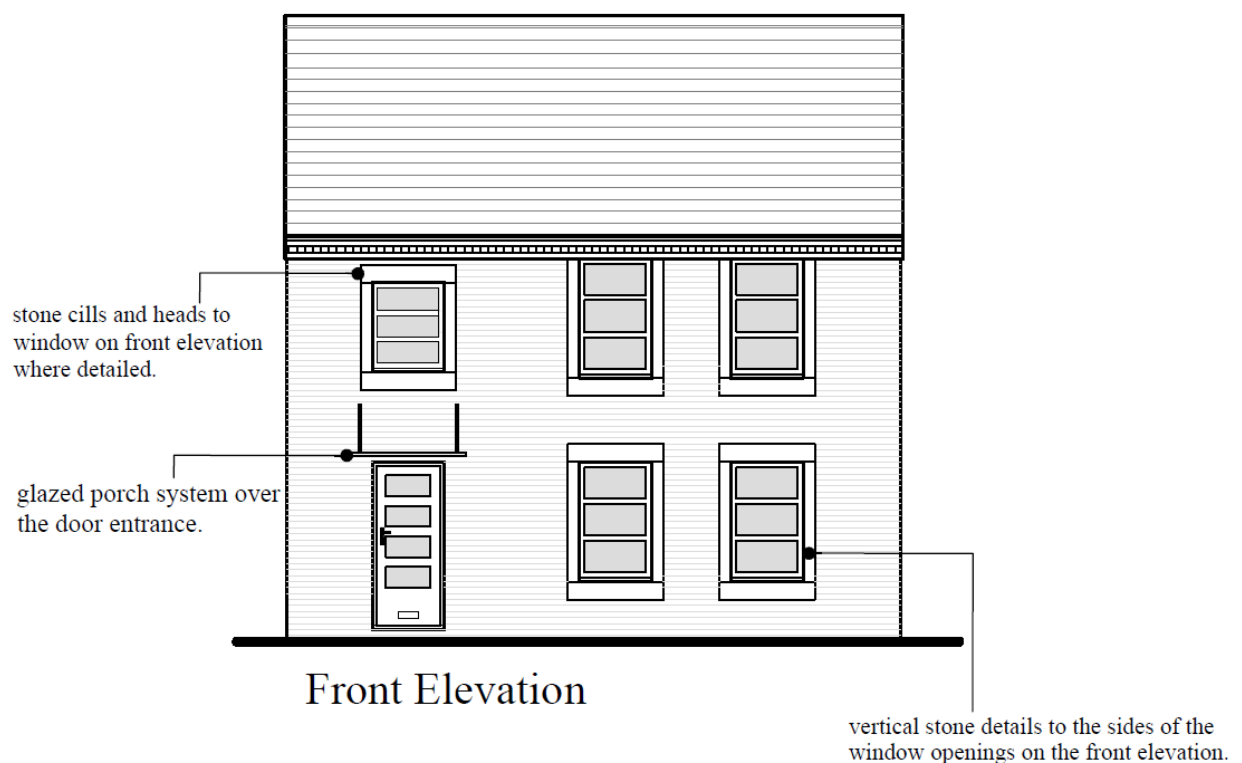
House type: Durham



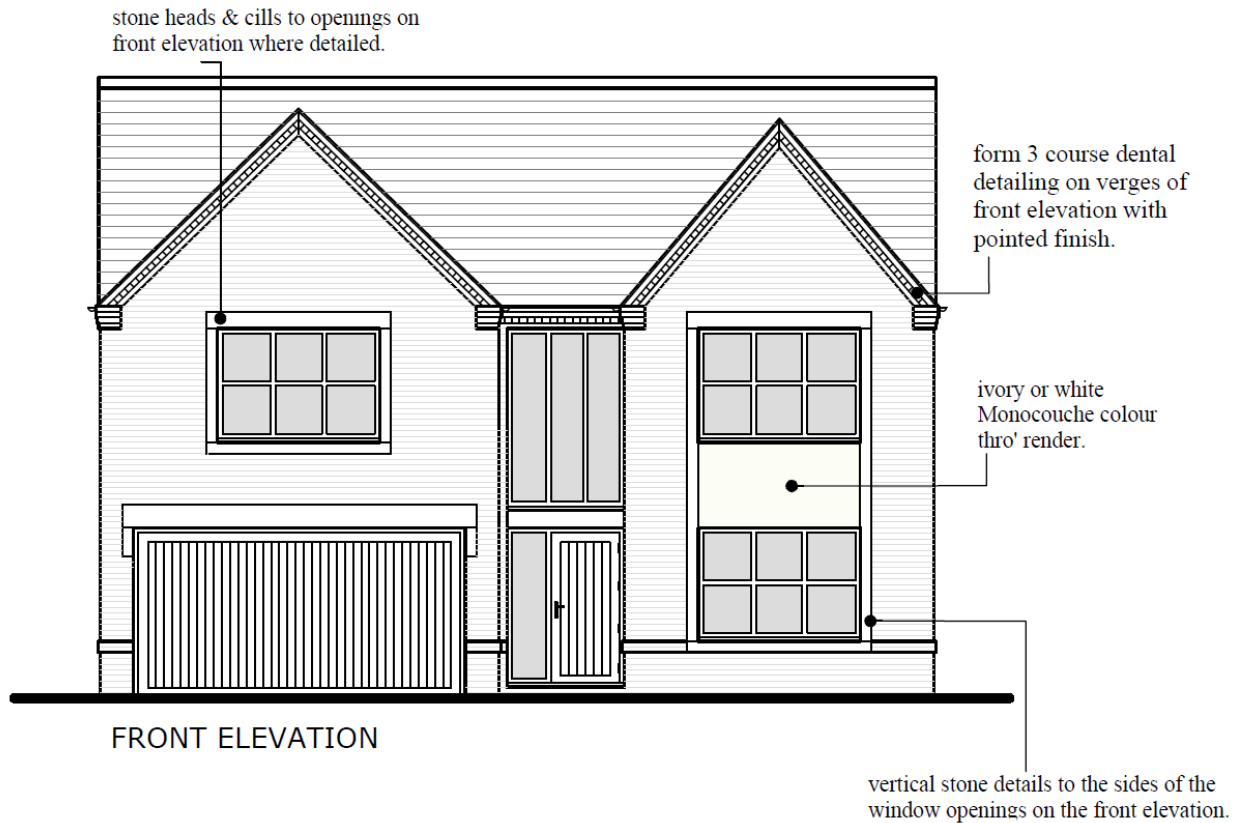
House type: Hampton



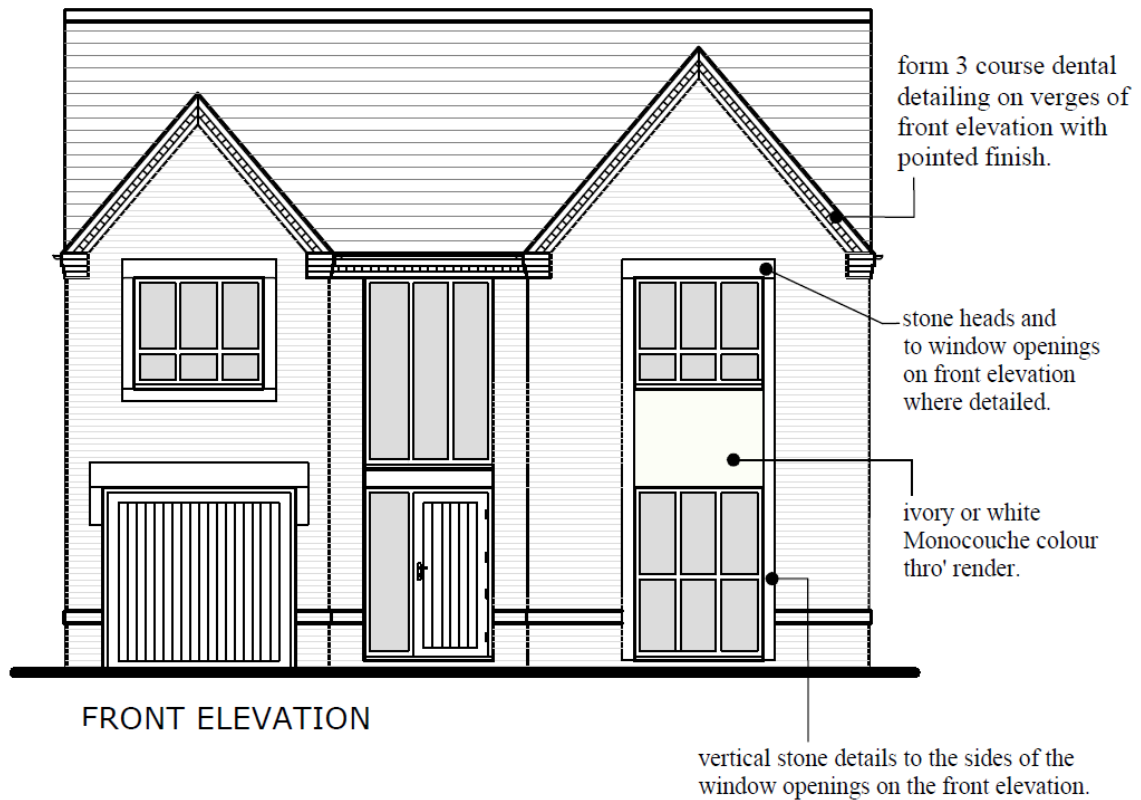
House type: Oxford



House type: Richmond



House type: Warwick - v2



House type: Winchester

- 5.9** As can be seen in the drawings above, the designs are recognisably modern whilst using a traditional palette of materials. Meadowview Homes are a high quality housebuilder as can be seen in the photographs below of one of their recent developments in Rocester:





- 5.10** The photograph below is a townhouse development undertaken within a more urban setting of Derby, it shows a similar design treatment to that proposed in this scheme, i.e. stone detailing:



- 5.11** As demonstrated in the preceding photographs, the sympathetic design and high quality of the construction, including the materials used, are typical of a Meadowview Homes development.

Landscaping

- 5.12** The submitted Site Layout Plan gives a detailed specification for new landscape planting, details of walls, gates and fences for boundary treatments, turfed areas and hard surfacing. It also specifies low level bollard lighting on the private drives.
- 5.13** It also shows existing trees and hedgerows on the site retained, and the locations for bat and bird boxes to be attached to houses across the site, as a biodiversity enhancement.
- 5.14** The palette of materials proposed is appropriate for a residential development such as this and will represent a high-quality development that complements the surrounding residential area whilst providing an element of identity in relation to the other streets on the wider development, thus creating a stronger sense of place.

Access

- 5.15** The development connects to the existing estate roads to the west (Bolsover Road) and east (Stafford Drive) of the development site via “Beeston Drive” that runs roughly west to east at the top end of the site. The access road then runs approximately north – south down the site with the houses on both sides.
- 5.16** A swept path analysis accompanies the application to show that a refuse lorry can safely access all of the development site, and turn at the turning head at the southern end of the site, to exit in a forward direction.

Impact on neighbouring residents

- 5.17** Window-to-window separation distances as set out in the SDDC Design SPD are easily met. There are no first floor windows in any side elevations that could cause any issues of overlooking to neighbouring properties in the existing developments on either side.

Landscape Character

- 5.18** The character of the landscape here is now one of a residential development. The proposed layout and house type designs complement the recent housing development on both sides of this proposal site, with outward-facing properties at the southern edge of the site facing onto the open countryside beyond.

Consideration of flooding and drainage matters

- 5.19** Engineer's drawings and calculations are submitted with this reserved matters application undertaken by Rodgers Leask Limited.
- 5.20** These demonstrate that connection to the existing systems for foul drainage as well as surface water runoff is acceptable in this location.
- 5.21** There will therefore be no contribution to off-site flood risk from the development.

Public Open Space and Play Space

- 5.22** These matters have already been dealt with as part of the wider site layout, in relation to the outline planning permission for the 1200 units. The closest area is immediately to the north east of this site, accessed via Beeston Drive / Stafford Drive.

6 CONCLUSIONS

- 6.1** In light of current national and local planning policies, the Outline Planning Permission and extant Reserved Matters approval which exists on the site, the proposed development is considered to be acceptable in principle.
- 6.2** The scale and layout of the development proposed is commensurate with the site and its surroundings, and broadly in accordance with the scheme in the previous reserved matters permission. The architectural design is contextually appropriate and will create a sense of place.
- 6.3** Impacts on existing neighbouring residential properties are considered to be acceptable, and there are no issues of overlooking or overbearing.

- 6.4** The development will deliver high quality new housing in a timely fashion, on a site surrounded by existing recent residential development, and broadening the choice of new homes available locally.
- 6.5** The Council has confirmed that there are no additional developer contributions required to be secured through any Section 106 Legal Agreement on this site.
- 6.6** Taking all relevant matters into consideration, the proposed scheme is considered to be acceptable in planning terms.



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