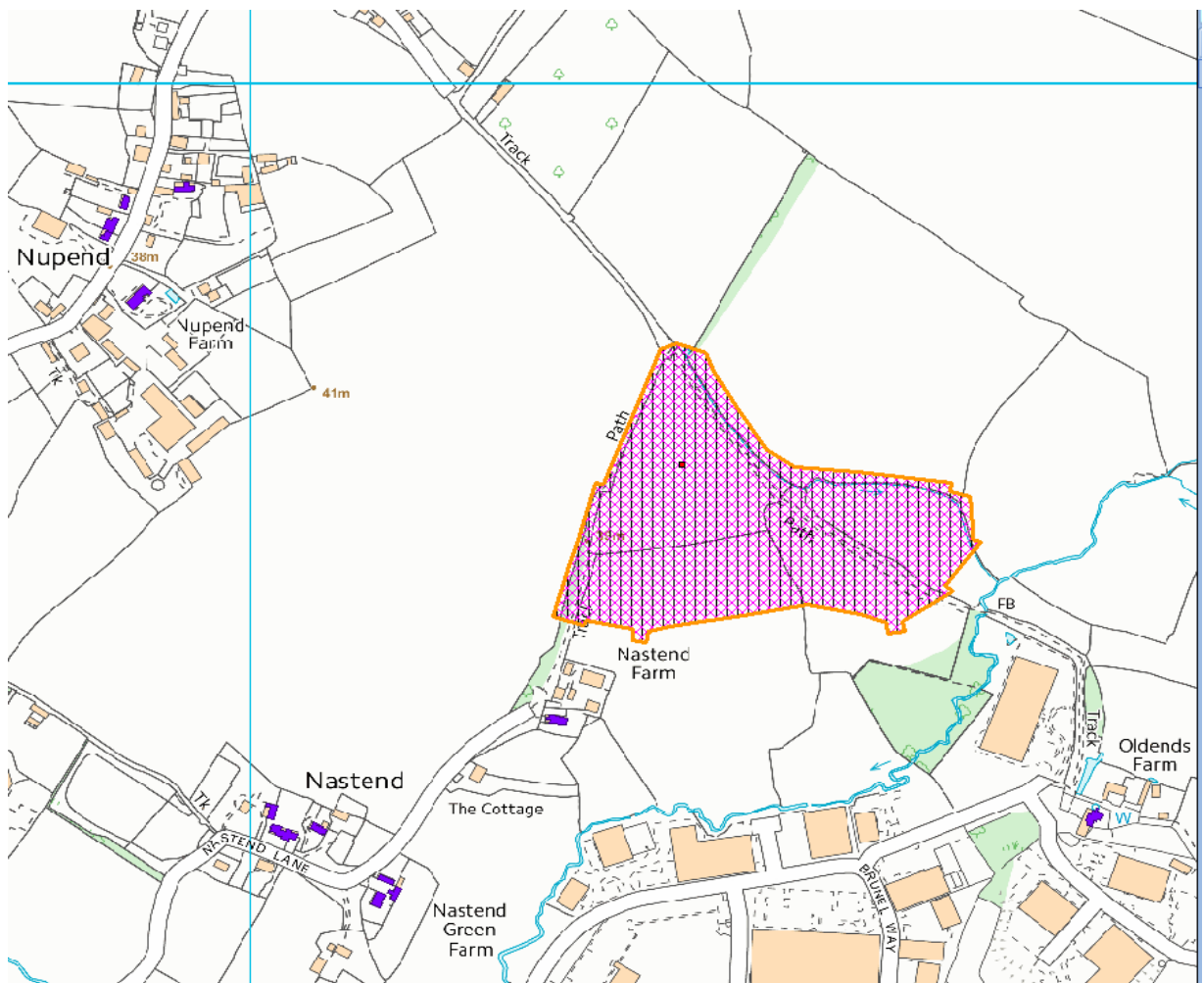




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Item No:	03
Application No.	S.19/0609/DISCON
Site Address	Parcel PS1, LC1 & LC2 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
Town/Parish	Eastington Parish Council
Grid Reference	379429,206590
Application Type	Discharge of Condition
Proposal	Discharge of condition 46- area masterplan document for parcels Local Centre LC1, LC2 and Public Open Space PS1 on permitted application S.14/0810/OUT (379429-206590)
Recommendation	Approval
Call in Request	DCC





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Applicant's Details	Robert Hitchins Limited C/O Pegasus Planning Group Ltd, First Floor , South Wing, Equinox North, Great Park Road Almondsbury Bristol BS32 4QL
Agent's Details	Pegasus Planning Group Ltd First Floor , South Wing, Equinox North, Great Park Road, Almondsbury Bristol BS32 4QL
Case Officer	John Longmuir
Application Validated	19.03.2019
	CONSULTEES
Comments Received	Eastington Parish Council Development Coordination (E) Stonehouse Town Council SDC Water Resources Engineer Environmental Health (E)
Constraints	Consult area Employment Land (LP) Key Wildlife Sites - Polygons Neighbourhood Plan Eastington Parish Council Affecting a Public Right of Way SAC SPA 7700m buffer Single Tree Preservation Order Points TPO Areas (Woodland/ Groups)
	OFFICER'S REPORT

THE SITE

This is geographically in the centre of the West of Stonehouse development. It is directly on the east-west spine road. The site provides the local centre, including shops, school, community centre, public house and medical facility.

This local centre needs to be considered in conjunction with other related applications on the agenda: S.19/1122/REM and S.19/0831/REM.

BACKGROUND/PLANNING HISTORY

S.14/0810/OUT sought permission for 1,350 dwellings, 9.3 ha employment land, community centre uses and a primary school. Permitted 14-4-16.

This application seeks to discharge Condition 46 from that permission. It states:

"Prior to the submission of Reserved Matters on each particular phase, an Area Master Plan for that particular phase shall be submitted to and approved by the Local Planning Authority. Each Reserved Matters application shall broadly accord with the approved accompanying Area Master Plan. The Area Master Plans shall include details of strategic landscaping within that part of the site, the landscaping along the boundaries of the site, open spaces, building frontages, road hierarchy, public realm, pedestrian/cycling movements, identify key buildings and plot views in/out".



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The reason given for the condition is:

“To provide a more detailed working of the Design Strategy December 2015 to allow a quality development, which is also sympathetic to the surrounding hamlets and landscape, in accordance with NPPF paragraphs 58-64 and Stroud District Local Plan (19th November 2015) Policy CP1”.

This submission effectively gives another layer of information. It bridges the gap between the outline permission and the future reserved matters applications.

The outline permission included an indicative master plan for the whole site. It also included a “Design Strategy”, which set general objectives, highlighted key characteristics of the existing site and looked at potential pitfalls. It also defined the following character areas, with particular characteristics, aims and constraints. It devised Western Severn Vale Gateway, Western Severn Vale (main), Northern Edge, Eastern Victorian quarter and Central Core.

This latest document and the DISCON submission use the site appraisal information and objectives from the Design Strategy in the outline permission. It also elaborates on the accompanying indicative overall master plan from the outline scheme, working up matters in more detail, to provide area master plans and some parameters with a future vision.

This area is wholly within Eastington Parish.

CONSULTATIONS

There is no statutory requirement to consult on discharge of condition applications such as this. However bearing in mind these details will influence the reserved matters it was felt appropriate to consult with the Parish Councils and encourage public responses.

County Highways: No objection

Eastington Parish Council: Concern about possible down grading of bridleway to footpath, question impact of fencing for school on wildlife.

Stonehouse Town Council: This is an opportunity for good urban design and public realm.

SDC EHO: No objection.

SDC Biodiversity Officer: No objection

SDC Conservation Officer: No objection

RELEVANT PLANNING POLICIES

The NPPF has extensive reference to design.

Paragraph 124 emphasises the importance of good design. Paragraph 127 highlights the need to design public spaces as well as individual buildings.

Paragraph 125 cross references to Local and Neighbourhood Plans, which should aim to create a sense of place, optimise site potential, respond to local character, minimise crime and create good architecture and landscaping.

Paragraph 129 advocates design codes.

Paragraph 130 has an important message: “Permission should be refused for development that fails to take the opportunities available for improving the character and quality of an area and the way it functions”

Paragraph 131 emphasises the importance of form and layout.



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The adopted Stroud District Local has various relevant policies:

CP2 allocates the site for development.

CP4 Place Making: Requires development to integrate into the neighbourhood, create/enhance sense of place. Create safe streets and homes.

CP5 Principles for strategic sites: Appropriate density, low impact, accessibility by bus, layout, parking, landscaping and community facilities, use of a design code/framework, sustainability.

SA2. Site allocation: Accessible green space, structural landscaping buffer around Nastend and to the east of Nupend incorporating existing hedgerows and trees, management of open space for biodiversity, use of SUDs, connectivity to adjacent areas, primary access off Chipmans Platt, traffic calming, bus provision.

CP7 Lifetime Communities: Promotion of accessibility. Lifetime accommodation.

CP8 New Housing Development: Range of house types. Appropriate density, layouts to promote cycling/walking, parking appropriate, sustainable principles.

EI12. Promoting transport choice and accessibility. Connectivity for walking, cycling and access to public transport.

CP14. High quality sustainable development: Sustainable design, no increase to flooding, appropriate design respecting surroundings, including topography, built environment and heritage, protection of amenity, sense of place, crime prevention, use of street scenes, master plans, development briefs design concept/codes.

ES1 Sustainable Construction and Design: Promotes energy efficiency.

ES7. Landscape Character: Protection of distinct landscape types, respect setting of the AONB, location, materials and scale are sympathetic. Natural features retained.

ES8 Trees, hedgerows and woodlands: Retention or adequate replacement of trees.

ES12 Better Design of Places: Social integration, high quality places, well planned legible routes, integrated uses, safe spaces, secure private areas. Need for thorough site appraisal, use of design statements/code.

ES14 Public Art: Promotes publically accessible features.

SDC Residential Design Guide: This covers many design aspects, from form, style, detailing, materials to landscaping and amenity.

SDC Landscape Assessment: Defines and highlights the various landscapes in the District. It highlights settlement character as well as vegetation.

IHCA Design Guide: This is an in depth look at the various aspects which give the character and history of the area, before making recommendations on future development and management. The site is outside but close to the Conservation Area.



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Stonehouse Design Guide: Whilst this tends to concentrate on the town itself it does highlight the landscape setting including the AONB and the canal, and the importance of the various outward views.

The Stonehouse NDP covers their Parish.

Eastington Neighbourhood Development Plan: It does not have any specific policies for this site but there are some general policies. EP1 Sustainable development, EP2 Protect and enhance biodiversity and the natural environment, EP7 Siting and Design of new development, EP10 Traffic and Transport, EP11 Public Rights of Way and Wildlife corridors.

CONTENTS OF SUBMISSION

The document begins with an overview of the site. It then continues by setting objectives for the development. It shows several master plans for land use, character, green infrastructure and movement.

CONSIDERATIONS

LAND USES

The section 106 and original West of Stonehouse site wide master plan require a community centre, school, shop and public house. These are the features of this Area Master Plan.

PARKING/ACCESS

This sets the broad parking/access arrangements for the school, doctors surgery, public house and community centre.

The main thoroughfare (spine road) will pass the edge of the local centre, whilst a heavily traffic calmed secondary road bisects the centre.

The car parking for school pupils/parents is shared with other community facilities. One car park, accessed off the spine road is adjacent to the shops and a dedicated 3m wide footpath would link with pedestrian access to the school. The second car park, again accessed off the spine road, serves the community centre and public house, but there is a pedestrian route to the school, over a heavily traffic calmed secondary road with dedicated crossings.

These car parks are approximately 50m away and would be prominent to encourage their use. As the parking provision is being shared amongst the facilities demand peaks should be balanced out. The area master document commits to the parking standards in the Local Plan, and the plan shows that potentially good parking provision can be made across the two car parks.

Reasonable manoeuvring is shown in the parking areas. Similarly there is good visibility at the entrances.

The vehicular school access is placed opposite the local centre, and away from a residential access. This avoids the potential conflict between residential neighbours and indiscriminate parking which is prevalent at other schools.

County Highways accept the principle of the arrangements.

The school drop off arrangements should help the viability of the shops and the vitality of the local centre as parents are parked outside. The retail units are arranged in a pedestrian orientated parade with servicing to the rear.



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The original, wider, master plan places the local centre in the centre of the new development. Several strategic footpaths/bridleways encourage access to this local centre by sustainable means. A bus parking bay would be provided on the secondary road by the school, and bus stops (and shelters along the spine road). There is also a 3.2m wide cycleway/pavement along the spine road and secondary road.

In the future it may be worth reviewing the wider road network to benefit the school. The school vehicular access is shown off a secondary road from the spine road. This road continues northwards and links with residential parcels H17 and H19. However this is only a secondary access to these parcels, and is not essential. If this road was abandoned as a through route and down graded to a cycle/footway, the access road to the school could become a cul-de-sac, which offers greater safety potential. The school at Coopers Edge benefits from such a cul-de-sac approach.

DESIGN/LANDSCAPING

The centre is shown on the main thoroughfare to promote use by passing residents and bus use. It also provides a landmark and reference point to the centre of the site.

The west and east sides of this triangular shaped local centre adjoin green corridors. The Area Master Plan proposes reinforcement of the existing vegetation.

On the frontage of the main spine road, a grass verge is shown for tall specimen trees with high crowns. The verge would provide sufficient space for such landmark trees to flourish. Two or three different species are envisaged including oak, dawn redwood and field maple. A hedge would soften the car parking. This main spine road frontage would be enhanced and softened with tree planted traffic islands, as shown in the S.19/122/REM.

The tree lined avenue from the spine road would continue with the same species on both of the frontages of the secondary route which bisects the site.

The medical centre and public house are orientated close the road to provide a gateway and sense of enclosure. Elsewhere in contrast much of the area is open hard surfaced public realm, allowing safe and easy public access.

The area master plan envisages the shops in a contemporary style, with a careful choice in materials, perhaps using contemporary materials but with some reference to Stroud.

The document states: "The retail units will be designed as a composition, with variety subtly incorporated to provide flexibility in unit size. The units should be designed with larger windows openings to create an inviting frontage, and with signage considered as part of the elevation composition."

The medical facility and community centre could be contemporary but the public house is envisaged as more traditional to offer a transition to the housing parcels to the north. The school design and landscaping are the subject of a separate reserved matters application. The area master plan notes: "The community hub will be designed so that buildings complement one another across the frontages". Similarly the document states: "The architectural style will build upon traditional local character and develop a more contemporary approach to reinforce a distinct character".

The Area Master Plan envisages building heights up to 3 storeys, which would give some status to the local centre without being unduly dominate.



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BIODIVERSITY

The Area Master Plan places the school playing fields/play areas adjacent to the western green corridor, (and the buildings close to the road). This siting allows the playing field to compliment and enhance the ecological value of this adjacent green corridor.

The area master plan shows retention of the existing vegetation, which is welcome. The additional tree/hedge planting should also provide some habitat and help movement of wildlife. The area master plan does commit to subdued lighting in the vicinity of the west and east hedgerows which could offer bat corridors.

The tree planting mentioned in the landscape section above should also provide habitat and help wildlife movement.

DRAINAGE

Commensurate with the original site wide master plan and drainage strategy, a SUDS pond is shown to the east. The area master plan states it will be "soft and organic in shape with gentle gradients". The plan commits to new landscaping around its periphery and states it will have: "a more informal, rather than engineered, character".

The SUDS pond will be designed to permanently hold water, which will help its appearance and ecology.

RESIDENTIAL AMENITY

The local centre is sited as in the original master plan and the adjacent residential parcels are similarly located. The amenity of the dwellings was considered at the outline stage and would be unaffected by this area master plan.

HERITAGE

This part of the site is distanced and buffered by landscaping from listed buildings, non designated heritage assets and the IHCA. Consequently the proposal has no impact.

CONCLUSION

Permission is recommended.

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.

Subject to the following conditions:	1. The reserved matters applications shall accord with the Area Master Plan P19-0014-09E dated July 2019. Reason: To comply with condition 46 of S.14/0810/OUT.
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