

**REPORT TO THE NORTHERN AREA HUB
PLANNING COMMITTEE**

Report No.

Date of Meeting	12 March 2014		
Application Number	13/05724/OUT		
Site Address	Land South of Bradford Road Rudloe SN13 0		
Proposal	Up to 88 dwellings, including affordable housing, 1.2 hectares of B1 employment and landscaping		
Applicant	Mr Conor Lee		
Town/Parish Council	BOX		
Electoral Division	Corsham Without and Box Hill	Unitary Member	Cllr Richard Tonge
Grid Ref	385528 170302		
Type of application	Outline		
Case Officer	Chris Marsh		

Reason for the application being considered by Committee

The application has been called in by Cllr Richard Tonge, in order to consider the various issues identified by consultation respondents.

1. Purpose of Report

To consider the above planning application and recommend that permission is GRANTED, subject to conditions.

2. Report Summary

The main issues in considering the application are:

- Principle of development;
- Landscape and visual impact;
- Design and layout;
- Employment;
- Access; and
- S106 contributions

Box Parish Council has raised no objection to the application, subject to adequate highways arrangements being provided. Corsham Town Council has expressed support for the application.

63 letters of objection have been received from local residents, together with a further objection from Corsham Civic Society. CPRE has submitted a comment relating to affordable housing and traffic management.

3. Site Description

The application site comprises approximately 5.0ha of agricultural land situated to the immediate South of the B3109 Bradford Road at Rudloe, West of Corsham. The land is divided into two separate fields – northeast and southwest – which are fairly regular in shape, but for the inward projection of the adjacent commercial estate and the single residential property at around the midpoint of the northwest side.

Having previously been used on a limited scale as grazing land, the fields have most recently been used for the cultivation of a bio-fuel crop of fast-growing miscanthus grass. At present, the only vehicular access onto the land is via an agricultural gate set back from the highway on the northwest site boundary. With the exception of this entrance, the site is bounded from Bradford Road by mature trees and hedgerow interspersed with post-and-wire fencing, with a steep bank down to the highway in places.

Neighbouring the site to the immediate southwest are several business units comprising part of the Fiveways Trading Estate, further beyond which lies Westwells Road, from which large proportions of the local MoD estate are accessed. The MoD-owned Skynet Drive, a bridleway, cycleway and footpath link between Bradford Road and Park Lane, forms the northeast border of the site. Extant permissions exist for the expansion of neighbouring premises into the residual undeveloped land to the immediate South, fronting onto Park Lane, to serve as predominantly light industrial space in conjunction with the adjacent businesses.

The village of Rudloe extends away to the North and West of the site on the opposite side of the Bradford Road, as far as the A4 Bath Road and junction between Leafy Lane and Westwells Road. Corsham town begins around 700m to the East at the furthest reaches of the Stone Close and Katherine Park developments, where recent residential development has been targeted given the restrictions imposed by Corsham Manor on any significant eastward expansion of the town. Directly opposite the existing site entrance stand the entrance gates to the Corsham Primary School campus at Rudloe.

The site as a whole is situated outside of the development framework boundary, as identified in the adopted Local Plan, which encompasses the very clear physical limits of Rudloe. It is currently proposed that this settlement boundary is retained unchanged under the emerging Wiltshire Core Strategy, within which Rudloe is defined as a 'large village'.

4. Planning History

- N/11/03816/FUL Erection of New Business Premises Annex, With Associated Car & Cycle Parking, Landscaping & Associated Works & Creation of New Access
- N/13/01556/SCR Screening Opinion as to Whether an Environmental Impact Assessment Is Required In Relation To A Proposed Mixed Use Development Consisting of Erection of 70 Dwellings & Associated Works and 1.21 Hectares Business Use.
- N/13/05269/FUL 2 no Employment Buildings to Provide an Additional 2,315sqm of Class B1 Floorspace, a Covered Pedestrian Link, New Site Access, 70 New Car Park Spaces, Cycle Parking, Circulation & Servicing Areas, Landscaping & Associated Works Including Plant

For the avoidance of doubt, applications N/11/03816/FUL and N/13/05269/FUL relate to extant permissions relating to the parcel of land immediately South of the proposed employment area.

5. The Proposal

Outline permission is sought in respect of the erection of up to 88no. dwellings and 1.2ha of employment space. All matters, with the exception of access, are reserved for later consideration.

The submitted indicative layout plan demonstrates the separation of the residential and the employment floorspace via a landscaping buffer, such that the commercial element is accessed exclusively from Park Lane via the permitted employment site to be developed to the South. Conversely, it is proposed that the residential portion will take its access from around the midpoint of its boundary with the Bradford Road, to the northwest.

The indicative layout shows a medium-density layout of housing in a variety of forms, each with associated parking areas and outside amenity space, lending a generally suburban character. Toward the northeast edge of the site a central square incorporating play provision is indicated, acting as a focal point for the scheme as a whole. The main residential area also incorporates soft landscaping on some prominent street edges and corners, as well as substantial buffers along the northeast and northwest site boundaries. These areas will also incorporate attenuation ponds to address on-site drainage and pedestrian links to the adjacent Skynet Drive.

Adopting a similar approach to landscaping, with a soft buffer to both northwest and northeast, the employment element is indicatively to comprise 12no. small incubation units and two slightly larger blocks, together with associated parking. Due to the type of business anticipated, the need for large storage yards and delivery bays is limited, such that the areas of hard standing can be interspersed with tree planting. As previously described, access is to be obtained as an extension of the link road at the adjacent Bath ASU/Paradigm site to the South, continuing the accompanying landscaping theme.

6. Planning Policy

The adopted policies relevant to the application remain those saved under the North Wiltshire District Plan (NWLP) 2011. As the site lies outside of the development framework boundary, the relevant policies are as follows:

- C1 (Sustainability Core Policy)
- C2 (Community Infrastructure Core Policy)
- C3 (Development Control Core Policy)
- C4 (Business Development Core Policy)
- H4 (Residential Development in the Open Countryside)
- BD4 (Business Development Within, or on the Edge of Villages)

Policies NE1 (Western Wiltshire Green Belt), NE4 (Areas of Outstanding Natural Beauty) and NE15 (The Landscape Character of the Countryside) are also of relevance due to the site's location and setting. Policy NE3 (Local Rural Buffers), identified on the proposals map as including the land immediately East of Skynet Drive, was not saved and is therefore not a relevant consideration in policy terms.

Policy CF3 of the NWLP is also relevant in relation to the provision of on and off-site public open space.

Turning to the emerging Core Strategy, which due to its advanced status will be a substantial material consideration in the determination of the application, the following policies are relevant:

- CP1 (Settlement Strategy)
- CP2 (Delivery strategy)
- CP11 (Spatial strategy: Corsham Community Area)
- CP34 (Additional employment land)
- CP35 (Existing Employment Sites)
- CP43 (Providing affordable homes)
- CP45 (Meeting Wiltshire's housing needs)

Policy CP35 (Existing employment sites) relates to the intensification and renewal of the Fiveways Trading Estate, which is defined to the immediate West of the indicative employment portion of the site.

Regard should also be paid to the content of the National Planning Policy Framework, and the overarching objectives of Paragraph 14, which sets out the presumption in favour of sustainable development.

7. Consultations

Box Parish Council – *“No objections in principle particularly as this supports the need show in the Rudloe Housing Survey and the Box Community Plan.*

There are still concerns about the increased traffic on this road. The Parish Council must be consulted on amended plans and reservations.”

Corsham Town Council – *“Resolved: that the application be supported as it was felt that the additional employment land provided would benefit the immediate community and that the broad and thorough consultation with both the Council and the public had led to positive amendments to the proposal.”*

Spatial Plans – support (as discussed at ‘Principle of development’ below)

Highways – no objection, subject to conditions

Landscape – no objection, subject to conditions

Economic Development - support

Housing – recommendations on affordable housing profile

Public Open Space – recommendations on on-site provision and off-site contributions

Education – recommendations on local contributions

Public Art – recommendations on local contributions

Environment Agency – no objection, subject to conditions

Wessex Water – no objection

Ministry of Defence – no objections

8. Publicity

The application was advertised by neighbour letter, site notice and press advert.

63 letters of objection were received from local residents.

Summary of key points raised:

- Principle of development and land supply (55 referenced)
- Impact on site character and appearance (31)
- Impact on highway safety (40)
- Adequacy of local services and infrastructure (39)
- Level of local office demand and supply (16)
- Loss of agricultural land (6)
- Impact on ecology (6)

Other relevant points raised included impact on the nearby AONB, local drainage, potential amenity impacts of commercial noise and the potential impact upon neighbouring MoD satellite communications.

9. Planning Considerations

Principle of development

Having regard to the relevant policy H4 of the adopted North Wiltshire Local Plan 2011 (Residential Development in the Open Countryside), the housing element of the proposal is

not supported by current planning policy. The adopted policy excepts only wholly affordable housing schemes and agricultural/forestry dwellings from the presumption that residential development is kept within the settlement framework boundary.

In principle, major residential development outside the framework/settlement boundary as defined in the emerging Core Strategy should likewise be permitted only on an exceptional basis, either as a wholly affordable housing scheme or as identified through a neighbourhood plan or site allocations Development Plan Document (DPD).

At present, neither Corsham nor Box areas have an adopted or draft neighbourhood plan, although it is understood that it is the intention of Corsham Town Council to lead the preparation of such a document in the medium term. Likewise, a suitable DPD may be prepared in future but is too distant to inform reliably at the present time. In the immediacy, therefore, it is necessary to take a reasonable view on the individual merits of the scheme in lieu of a neighbourhood plan or DPD, in order to address housing need in the near future.

Core Policy 2, the key housing delivery strategy of the emerging Wiltshire Core Strategy, states as follows:

“Within the limits of development, as defined within the proposals maps, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Development outside of the limits of development will only be permitted where it has been identified through community-led planning policy documents including neighbourhood plans, or a subsequent development plan document which identifies specific sites for development. This development must be adjacent or well related to the limits of development.”

As a matter of fact, Rudloe is identified as a Large Village under the emerging Core Strategy. It would be difficult to argue that the application site is not ‘adjacent’ or ‘well related’ to the physical limits of Rudloe, the settlement boundary of which is to be retained under the emerging policy framework. The site is separated only by an ordinary B-road and in close proximity to the immediate facilities; the primary school, post office and now defunct community centre.

At the time of writing, and as explained above, there is no adopted or emerging neighbourhood plan or site allocations development plan document (DPD) in respect of the Corsham Town or Box Parish areas. In lieu of such a document, it is reasonable to consider otherwise the representations of the Town and Parish Councils respectively, and to ascribe to these a degree of weight in directing new development. Although not proactively identified through a neighbourhood strategy, the acceptance of the proposal by elected local representatives is a significant material consideration in this instance.

It is also noted that the scheme has come forward through a robust process of community engagement, including public events and liaison with the nearby primary school, in order to identify and, where possible, address concerns. This has manifested itself in revisions to the indicative masterplan, including to landscaping and access, as well as proposed off-site

measures including a proposed pedestrian crossing and reduction in speed limit along the Bradford Road.

It is relevant to note that Rudloe differs from most other large villages, as identified in the emerging Core Strategy, in that it hosts a substantial amount of employment; most significantly related to the MOD, but also several other high-tech companies in both related industries and those entirely separate. As such, the area is one of the few in Wiltshire that experiences a diurnal in-migration. The adjacent site to the immediate South benefits from a pair of extant planning permissions for new commercial floorspace associated with the well-established neighbouring businesses at Bath ASU and Paradigm Services and the area also has good links to the Leafield Industrial Estate via Neston. As such, notwithstanding the relative paucity of services in the immediate locality, the settlement cannot be regarded as entirely remote, certainly in respect of employment.

Prior to the Core Strategy Inspector's 10th procedural letter of 2 December 2013, an immediate housing shortfall of around 150 dwellings (taking into account the contribution of the Copenacre site in this regard) within the Corsham Community Area (CCA). This figure will almost certainly not decrease in light of the content of that letter and agreed response by the Council. The CCA is also to provide up to 6ha of employment land in excess of that already committed, with no strategic allocation in either regard. The development proposal subject of this application makes a substantial contribution in both respects, and is considered sustainable by virtue of this duality, as well as its location and dwelling mix, among other factors.

It is acknowledged that previously-developed land in the vicinity, most significantly the RAF Rudloe No.2 site, remains undeveloped and could help to meet housing demand in the area. Whilst the NWLP placed a certain degree of emphasis on this point, consistent with the then PPG3 (Housing), the draft Core Strategy imposes no such sequential approach in line with the advice of the NPPF. Therefore, policy-compliant housing schemes should be approved without delay as set out at NPPF Paragraph 14, with a general presumption in favour of redeveloping available brownfield land running in tandem.

In summary, whilst it is acknowledged that the site has not been brought forward strictly in accordance with the provisions of the emerging Wiltshire Core Strategy, it is considered that the planning merits of the scheme – including but not limited to the degree of compliance with the criteria of Para 5.59 of the CCA, physical conditions of the site, level of affordable housing provision, contribution to meeting an identified need for housing and local reception – tip the balance of considerations in favour of the development.

Landscape and visual impact

Despite its relatively open aspect to the southeast, the land in question makes only a limited contribution to the wider landscape, being enclosed by trees to its northeast and northwest boundaries and otherwise read in conjunction with residential Rudloe and the neighbouring commercial uses from most public vantage points. Nonetheless, the impact of the development on the character and appearance of the site itself is acknowledged to be substantial. The site is typical in landscape character of the 'rolling settled lowland type' and

is included within 'Landscape Character Area 10 – Corsham Rolling Lowland' of the North Wiltshire Landscape Character Assessment 2004.

The Cotswolds Area of Outstanding Natural Beauty extends to within around half a mile of the northern and western limits of the site, sharing a defined boundary along Leafy Lane with the furthest extent of the Western Wiltshire Green Belt. Although this landscape designation is clearly a significant consideration, visibility and views across the site to the north towards The North Corsham Special Landscape Area and the Cotswolds AONB are restricted by tall perimeter tree line vegetation growing along the northern site edge, largely within highway verge, and by existing intervening built development, wooded blocks and strips. Views to the south and east are more open with varying degrees of existing built form and urban influence visible within the foreground and middle distance of these wider panoramas. This consideration also encompasses the extant consent for three new employment buildings to the South, which it is expected will come forward in the next year.

Mature trees and areas of blocks and strips of mature tree planting and woodland are characteristic of the area, with a requirement for substantial new tree planting included within extant and recently implemented planning consents in this area. A strong native tree and wooded landscape framework are considered to be important for new development in this area to help break up the existing and proposed urban massing effects viewed from the wider rural context and protect the wider countryside character from harsh urban edges. The North Wiltshire Landscape Character Assessment for this area has highlighted that Corsham and Rudloe's settlement edge transitions with countryside are sprawling and need to be better screened and integrated with countryside.

Although Policy NE3 (Local Rural Buffers) was not saved and cannot be afforded any significant material weight, it is considered that the intention of the policy – namely to prevent the coalescence of the built areas of Corsham and Rudloe/Westwells/Neston – remains a relevant consideration. It is worthy of note, therefore, that the application site has not previously been considered integral to this distinction. That is, of course, not to say that it should necessarily be considered an appropriate site for development for this reason alone, as most urban fringe land would fall into this category.

There is no supporting landscape strategy submitted to support this development proposal, which would be the logical next step leading on from an iterative LVIA process. On the basis of the recommendations concluded within the submitted LVIA, illustrative layout, site visits and local knowledge of the area but also considering the most relevant Landscape Character Assessments, it is the view of the Council's Landscape Officer that further structured landscaping elements will be necessary to support development of this nature at this site in order to help better visually fragment and break up urban massing effects and better integrate proposed urban development into the wider landscape context. This should be achievable through the use of appropriate landscaping measures, particularly throughout the northwest, northeast and southeast fringes of the site, as reserved matters.

Design and layout

Whilst layout remains at the outline stage, the density of development clearly lends itself to a

well-landscaped scheme utilising the rights of way available in the vicinity of the site. The approach to open space is particularly commendable, making use of the proposed landscaped areas to the northeast and northwest to provide Sustainable Urban Drainage Systems (SUDS) as well as enhancing the environment of future occupants and serving as a buffer, particularly in respect of the open land to the East. The central park offers opportunity for a high-quality and extremely visible public space where high-quality design and materials may be employed in lieu of a public art contribution.

In terms of the distribution of housing, this adopts a navigable pattern with the central square acting as a focal point. In general, indicative parking provision has been arranged so as to sit away from prominent frontages, contributing to a more engaging street scene. It is likely that a variation in surfacing will also serve to 'soften' the appearance of the development, as well as offering opportunities for shared surfaces and further SUDS benefits through the use of porous materials.

The scale and type of employment buildings proposed at this stage presents no real obstacle to securing a reasonable quality of design, although this element is unlikely to be as imposing on the wider landscape than some of its neighbours in any case. Although fairly enclosed, it would be expected that quality design and materials would be used as part of the offer to the specialist companies the scheme seeks to attract. Having secured a good standard of landscaping through the adjacent employment scheme, a similar strategy would be pursued at the reserved matters stage in respect of this commercial setting.

Employment

It is not disputed that neither the employment nor residential element is contingent upon the delivery of the other; therefore to an extent these may be considered independently of one another. Nonetheless, the scale and nature of the commercial floorspace proposed is consistent with highly-skilled employment likely to attract homebuyers to the area. Taken with Rudloe/Westwells/Neston's net in-migration during working hours, this factor is worthy of note when considering the application as a whole, particularly in relation to its sustainable credentials and individual circumstances of the village.

The specialist industries identified as end users for the employment space proposed are specifically identified at Paragraph 5.59 of the Corsham Community Area Strategy, as set out in the emerging Core Strategy. Having already seen growth in the biotechnology/life science sector locally, attracting further businesses to create a clustering effect will further benefit local companies already resident, such as Bath ASU; a Wiltshire 100 company capable of providing over 100 jobs following expansion. It is noted that other highly-skilled posts are anticipated for delivery in substantial number at nearby Spring Park and neighbouring Paradigm Services in particular.

Whilst it is appreciated that other commercial space available in the wider Corsham area, it is worthy of recognition that much of this will be unsuitable for the specialist industries seeking such accommodation in the locality. Due to restrictions on access, it is unlikely that additional employment land will come forward at Leafield Industrial Estate and therefore the Rudloe/Westwells area will be critical to the delivery of new commercial space. The scheme

is compliant with the identified intensification of employment areas, as set out at Core Policies 34 and 35 of the emerging Core Strategy, and also Policy BD4 of the adopted North Wiltshire Local Plan (Business Development Within, or on the Edge of, Villages).

It is considered that the specialist nature of occupiers anticipated and the proposed use, namely B1 (light industrial), is complimentary to the residential element of the scheme. B1 industries are typically described as those compatible with operation in a residential area, due to their minimal noise, smell and pollutant emissions and limited reliance on the movement of large deliver vehicles. Again, it is worthy of emphasis that access to this element will be entirely separate from the housing component, averting conflict between road users and protecting residential amenity. The new commercial space will therefore act as something of a 'buffer' between the mixed industries of the existing Fiveways Trading Estate and new housing proposed, should the application be permitted and development proceed in tandem.

Access

The principal vehicular access to the site is to be taken from the adjacent Bradford Road, at around the mid-point of the housing element of the scheme, and this is to serve the totality of the residential accommodation. Having been initially advised by the Council Highways Officer that a mini-roundabout represents an over-engineered solution, relative to anticipated demand, it is now proposed that a simple right-turn lane will provide adequate traffic management at the new junction. This approach is agreed by the Council Highways Officer and it is noted that this also represents a significantly reduced maintenance responsibility to the Local Highway Authority.

Through a co-ordinated approach with the neighbouring landowner, it is proposed that the commercial element of the proposal is to take separate access through the land to the South, which already benefits from separate extant permissions for three commercial buildings, together with associated infrastructure. This approach will improve the residential amenity and safety of residents of any residential component, removing the transient traffic of a commercial site, as well as reducing pressure on the proposed new junction with the Bradford Road. This is further aided by the recent upgrade to the Westwells Road/Park Lane junction with the introduction of a roundabout to attenuate traffic flow between these roads and MoD Rudloe Manor site directly opposite.

The Council's Highways Officer has confirmed that in outline no objection is raised in respect of the proposal.

Notwithstanding the above, it is the Officer's view that certain local improvements will be warranted by the development, and for this reason the following is sought:

1. The construction of the right turning lane on Bradford Road including street lighting, a pedestrian refuge, and resurfacing of the whole width of Bradford Road over the length of the right turning lane.
2. A contribution of £100,000 index linked to sustainable walking and cycling

improvements in the locality.

3. Submission of a full residential travel plan and its implementation including appointment of a travel plan coordinator.
4. Waiting restrictions as may be required at the site access junction including consultation, advertisement and implementation costs.

Subject to the above, it is considered that the highways impacts of the development insofar as they relate to congestion and safety are acceptable in planning terms and in conjunction with a proposed speed limit reduction to 40mph from the current 50mph on the Bradford Road, will reduce the risk of accidents.

Whilst not detailed at this outline stage, it is understood that allocated and visitor parking on site is to be provided in line with the adopted countywide standards, and the density and layout would appear to accommodate this provision comfortably. Additional on-site parking has been suggested as a means of alleviating problems around the entrance to the primary school opposite, with the provision of a pedestrian crossing to provide safe access on foot across the Bradford Road. In principle this would be supported, although of course not an essential requirement of any future development.

S106 contributions

Consistent with the Council's emerging approach to new residential development, as set out at CP43 of the draft Core Strategy, a proportion of 40% affordable housing is proposed under the current scheme.

At the present time, given the outline nature of the scheme, the following Heads of Terms have been agreed in respect of the proposal:

- 40% affordable housing (35 units), comprising:
 - 10no. 1-bed flats (550 sq. ft)
 - 2no. 2-bed flats (750 sq. ft)
 - 9no. 2-bed houses (800 sq. ft)
 - 7no. 3-bed houses (900 sq. ft)
 - 3no. 4-bed houses (1200 sq. ft)
 - 4no. 4-bed houses (1210 sq. ft)

to be delivered as 50% affordable rent / 50% shared ownership/intermediate rent, and provided on site in groupings of no more than 15 units;

- On-site provision of 6168m² of adoptable open space, of which 588m² allocated as specific play provision, to be subject to a commuted fee to cover maintenance;
- Off-site financial contribution of £38,460 toward the upgrading of multipurpose hall and sports hall facilities at Springfield Leisure Centre;

- Off-site financial contribution of £279,686 as provision of 22no. primary school places (cost multiplier of £12,713); and
- Off-site financial contribution of £306,480 as provision of 16no. secondary school places (cost multiplier of £19,155)

The above contributions have been agreed in principle, and comply with the relevant CIL regulations. Due to the restriction of the regulations, it has been decided not to pursue contributions in respect of public art and fire infrastructure. However it is anticipated that the objectives of the former can still be pursued through high-quality design at the reserved matters stage.

Other issues

It is acknowledged that the local services - specifically shops and healthcare - are underprovided in this location, particularly given the size of Rudloe. Paragraph 5.60 of the Core Strategy anticipates that by 2026 *'Development within the community area will have helped to improve the level of services and facilities in the area and have met local housing need.'* In the Officer's view, these two threads are inseparable and the reinforcing of housing stock actively supports the provision of enhanced local facilities. Given Rudloe's not inconsiderable current size, together with the prospective delivery of the Rudloe no.2 site, and extant permissions at HMS Royal Arthur, Spring Park and Copenacre, it is highly likely that the village will rapidly reach the 'critical mass' required to support services such as a local convenience store and healthcare service, to the wider local gain.

The current proposal supports this approach, pursuant to the objectives outlined in the Corsham Community Area Strategy in the emerging Core Strategy. On reviewing the 'Issues and Considerations' set out at Paragraph 5.59 of the Core Strategy, it is apparent that the scheme responds to almost all of the points and does not conflict with any.

The provision of 40% on-site affordable housing is a significant material consideration that adds weight to the strength of the application. There is a pronounced shortfall of such provision in the Corsham Community Area that is exacerbated by above-average market property values. A supplementary 35 units delivered to a profile suited to local needs would be a substantial boost in this respect.

10. Conclusion

The proposed development is sustainable and, on the balance of factors, acceptable in principle, supporting the long-term objectives of the Corsham Community Area and Rudloe/Westwells in particular. As well as assisting in meeting the established need for housing in the area, the site, which is considered physically suitable and immediately deliverable, will foster local industries and realise further specialist employment opportunity. With proper mitigation, the proposal will not result in significant harm to the natural or built environment or otherwise adversely affect highway safety or residential amenity. The

proposal is therefore compliant in policy terms with the emerging Wiltshire Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

**To delegate to the Area Development Manager to GRANT planning permission ,
Subject to all parties entering into an agreement under S106 of The Act (as amended)
in relation to the following matters:**

- **Delivery of affordable housing;**
- **Delivery and maintenance of on-site play provision and public open space;**
- **Provision of a contribution in respect of local leisure provision**
- **Delivery of site access works and other off-site highways works;**
- **Provision of costs associated with the requisite Travel Plan;**
- **Provision of a contribution in respect of strategic highways works;**
- **Provision of contributions in respect of local primary and secondary education;**

Subject to the following conditions:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 3 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country

Planning Act 1990.

- 4 No development shall commence on site until a suitable landscaping strategy has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
- a) Retention and successful integration of important existing site trees, hedgerows and landscape features, wherever possible;
 - b) Strong Green Infrastructure linkages into the wider GI network.
 - c) Reinforcement of the northern perimeter hedge line/tree belt along Bradford Road (within the site) by introducing an additional wooded belt of tree planting in order to reinforce and extend wooded skyline backdrop for new urban development viewed from lower local vantage points from the south, west and east and also from longer southern countryside vantage points;
 - d) Introduction of a structured landscape buffer separation and transition with countryside along the eastern boundary (Skynet Drive) of the proposed residential area;
 - e) Additional structural tree planting areas (i.e. wooded belts, space for larger species tree planting within and bordering the residential development block areas) that in combination with landform should aim to better integrate the introduction of new urban development massing on this sloping site over the longer term;
 - f) Incorporation of a multifunctional SUD System for functional attenuation, aesthetic/amenity & ecological value and benefit purposes;
 - g) High quality design of centrally located and easily accessible and overlooked equipped areas of useable open space, which reinforces appropriate local character and a 'sense of place';
 - h) Legible, direct and clear footpath and cycleway linkages with adjoining built development and PRow network;
 - i) Incorporation of the use of natural stone within boundary treatments and dwellings where they would offer the greatest public amenity function and design value; and
 - j) Sustainable landscape maintenance and management arrangements.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 5 No development shall commence on site until provision has been made for open space, amenity areas and play areas in accordance with the submitted details. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install.

REASON: To ensure a satisfactory provision of open space throughout the development in the interests of the amenity of future residents.

- 6 Prior to first occupation of any dwelling hereby permitted a 2 metre wide footway shall be constructed and made permanently available for public use, along the frontage of the site between the site access and the bus stop located north-east of Skynet Drive, in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing safe and convenient pedestrian link to serve the development.

- 7 The details of the residential development submitted for reserved matters approval shall include a 2 metre wide footway link to the south-eastern boundary of the site.

REASON: In the interests of providing permeable pedestrian links and direct access to the primary school and Skynet Drive.

- 8 The details of the residential development submitted for reserved matters approval shall include a 2.5 metre wide cycleway / footway link from the residential part of the site to the employment area.

REASON: In the interests of providing permeable pedestrian links and enabling the employment units to have good access to public transport.

- 9 The employment units hereby approved in outline shall not be first brought into use until separate vehicle access to Park Lane for those units has been provided and made available for use, in perpetuity.

REASON: In the interests of providing safe and convenient access to the employment units.

- 10 No part of the development hereby permitted shall obstruct a visibility splay at the junction of Skynet Drive with Bradford Road such that nothing exceeds a height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre-line of Skynet Drive from the carriageway edge to a point on the nearside carriageway edge 120 metres to the southwest.

REASON: In the interests of highway safety.

- 11 Prior to occupation of the 20th dwelling hereby permitted, the parking laybys situated either side of the access road and extending a distance of 60m into the site from its junction with Bradford Road, as indicated in outline on Indicative Masterplan drawing number 13/052/100 shall be provided and made permanently available for public use.

REASON: In the interests of avoiding excessive school parking on nearby roads.

- 12 No development shall commence on site until a surface water drainage scheme for the site based on sustainable drainage principles (SUDS) and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to completion of the development. The scheme shall also include details of how the scheme is to be managed after completion.

REASON: To ensure that the development can be adequately drained.

- 13 The development hereby permitted shall be carried out in accordance with the following approved plans:

Figure 1 – Site Location Plan
13.052.100 – Indicative Masterplan
13.052.101 – Site Boundary Plan
13.052.200 rev A – Land Uses Plan
101 rev B – Proposed Site Access Right Turn Lane

Untitled indicative open space/pedestrian links/cycleway overlay plan

Received 6 November 2013

REASON: For the avoidance of doubt and in the interests of proper planning.

- 14 INFORMATIVE TO APPLICANT:
Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 15 INFORMATIVE TO APPLICANT:
This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].
- 16 INFORMATIVE TO APPLICANT:
The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.



NO.	REVISIONS

ERIC COLE ARCHITECTURE

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PROJECT:	LAND AT BRADFORD ROAD, RUDLOE		
DWG TITLE:	SITE BOUNDARY PLAN		
SCALE:	1:2500	DRAWN BY:	MJA
DATE:	13.05.2011	CHECKED BY:	
REV:		DATE:	