

Application No:	17/P/2253/RM	Target date:	19.12.2017
Case officer:	Lee Bowering	Extended date:	15.02.2018
Proposal:	Reserved matters application for the approval of appearance, landscaping, layout and scale for the erection of 107no. dwellings pursuant to Outline consent 15/P/1488/O (for up to 200 dwellings including specialist housing units (eg extra care), land for a primary school, open space and all associated infrastructure; with access for approval and appearance, landscaping, layout and scale reserved for subsequent approval)		
Site address:	Land Off Arnolds Way, Yatton, ,		

17/P/2253/RM – Reserved matters application for the approval of appearance, landscaping, layout and scale for the erection of 107no. dwellings pursuant to Outline consent 15/P/1488/O (for up to 200 dwellings including specialist housing units (e.g. extra care), land for a primary school, open space and all associated infrastructure; with access for approval and appearance, landscaping and scale reserved for subsequent approval)
Land off Arnolds Way, Yatton

SUMMARY OF MAIN ISSUES AND RECOMMENDATION

Issues:

- The principle of development and the extent of the red line;
- The requirements of the s106 Agreement and outline planning conditions;
- The layout, space standards, house types / dwelling mix, waste collection points, parking, vehicle, pedestrian and cycle access arrangements;
- The landscape, open space and surface water drainage provisions;
- Archaeology interests;
- The ecology mitigation;
- Impact on residential amenity;
- Energy requirements;

Recommendation: APPROVE

Planning History/Background – most recent applications

Reference	Proposal	Decision
15/P/1488/O	Outline planning application for up to 200	Approved 21 July

	<p> dwellings including specialist housing units (e.g. extra care), land for a primary school, open space and all associated infrastructure; with access for approval and appearance, landscaping and scale reserved for subsequent approval on land at Arnolds Way, Yatton (Phase 2)</p>	<p> 2018 (Section 106 Agreement this date)</p>
<p> 15/P/1498/RM</p>	<p> Reserved matters application for appearance, scale, layout and landscaping for erection of 150 dwellings, car parking, associated landscaping and open space pursuant to outline permission 14/P/0191/O</p>	<p> Approved 2015</p>
<p> 14/P/0191/O</p>	<p> Outline application for Residential development of up to 150 dwellings, 0.46ha of employment land (use class B1), pedestrian/cycle path, new accesses, landscaping, open space and all associated infrastructure with appearance, landscaping, layout and scale</p>	<p> Approved 2014 with s106</p>
<p> 13/P/2209/EIA1</p>	<p> Screening opinion as to whether an environmental impact assessment is required prior to residential</p>	<p> Environmental Assessment not required</p>

Monitoring Details (if applicable)

107 Dwellings comprising 4 x 5 bed, 46 x 4 bed, 41 x 3 bed and 16 x 2 bed.

Affordable Housing (if applicable) The 30% Affordable Housing provision for Phase 2 as required by policy and the Outline Planning permission / Section 106 Agreement is provided within the proposed Extra Care part of the outline site which is shortly to be the subject of a separate detailed planning application submission by a Housing Association provider. There is therefore no requirement for the additional provision of affordable housing within the residential red line of this reserved matters planning application.

Policy Framework

The site is affected by the following constraints:

The site currently lies outside and beyond the settlement boundary for Yatton which is designated as a Service village in the North Somerset Core Strategy.

The site together with the applicant's first phase of development, which is under construction, has however been allocated for development in the emerging Site Allocations Plan. Once adopted the site will be within the newly defined settlement boundary for Yatton.

The development Plan comprises:

- North Somerset Core Strategy (CS) 2012 - Remitted Policies Adopted January 2017
- The Sites and Policies Plan Part 1: Development Management Policies (DMP) - July 2016
- North Somerset Replacement Local 2007 (RLP) – Remaining 'Saved' Policies (2016)

North Somerset Core Strategy

The Core Strategy was originally adopted in April 2012 and remitted policies were adopted on 10th January 2017.

The following policies are relevant to this proposal;

Policy Ref	Policy heading
CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS4	Nature Conservation
CS5	Landscape and the historic environment
CS7	Planning for Waste
CS9	Green infrastructure
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS13	Scale of new housing
CS14	Distribution of new housing
CS15	Mixed and balanced communities
CS16	Affordable housing
CS20	Supporting a successful economy
CS25	Children, young people and higher education

CS27	Sport, recreation and community facilities
CS32	Service Villages
CS34	Infrastructure delivery and Development Contributions

The Sites and Policies Plan Part 1: Development Management Policies (DMP)

The DMP was adopted on 19th July 2016 and it replaced the majority of the ‘Saved’ policies in the RLP. The following policies from the DMP are relevant to this application;

<u>Policy Ref</u>	<u>Policy Heading</u>
DM1	Flooding and Drainage
DM2	Renewable and Low Carbon Energy
DM6	Archaeology
DM8	Nature Conservation
DM9	Trees
DM10	Landscape
DM19	Green Infrastructure
DM24	Safety, Traffic and Infrastructure
DM25	Public rights of way, pedestrian and cycle access
DM26	Travel Plans
DM27	Bus Accessibility Criteria
DM28	Parking Standards
DM32	High quality design and place making
DM34	Housing type and Mix
DM36	Residential Densities
DM37	Residential development in existing residential areas
DM48	Broadband
DM70	Development Infrastructure
DM71	Development Contributions

North Somerset Replacement Local Plan (NSRLP)

Only 5 ‘Saved’ policies remain from the North Somerset Replacement Local Plan following adoption of the Sites and Policies Plan Part 1. The following NSRLP policy is relevant to this application;

H/7 Residential development within settlement boundaries

Other material policy guidance

National Planning Policy Framework (NPPF) (March 2012)

The following sections of the NPPF are particularly relevant to this proposal:

Section	Section heading
4	Promoting sustainable transport
6	Delivering a wide choice of high quality homes
7	Requiring good design
8	Promoting healthy communities
10	Meeting the challenge of climate change, flooding and coastal change
11	Conserving and enhancing the natural environment

Other National Policy Guidance

National Planning Practice Guidance (March 2014)

Technical Guidance to the National Planning Policy Framework (March 2012)

Practice Guide to Planning Policy Statement 25 (December 2009)

PPS10: Planning for Sustainable Waste Management (March 2011)

Emerging Policy

The Sites and Policies Plan Part 2 - Sites Allocations Plan

The Plan has reached an advance stage having been through examination stage with further modifications the subject of further public consultation between 18 September 2017 and 30 October 2017. The Plan identifies proposed new residential allocations to meet the Core Strategy housing requirement as well as reviewing existing sites and designating others for employment and other uses.

The Inspector is currently considering the consultation responses before issuing her final report.

Joint Spatial Plan (JSP)

The Joint Spatial Plan (JSP) is a strategic plan being prepared by the West of England authorities for the plan period 2016-2036. It will identify the overall housing requirement and district apportionment, strategic development locations and key infrastructure requirements. It will provide detailed policies and additional housing, employment and other land allocations up to 2036. It will review and roll-forward policies and allocations in existing development plan documents and plan for the housing, jobs and infrastructure set out in the JSP. The JSP is undertaking a final period of consultation before being submitted for examination in Spring 2018. For North Somerset it contains proposals for four new communities at Banwell, Churchill, Nailsea and Backwell.

The plan currently has very limited weight.

Neighbourhood Plans

Yatton and Claverham Parish Council is currently preparing two neighbourhood plans-one each for the two villages and on 24 April 2015 designated the two neighbourhood areas.

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- North Somerset Landscape Character Assessment SPD (adopted December 2005)
- Biodiversity and Trees SPD (adopted December 2005)
- Travel Plans SPD (adopted November 2010)
- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)

- North Somerset Parking Standards SPD (adopted November 2013)
- Affordable Housing SPD (adopted November 2013)
- Solar Photovoltaic (PV) Arrays SPD (adopted November 2013)
- Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014)
- Creating Sustainable Buildings and Places (March 2015)
- Development Contributions (January 2016)

Consultation summary

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Yatton Parish Council

The Parish Council whilst supporting the application overall it does have the following comments:

“Councillors had concerns regarding the lack of permeability on the site for residents to access out to the B3133 without the necessity of having to go to the main entrance on the North End Road roundabout or the top of the site.

It was unclear from the plans if there is an access gate to the B3133 at the end of the cycle path at the top of the site, if not, we request that one should be provided.

It would also be recommended that there is footpath provision to the main road adjacent to school land/extra care and the top of the Bloor Phase 1 development. This would allow better access to public transport links on the B3133 and provide an additional entrance and exit point in the centre of the whole development site.

In the future when the Hallam site is developed and links from that site into the Bloor site will be needed it is therefore important that they are incorporated into the design of the school access and other infrastructure now in order to provide a cohesive and safe infrastructure for that part of the parish in the future.

The design of housing was considered to be rather architecturally bland, the Parish Council would like to see a small number of bungalows (max no.4) incorporated into the scheme.

The provision of open space for Phase 2 was satisfactory.”

Neighbours' views

Two letters of representation from the same residence have been received in response to this Reserved Matters application.

The principal planning points made are as follows:

- Neighbouring property is very close to the site boundary, and therefore have concern regarding the position of the future primary school, and the size of the building,
- Proposed school building could restrict light,
- The proposals will have a detrimental effect on the volume of traffic along North End Road, and to infrastructure, ie Doctors, Station, Shops and schools.
- Loss of view across the site to the Mendip Hills, with a subsequent reduction in the property value,
- Dust and noise during construction works.

Environment Agency:

“The Environment Agency has no objections to the proposed development as our interests

have been covered at the outline planning stage.”

North Somerset Levels Internal Drainage Board:

The Board have examined the proposals as submitted with the reserved matters application and **object** to the application for the following reasons:

- The proposals differ considerably from the surface water management information submitted with the outline planning application as there is no longer a sufficient maintenance strip alongside the Little River. This is a viewed rhyne and the Board requires a clear and unencumbered 9m strip next to the rhyne. This was shown on the foul and surface water management plan which formed part of the flood risk assessment that was submitted with the outline application. The proposals now indicate an attenuation pond and LEAP immediately adjacent to the rhyne and this will block access. The location of the LEAP adjacent to a very deep steep sided watercourse is not acceptable to the Board.
- There are no calculations to support the application and therefore it cannot be determined if the proposals are in accordance with the discharge rates included within the outline flood risk assessment. The size of the outgoing pipes would indicate that the flows agreed on have been exceeded in the design.
- A 3m maintenance strip for the attenuation ponds is insufficient for adequate maintenance to be undertaken.
- An overland flow route from the attenuation ponds is required as discussed previously and as provided on phase one.
- The notes on the surface water drainage plan do not accord with the proposals that are indicated.
- There are not any indications of any offsite works that are required by condition 6 of the outline application. The drainage path from this site passes into a particularly vulnerable area which already suffers from periodic water-logging and flooding of both highways and domestic and commercial properties. Notwithstanding any attenuation arrangements which can at best only mitigate the consequences of developing green field land, the increased volumes of run-off from the development will inevitably exacerbate the existing problems in the catchment.
- The Yatton Little River and associated ditch network are subject to periodic high water levels which can remain for several days. Where the ground levels to the south of the disused railway are particularly low this periodically causes over ground flooding. Existing water levels have not been marked on the plan or appear to have been taken into consideration in the design of the proposals.

The proposals are therefore not compliant with the outline application and would be insufficient information to discharge conditions 6 and 7 of the outline application. The proposals, as they stand, would not currently receive Land Drainage Consent from the Board, which is legal requirement.”

Wessex Water:

“The drainage plans indicate surface water discharge to SuDS and local land drainage systems which will be subject to agreement with the LLFA. Elements of the surface water system can be offered for adoption by Wessex Water. Wessex Water will not adopt the on-site swales or ponds and your authority will need to be satisfied with the future ownership and maintenance arrangements. Flood risk matters will need to be considered by the LLFA and IDB as appropriate. Land drainage run-off shall not be permitted to discharge either directly or indirectly to the public sewerage system

Surface Water connections to the public foul sewer network will not be permitted.

There are existing public sewers running along the western and northern boundaries of this site. There must be no building or tree planting 3 metres either side of the existing sewers. Wessex Water acting as Statutory Undertaker require 24 hour unrestricted access to the sewers for the purposes of maintenance and repair and it is noted that the drainage plan indicates an infiltration basin to the north of the site positioned across the line of the public sewer. This will not be acceptable for reasons of access, infiltration and alterations to cover level and needs to be reviewed. Developer needs to accurately locate and plot the line of the public sewer and ensure that the 6m easement strip is clear from structures and obstruction and that surface levels over the sewer are not reduced or increased without consultation and agreement with Wessex Water.”

Avon & Somerset Police, Crime Prevention Design Advisor:

“National Planning Policy Framework March 2012 Sections 58 and 69 both require crime and disorder and fear of crime to be considered in the design stage of a development.

“Safe and accessible environments where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion”; and “safe and accessible developments contain clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.”

2m footpath link to school

No details of the ‘School Site’ or ‘extra care’ site are included in this application but the footpath link should be carefully designed. Ideally footpaths should be at least 3 meters wide to allow people to pass without infringing personal space and to accommodate passing wheelchairs/cycles/mobility scooters. A low hedge is shown as boundary treatment to front gardens of plots 256 and 257 in this location. The parking area for these plots have no overlooking windows. It is unknown as yet, how the other side of the footpath will be designed but should remain well overlooked and allow users clear lines of sight along its length.

Parking between dwellings

Parking spaces set back between dwellings can create areas that are likely to be in the dark depending on levels and positioning of street lighting. Evidence suggests that this is an area vulnerable to crime, theft, damage, potentially personal safety.

- It would be advantageous to provide lighting to parking areas between dwellings and/or ensure buildings have habitable rooms over-looking the parking areas between dwellings.
- Incorporate windows in habitable rooms over-looking parking areas 256 and 257

Public open space

Communal areas, such as playgrounds have the potential to generate crime and anti-social behaviour and should be designed to provide a valuable contribution towards the development. The LEAP should be designed to allow supervision from nearby dwellings with safe routes for users to come and go. Boundaries between public and private space should be clearly defined.”

Access Officer:

Policy context

Policy DM 42 “Accessible and adaptable housing and housing space standards” of the Development Management Policies Sites and Policies Plan Part 1 document supports the provision of Category Two housing standards. (Compliance with the Visit able standard in Part M of the Building Regulations 2015 is not sufficient in that it is not of a comparable standard and does not meet the policy objectives).

Detailed issues

The applicant should be asked to demonstrate how the scheme will comply with the above policy and the associated standards set out in the Building Regulations.

All works must at least comply with the British Standard BS8300:2009+A1:2010 where Part M of the Building Regulations does not provide appropriate guidance.

Planning Issues

- The principle of development and the extent of the red line;
- The layout, space standards, house types / dwelling mix;
- Parking, vehicle, waste collection points, pedestrian and cycle access arrangements;
- The landscape, open space and surface water drainage provisions;

- Archaeology interests;
- The impact of the proposals upon the site ecology and surrounding area;
- Other Issues (Energy requirements, Impact on living conditions, Broad Band & On-site provision).

Issue 1 The principle of development and the extent of the red line

EIA Screening

The proposed development, which was assessed at the outline application stage, falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Column 1, Part 10, and was found not to meet the thresholds set out in Column 2, nor does it fall within a ‘sensitive area’ as defined in the Regulations. A formal EIA screening opinion was therefore not, required.

The outline site area

The grant of outline planning permission 15/P/1488/O established the principle of development for up to 200 dwellings. The red line of the outline application however covered a greater site area than this reserved matters application which excludes the site of the proposed primary school and an extra care development, which it is understood will comprise approximately 40 apartments. The resulting number of overall dwellings within the red line of the outline application will therefore be fewer than previously envisaged. This reduction results from the s106 agreement that required the developer to provide land for the building of a proposed primary school. The residential proposal the subject of this reserved matters application is therefore in accordance with the grant of outline planning permission and is subject to a number of planning conditions which the developer will be required to satisfy prior to the development commencing. Furthermore because land has been secured under the s106 agreement for the proposed extra care apartments, there is no requirement for the provision of affordable housing within the current application site area.

Listed Building

The area of the proposed school site together with the planned open space on the north eastern part of the site provides good separation between the existing established North End Road properties and the proposed housing development. It is considered therefore that the proposal will neither adversely affect these properties, nor the setting of ‘The Brick House’ which is the listed building located to the east of the site with frontage onto North End Road.

The proposal is therefore not in conflict with policy CS5 of the North Somerset Core Strategy, policy DM4 of the Sites and Policies Plan (Part 1), section 12 of the NPPF and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Issue 2 The layout, space standards, dwelling mix, design, siting / house types and materials

The proposal comprises a large part of the applicant's phase 2 outline development proposal with two subsequent land uses on the remaining phase 2 area to follow, namely; the Extra Care and the area of land allocated for the proposed Primary School. Access to this reserved matters application and the two adjoining proposed developments is taken from a recently constructed estate road that stems from the new modified Arnolds Way roundabout to provide vehicle access through the existing phase 1 development.

Layout

The proposed road layout provides good serviceable access to the proposed dwellings and amenity areas, whilst also providing less formal private access drives to a number of the properties. This in turn provides the opportunity for landscape interest and the ability to incorporate pedestrian and cycle routes across the site whilst maintaining the existing footpath provision across the northern end of the site. Overall it is considered that the proposal will provide a good modern living environment for the future residents to enjoy.

Space Standards

The floor area and room sizes of the proposed dwellings appear to be of an acceptable housing standard and are consistent with the accommodation standards provided throughout the applicants phase 1 development. The developer is however required to meet the requirements of policy DM42 which supports the provision of Category Two housing standards. Whilst this standard is achievable within the footprint and build form of the proposed dwellings the applicant should not however rely on achieving compliance with the Visit able standard in Part M of the Building Regulations 2015 because this is not considered to be a comparable standard and does not meet the policy objectives of policy DM42. Internal access arrangements and the ability to provide adaptability across the development is likely to be required but without the need for external appearance change. The appropriate advice note to this affect is considered sufficient to alert the developer to this building standard as required by policy DM42 of the Development Management Policies Sites and Policies Plan, Part 1.

Dwelling mix, Design, Siting & House types

The proposal comprises a varied mix of two storey semi-detached dwellings together with two and two and a half storey dwellings comprising predominantly detached dwellings, but also including three separate terraces comprising three dwellings each.

The dwelling mix, design and house type incorporates a number of the house types previously seen on Phase 1 but without the mansard roof house type which was not considered to be acceptable within the proposed layout of this phase. The height of the proposed two and a half storey dwellings will provide appropriate visual interest within the street scene whilst satisfying the requirements of condition 26 of outline planning permission 15/P/1488/O which places a height restriction equivalent to two and a half storeys.

The applicant is not prepared to agree to the Parish Council's request that four bungalows be provided on the site on the grounds of viability. This stance is not uncommon amongst the larger house builder who often do not engage in the construction of bungalows unless a proven case of need can be demonstrated in the early stages of the planning application process. Furthermore the provision of bungalows on this site were not stipulated as a condition requirement of the outline planning permission.

The siting of the proposed dwellings, including those next to Phase 1 development, provide acceptable context to each other and with a variety of garden/private amenity space's achieved whilst respecting the living conditions. The proposal is therefore satisfies the Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013).

It is furthermore considered that the proposal satisfies policy CS12 of the North Somerset Core Strategy and policies DM32, DM34 and DM37 of the North Somerset Sites and Policies Plan, Part 1.

Materials

The submitted plans provide the full pallet of externals materials proposed for the development which are generally the same or similar in form and texture to the materials used in the ongoing construction of Phase 1. The materials proposed are therefore considered to be acceptable and will provide varied visual interest and a sense of place throughout the development.

Issue 3 Parking, vehicle access, waste collection points, pedestrian and cycle access arrangements

Parking spaces

On-site parking provision fully complies with the standards set out in the North Somerset Parking Standards SPD. The proposal is therefore in accordance with policies DM24, DM28 and DM38 of the North Somerset Sites and Policies Plan (Part 1).

Vehicle access

Whilst the proposed access road into the development is intended to be adopted there are however a number of proposed dwellings which will be served by shared private driveways. The shared driveway width's and the associated turning provision to each respective dwelling provides a good working layout that for the most part is enhanced by its landscape setting and general openness.

The proposed layout incorporates access provision to the proposed Primary School Site together with a school drop off point which is appropriately located to mitigate the risk of congestion at the beginning and end of the school day. Vehicular turning provision within the proposed school site will however be a requirement within the proposed school layout.

Waste Bins/collection points

The location of two of the proposed waste bin collection points were found to be in excess of the recognised 15m distance from the furthest dwelling and in the case of four of the proposed dwellings there was no identified collection point. An amended layout plan received on 11 January 2018 has now been received which resolves this concern for the purpose of satisfying the requirements of condition 25 of the outline planning permission 15/P/1488/O.

The proposal therefore satisfies the requirements of policies CS1 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan Part 1.

Pedestrian and cycle access arrangements

The proposal reinforces the existing public right of way located at the north end of the site to provide a defined cycle way and footway onto and from the proposed extension to the Strawberry Line to North End Road. The existing public right of way access arrangement onto North End Road will require alteration to accommodate access and use by cyclist as well as pedestrians. It is considered reasonable to secure this level of detail by way of condition thereby addressing the concerns of the Parish Council in this regard.

A second cycle way connection as proposed between the Strawberry Line and the principle estate road will promote the use of the Strawberry Line as proposed to be extended.

The provision of two additional footpath links from the proposed phase 2 development onto the Strawberry Line ensures that residents of the proposed development have good access and connection onto the Strawberry Line and beyond.

The Parish Council has sought footpath provision to the main road adjacent to school land/extra care and towards the north eastern end of the applicant's Phase 1 development. The location of such a footpath link however falls outside the site area of this particular Reserved Matters application, and indeed outside of the applicant's Phase 2 outline consented area. There however exists the undeveloped area of land that was identified under the applicant's Phase I development for a possible school site. The area of land in question would appear to support the opportunity to accommodate a footpath connection between the applicant's Phase I development and North End Road which in turn will integrate with the wider aspirations for a cohesive and safe infrastructure in the future within the northern part of the Parish.

In the meantime it is considered that the proposal satisfies policy DM25 of the North Somerset Sites and Policies Plan (Part 1) and that the Parish Council's request to see better access to transport links onto the B3133 should be considered at a future stage when the applicant's intentions for the undeveloped area of Phase I at its north eastern part, are disclosed.

Issue 4 The landscape, open space and surface water drainage provision

There exists very few notable landscape features on the site with the exception of the existing tree planting at, and just beyond the northern edge of the site. The proposal therefore has the opportunity to integrate the proposed development into the landscape by providing a robust and deliverable landscape planting scheme in conjunction with the development of the site.

The applicant has submitted fully detailed landscape proposals with species, numbers, plant sizes and spacing provide in respect of the individual plot detail and the areas of public open space and areas of open surface water catchment / soakaway discharge. Details of future maintenance / replacement is also provided.

Landscape (Individual plot detail)

The submitted plans provide an appropriate species of tree, hedge and shrub planting on plots throughout the site and together with specimen trees as proposed will provide a visually pleasing and well thought out planting scheme once matured.

Landscape (Public Open Space)

Like the submitted plans for the individual plots, the landscape proposed for the areas of public open space / amenity areas has been carefully considered to complement the intended function of the proposed open surface water catchment / soakaway discharge areas and areas of open space amenity. Whilst the proposed planting specification is considered acceptable the final detailing of the open surface water catchment / soakaway discharge areas, may have to be revisited to accommodate likely changes to a proposed surface drainage arrangements. A suitable condition is therefore recommended to accommodate for any change to the submitted landscape plans should the need arise in concluding an acceptable surface water drainage solution for the site.

Surface water Drainage

The submitted surface water detail gives rise to areas of uncertainty in respect of how the surface water flows from the entirety of the site have been calculated. Importantly it is considered necessary to have an understanding of how the percentage of surface water from each of the three proposed land uses identified under the outline (phase 2) planning permission (namely; the residential, the extra care and the primary school land) will be dealt with based on the land take for each of these three proposed land uses. There is also a need to put in place appropriate measures to ensure that surface water discharge from the site achieves a betterment to the quality of water within the nearby SSSI watercourses following recent tests that has shown water quality to be in decline.

Further detail / clarification has been requested which may necessitate some minor revision to the submitted plan in which case it is considered appropriate to impose a suitable condition that accommodates the submission and approval of further surface water drainage detail prior to the commencement of development. Such a detail is considered necessary to satisfy the requirements of conditions 6 and 7 of outline planning permission 15/P/1488/O which read:

Condition 6:

No development shall commence on any phase, until surface and foul water disposal details, including any off-site work and the use of appropriate infiltration techniques for that phase, have been submitted to and approved by the Local Planning Authority. The approved details shall thereafter be implemented to the satisfaction of the Local Planning Authority.

Condition 7:

No development approved by this permission other than as may be agreed in writing by the Local Planning Authority shall be occupied until a full operation and maintenance strategy for the Sustainable (SuDS) drainage system has been submitted to and formally approved in writing by the Local Planning Authority. This shall include an Operational and Maintenance Manual. The strategy shall identify all future land use limitations; identify the ownership, operational and maintenance arrangements for the works over the lifetime of the scheme. The approved maintenance strategy, including any such amendments as may be agreed in writing by the Local Planning Authority, shall be implemented in full at all times.

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The receipt of further detail/clarification will ensure that the proposal satisfies the principles set out in Section 10 of the National Planning Policy Framework and Section 2 of the Technical Guidance to the National Planning Policy Framework and the requirements of policy CS3 of the North Somerset Core Strategy and policy DM1 of the North Somerset Sites and Policies Plan Part 1. In the meantime it is not considered necessary to withhold the issue of the Reserved Matters decision letter given the pre commencement wording of condition 6, of outline planning permission 15/P/1488/O.

Issue 5 Archaeology interests

Cond.19 of outline planning permission 15/P/1488/O states;

“No development shall take place until an archaeological Written Scheme of Investigation (WSI) in advance of each phase has been submitted to, and approved by, the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include:

- The programme and methodology of phased site investigation which includes research objectives and recording, and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.”*

On site Archaeological evaluation commenced in August 2017 in the form of strip, map and sample in two separate areas falling within the red line boundary for the outline planning permission 15/P/1488/O. The northern area is now complete, which was in the boundary of this reserved matters application and the other is located within the Extra Care boundary. These two areas were chosen due to the high level of archaeological activity and the requirement to assess the character, survival, date and extent of this resource.

The area proposed for the Extra Care facility is still undergoing evaluation and a roadside cemetery of possible Roman to post-Roman date is being excavated within this adjoining area.

There are some residual features in the southern area of the development area that showed up on the geophysical survey. The current excavations appear to have located the

most significant areas of archaeology and are being evaluated accordingly. It is unlikely that the remaining features in the reserved matters application area will be of high enough significance to warrant further investigation. Therefore, there is no objection raised by the Council's archaeologist with regard to the Reserved Matters consent.

Issue 6 The impact of the proposals upon the site ecology and surrounding area

The proposal together with the remaining parcels of land that comprise phase 2 involves the loss of approximately 4 ha of horse and sheep grazed pasture. There exists very few trees and hedgerows affecting the site with the majority located at and beyond the northern boundary. The presence of bats within the area, including Horseshoe bats is known to exist and therefore under the earlier Phase 1 development the Council in conjunction with the applicant undertook a HRA. The findings of the HRA concluded that the scheme was unlikely to have significant effect on the North Somerset Mendip Bats SAC. Nevertheless planning conditions appropriate to the mitigation and protection of bats were imposed as part of the Phase 1 outline planning permission. The subsequent Reserved Matters planning application maintains the necessary landscape corridor on an east to west alignment across the site and together with other landscape and open water courses provides beneficial habitat for bats.

On receiving the outline planning application for phase 2 the applicant provided survey information that showed limited bat activity affecting the site itself although there exists a recognition that the presence of the landscape features at the north end of the site together with the adjoining trees provide appropriate habitat for bats. The outline application 15/P/1488/O, was subsequently reported to committee with reference made to the applicant's submitted 'Summary Habitat Regulations Assessment European Site: North Somerset and Mendip Bats Special Area of Conservation (SAC) dated March 2016'.

The decision was taken to grant outline planning permission subject to the applicant entering into a Section 106 Agreement and to a number of planning conditions which included bat related conditions similar in content to the condition wording used under the applicant's phase 1 development proposal. Indeed the approved conditions, which are worded to protect and enhance the habitat for bats, received the full endorsement of Natural England who made no requirement for a further Habitat Regulation Assessment to be undertaken given the Bat Survey findings associated with Phase 1 and the findings of the Summary Habitat Regulations Assessment European Site, submission.

Following the committee resolution further exchanges took place between the Council's Ecologist, the applicant's Ecologist and Natural England which concluded that it was not necessary to undertake the Habitat Regulation Assessment beyond that already put in place by the findings of the applicants submitted 'Summary Habitat Regulations Assessment European Site'.

The following conditions of outline planning permission 15/P/1488/O, which are designed to protect the bat population and meet the Habitats and Species Regulations and to ensure the survival of rare or protected species:

Condition 9:

No development above damp proof course level shall in any phase take place until a lighting strategy incorporating a lighting contour plan in lux with details of light intensity and

hours of lighting operation for that phase has been submitted to, and approved in writing by the Local Planning Authority. The approved lighting strategy, which shall include a phasing programme for implementation, shall be implemented and adhered to thereafter. This scheme shall ensure that light levels do not exceed 0.5 Lux along the boundary hedgerows and habitats to permit (continued) foraging and commuting of horseshoe bats across the landscape. The approved scheme shall not be varied without the agreement in writing of the Local Planning Authority.

Condition 10:

No development above damp proof course level, shall take place in any phase until a detailed soft landscaping scheme for that phase has been submitted to, and approved in writing by the Local Planning Authority. The approved soft landscaping, which shall include a phasing programme for implementation, shall be implemented and adhered to thereafter. This shall include the retention of boundary habitats including hedgerows, tree lines, scrub, grassland and individual trees where possible, with buffers (minimum of 5m, ideally 10m) and open space to provide continuous green corridors. Landscaping of the site should predominantly employ native species of local provenance including berry and fruit-bearing tree, hedgerow and shrub species and nectar-rich flowering plants.

With regard to the requirements of condition 9, further lighting detail beyond that currently submitted will be required to satisfy this particular condition.

Regarding condition 10, the Reserved Matters submission incorporates a fully detailed landscape planting scheme for both the individual plots and the areas of public open space. Some small adjustment to the proposed planting within the open space areas may prove necessary depending on whether or not further surface water drainage measures prove necessary. Overall the landscape proposed will benefit the site ecology as it matures and will enhance the habitat for bats.

It is considered that compliance with the full requirements of these conditions, and the other ecology related conditions referred to within the grant of outline planning permission, will ensure compliance with the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) and the Natural Environment and Rural Communities Act 2006, and to policy CS4 of the North Somerset Core Strategy, policy DM8 of the Sites and Policies Plan (Part 1) and the council's Biodiversity and Trees SPD. The relevant outline planning conditions can only be discharged however in respect of the residential phase of Phase 2 since the remaining areas of the outline site which fall outside of the site area of the reserved matters application remain fully relevant until such time as the necessary consent and supporting condition detail has been submitted and agreed.

Issue 7 Other Issues (Energy requirements, Impact on living conditions, Lighting, Broad Band, On-site provision)

Energy

Measures to reduce the predicted energy demand and CO2 emissions by 15% above that required to comply with Part L Building Regulations through the use of micro renewable or low-carbon technologies have been secured under phase 1 and the submission of such details have been carried forward as a requirement under condition 20 of the outline planning consent 15/P/1488/O.

Details of the required energy saving requirements will be brought forward under a separate discharge of condition submission for the purpose of satisfying the requirements of policies CS1 and CS2 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan Part 1.

Impact on living conditions

The existing North End Road properties located to the east of the site will enjoy good separation from the proposed open market housing by virtue of the proposed school site and the proposed area of public open space located at the north eastern part of the site. The southern end of the proposed development will however adjoin both side and rear garden areas of the applicant's phase 1 development which is now well advanced in construction. The siting of the proposed dwellings provides the necessary acceptable separation distances thereby protecting living conditions. The proposal therefore complies with policy DM32 of the Sites and Policies Plan (Part 1) in this respect.

Lighting

Whilst the application submission provides the location detail of the proposed lighting, the submission of further lighting detail will be required to satisfy the requirements of condition 9 of the outline consent prior to work commencing on site. This is particularly important to ensure that no intrusive lighting results to the detriment of bats who are understood to feed in the vicinity of the existing landscape features both at and in the vicinity of the northern boundary of the site.

Broadband

The implementation Phase 1 incorporates the on-site provision of Broadband which is an outline condition requirement. A similar condition requirement (condition 28) comprises a requirement of the Phase 2 outline permission 15/P/1488/O. It is understood that details of the required Broadband scheme will be brought forward under a separate discharge of condition submission prior to the commencement of development as required by condition 28 thereby satisfying the requirements of policy CS34 of the North Somerset Core Strategy and policy DM48 of the North Somerset Sites and Policies Plan Part 1.

Other matters that have been raised by consultees, namely; loss of view, devaluation of property, noise and disturbance during construction. Such matters carry very little weight in the determination of planning applications. Matters concerning noise and disturbance are dealt with by other legislation (eg: Control of Pollution Act 1974).

On site provision

The proposed LEAP is located alongside the existing Public Right of Way within an amenity area located at the north end of the site. Whilst located in excess of 47 metres

from the nearest dwellings, the LEAP will benefit from an acceptable level of surveillance from the proposed dwelling located on plots 231 and 243. The positioning of the proposed LEAP in any other location would necessitate a significant adjustment to the housing layout which in turn is likely to lead to an inferior layout and likely fewer dwelling than currently achieved.

It is considered that the proposal satisfies policy DM32 of the Sites and Policies Plan, Part 1 and policies CS2 and CS 27 of the North Somerset Core Strategy.

Conclusion:

The proposal provides for a good quality housing layout with a variety of house types which it is considered will complement the Council's housing needs. The submitted landscape detail together with the areas of public open space, cycle, pedestrian and access routes linking with the adjoining Strawberry Line extension will add to the visual, social and recreational benefits which the site has to offer within this edge of settlement location.

The residential layout accommodates the adjoining sites comprising the proposed Primary School and the Extra Care apartments, which will integrate not only with Phase 2, but also with the existing Phase 1 development that is now well advanced in construction with a number of dwellings now occupied.

It is considered that subject to the submission of further detail, as required by the outline planning conditions, that the proposal will not impact adversely upon the bat population or indeed other wildlife which will ultimately benefit from the additional landscape measures proposed through the development of the site. The relevant landscape conditions remain in force.

Surface water drainage has been a particular area of concern throughout the consideration of this Reserved Matters application however, following several initial shortfalls in providing adequate information, it is now considered that satisfactory detail and mitigation is now in place to resolve the previously identified areas of uncertainty.

The impact of the development on existing residential property was considered at the outline stage, however it is only right and proper to assess the detailed impact of individual proposed dwellings on their surroundings. In this regard it is considered that no adverse impact on the living conditions of existing dwellings will result from this residential phase of the applicant's phase 2 development proposal.

It is considered that the proposal satisfies the relevant policies of both the North Somerset Core Strategy and The Sites and Policies Plan, Part 1 against which this application has been assessed, whilst also having regard to the National Planning Policy Framework (NPPF).

Recommendations

APPROVE subject to the following conditions;

1. The development hereby permitted shall, unless otherwise subsequently agreed by the Local Planning Authority in writing, be carried out in accordance with the following supporting documents and approved plans:

Documents:

- Statement of Compliance dated September 2017
- Precautionary Method of Working dated August 2017
- Mitigation Letter re: J006390_V2 dated 08 September 2017
- Phase 2 Parking Schedule Ref: 18753 PS-01

Plans received 14 September 2017 (except where stated)

- SW105-SL-2001 Rev A - Site Layout rec. 11 January 2018
- SW105-SL-0001 Rev B - Location Plan
- SW105 Materials Layout
- SW105-PD-2003 Street Scenes & Site Sections
- SW105-EN-2200 S38 Adoption Plan
- HT-2-203-03 Housetype 203 Terrace
- HT- GAR-01 Garage Sheet 1 of 3
- HT- GAR-02 Garage Sheet 2 of 3
- HT- GAR-03 Garage Sheet 3 of 3
- HT-2-203-01 Housetype 203 Brick
- HT-2-303-01 Housetype 303 Brick
- HT-2-303-305-01 Housetype 303 & 305 Brick
- HT-2-303-01 Housetype 303 Brick
- HT-2-405-01 Housetype 405 Brick
- HT-2-405-02 Housetype 405 Brick
- HT-2-419-01 Housetype 419 Brick
- HT-2-420-01 Housetype 420 Brick
- HT-2-420-02 Housetype 420 Brick
- HT-2-436-01 Housetype 436 Brick
- HT-2-506-01 Housetype 506 Brick
- HT-2-506-02 Housetype 506 Brick
- HT-2-203-02 Housetype 203 Render
- HT-2-350-05 Housetype 350 Render
- HT-2-350-06 Housetype 350 Render/Brick
- HT-2-303-02 Housetype 303 Render

- HT-2-304-01 Housetype 304 Render
- HT-2-305-01 Housetype 305 Render
- HT-2-309-02 Housetype 309 Render
- HT-2-350-01 Housetype 350 Render
- HT-2-350-02 Housetype 350 Render
- HT-2-419-02 Housetype 419 Render
- HT-2-420-03 Housetype 420 Render
- HT-2-420-04 Housetype 420 Render
- HT-2-436-02 Housetype 436 Render
- HT-2-303-03 Housetype 303 Stone
- HT-2-303-305-02 Housetype 303 & 305 Stone
- HT-2-305-02 Housetype 305 Stone
- HT-2-350-03 Housetype 350 Stone
- HT-2-350-04 Housetype 350 Stone
- HT-2-405-03 Housetype 405 Stone
- HT-2-405-04 Housetype 405 Stone
- HT-2-419-03 Housetype 419 Stone
- HT-2-420-05 Housetype 420 Stone
- HT-2-420-06 Housetype 420 Stone
- HT-2-421-01 Housetype 421 Stone
- HT-2-421-02 Housetype 421 Stone
- HT-2-436-03 Housetype 436 Stone
- HT-2-459-01 Housetype 459 Stone
- HT-2-459-02 Housetype 459 Stone
- HT-2-506-03 Housetype 506 Stone
- HT-2-506-04 Housetype 506 Stone
- HT-2-508-01 Housetype 508 Stone
- HT-2-508-02 Housetype 508 Stone
- SW105-LS-013A Plot Landscaping
- SW105-LS-014A Plot Landscaping
- SW105-LS-015A Plot Landscaping
- SW105-LS-016A Plot Landscaping
- SW105-LS-017A Plot Landscaping

- SW105-LS-018A POS Landscaping
- SW105-LS-019A POS Landscaping
- SW105-LS-020A POS Landscaping
- SW105-EN-2135 – Overland Flow Routes (Plan attached to Clarkebond letter dated 21 December 2017)
- SW105-EN601 – Southern Drainage Location Plan (Plan attached to Clarkebond letter dated 21 December 2017)

Plans received 07 February 2018

- SW105-EN-2106 Rev. B - Proposed Drainage Layout Sheet 1
- SW105-EN-2107 Rev. B - Proposed Drainage Layout Sheet 2
- SW105-EN-2108 Rev. B - Proposed Drainage Layout Sheet 3
- SW105-EN-2130 Rev. B - Exceedance Flow Routes
- SW105-EN-2301 Rev. A - Proposed Contours and Levels Plan Sheet 1
- SW105-EN-2302 Rev. A - Proposed Contours and Levels Plan Sheet 2
- SW105-EN-2303 Rev. A - Proposed Contours and Levels Plan Sheet 3
- SW105-EN-2300 - Proposed Lining and Lighting Layout
- SW105-EN-2054 Rev. D - On site Vehicle Swept Path Analysis (Refuse Vehicle)
- SW105-EN-2055 Rev. A - Swept Path Analysis School Coach Sheet 2
- SW105-EN-2060 Rev. C - S278 Works Site Visibility Splays
- SW105-EN-2310 - Proposed Road Longsections Sheet 1
- SW105-EN-2311 - Proposed Road Longsections Sheet 2

2. No development hereby approved shall commence until details providing for a gated, or similar opening arrangement, which allows for cyclist and pedestrians to open and pass through, have been submitted to and approved by the Local Planning Authority in writing in respect of the eastern most point of the proposed 3 metre wide cycleway/footway where it meets North End Road. The approved detail shall thereafter be installed and brought into use on or before first occupation, unless otherwise first agreed by the Local planning Authority in writing.

Reason: To ensure that both pedestrians and cyclist are able to egress and ingress the proposed cycleway and footway onto/from North End Road in a safe and convenient manner in the interests of pedestrian and road safety and in accordance with policy DM25 of the North Somerset Sites and Policies Plan (Part 1).

3. Notwithstanding the approved landscape planting scheme, no development shall commence until the detailing for open surface water attenuation discharge areas are fully agreed and any resulting changes to the agreed landscape planting scheme within, or associated with these areas, has been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure that an acceptable and workable surface water drainage system is achieved whilst maintaining the landscape enhancements necessary as part of the development of the site and in accordance with policies CS3 & CS5 of the North Somerset Core Strategy and policies DM1 and DM10 of the North Somerset Sites and Policies Plan Part 1.

Informatives;

Space Standards

1. The applicant/developer is advised that for the purpose of satisfying the “Accessible and adaptable housing and housing space standards”, all works must comply with the British Standard BS8300:2009+A1:2010 to ensure that an appropriate number of dwellings proposed comply with the requirements of Policy DM 42 of the Development Management Policies Sites and Policies Plan, Part 1 which supports the provision of Category Two housing standards. (Compliance with the VISIBLE standard in Part M of the Building Regulations 2015 is not sufficient in this case in that it is not of a comparable standard and does not meet the policy objectives). For further detail and clarification please contact the Council’s Access Officer, Anthony Rylands. Tel: 01934 634989 Email: anthony.rylands@n-somerset.gov.uk

(The applicant/developer is advised to demonstrate how the scheme will comply with the above policy and the associated standards set out in the Building Regulations.)

Drainage

2. The applicant/developer is advised that it will be necessary to allow for the addition of urban creep allowances based on density of the development and the allowance for increases in impermeable areas, this is a standard requirement as set out in our guidance documents and should be included as part of the detailed design.

3. The applicant/developer is advised that to satisfy the drainage conditions attached to outline planning permission 15/P/1488/O, there is a requirement to confirm how the two sites (care home and school) drainage will be incorporated into the detailed design. This will involve one or other of the following approaches;

- a. the two sites attenuate within their red line boundary and the flows/volumes are added into the calculations for the ponds within the Bloor Site;
- b. the sites attenuate with their red line boundary and then Arnolds Way phase 2 provides a separate system to the Little River.

4. The applicant/developer is advised that to improve water quality within the ponds it will be necessary to lengthen the distance between the inlet and outlets to provide the correct treatment shelves.

5. The applicant/developer is advised that it will be necessary to obtain written confirmation from Wessex Water for the diversion of the existing pipe located near the Little River at the northern end of the site.

Reason for Overriding Parish Council comments (if appropriate)

The issues raised by the Parish Council are referred to within the report.

In recommending this application, I have taken into consideration the relevant policies of the Development Plan and the comments made by the consultees and other interested parties and the:

- Natural Environment and Rural Communities (NERC) Act 2006
- Crime and Disorder Act 1998
- Human Rights Act 1998.

Signed: Lee Bowering