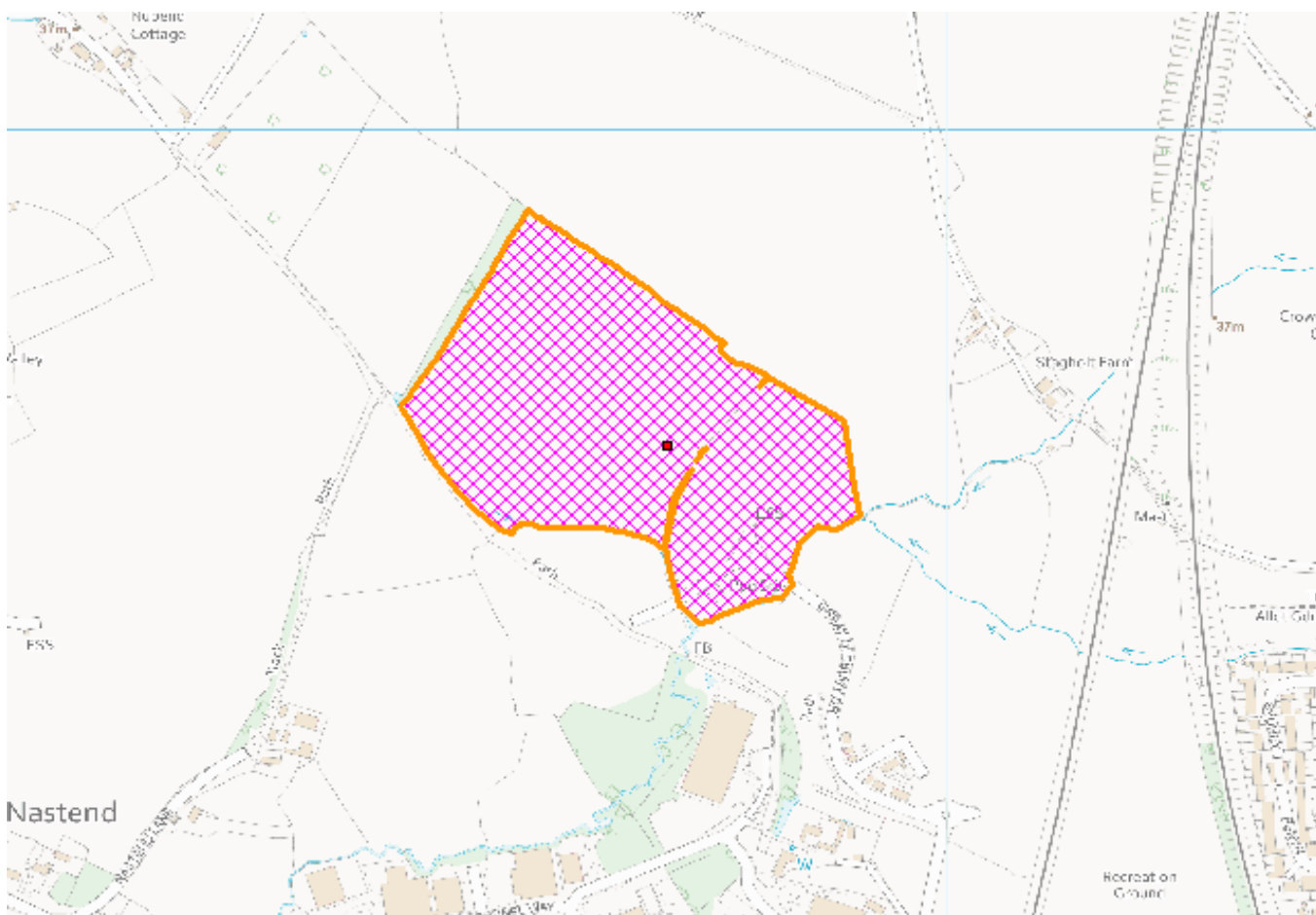




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Item No:	05
Application No.	S.20/0449/REM
Site Address	Phase 4A Land West of Stonehouse, Grove Lane, Westend, Stonehouse
Town/Parish	Eastington Parish Council
Grid Reference	379711,206659
Application Type	Reserved Matters Application
Proposal	Reserved matters for the primary infrastructure pursuant to outline planning permission S.14/0810/OUT
Recommendation	Approval
Call in Request	Requested by DCC for all LWoS applications





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Applicant's Details	Robert Hitchins Ltd The Manor, Boddington , Cheltenham , Gloucestershire , GL51 0TJ
Agent's Details	None
Case Officer	Ranjit Sagoo
Application Validated	24.02.2020
	CONSULTEES
Comments Received	Eastington Parish Council Contaminated Land Officer (E) SDC Water Resources Engineer Biodiversity Officer Archaeology Dept (E)
Constraints	Consult area Flood Zone 2 Flood Zone 3 Key Wildlife Sites - Polygons Neighbourhood Plan Eastington Parish Council Standish Parish Council Stonehouse Town Council Affecting a Public Right of Way SAC SPA 7700m buffer Village Design Statement
	OFFICER'S REPORT

DESCRIPTION OF SITE

The Land West Stonehouse development is 5 miles (approx.) west of Stroud. The main site access is via the spine road (Grove Lane) that connects onto the A419 (Bristol Road) and to Oldends Lane on the Stonehouse side of the wider scheme.

To the north of the site is open countryside, railway line to the east, industrial estate to the south, the A419 to the south-east and the village hamlet of Nupend to the north-west.

The gradient of the application boundary is higher compared to the southern part of the development.

PROPOSAL

The reserved matters application is for the primary infrastructure (Phase 4A), the main spine roads, bus shelters etc. The infrastructure will primarily serve Parcels H14 - H20 as identified in the Outline Approval S.14/0810/OUT, however, the details of housing (i.e. layout, scale and appearance etc.) will be the subject of separate reserved matters application.



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The proposal will link onto the roundabout that forms part of the approved Phase 2 primary infrastructure and also link to the road serving the primary school, approved as part of Phase 3B primary infrastructure.

REVISED DETAILS

Revised plans to be submitted to show the re-instatement of the a section hedge. Condition has been amended to take account of the re-instatement of hedge, following plans and documents included:

- * General Engineering (273-PH4-100 Rev A, dated 28.05.20)
- * Detailed Engineering Sheet 1 (273-PH4-150-01 Rev A, dated 28.05.20)
- * New Hedgerow Specification Statement (dated 29.05.20)

PLANNING HISTORY

The mixed use development known as land west of Stonehouse received outline planning permission (LPA ref: S.14/0810/OUT) in 2016. The development comprised of up to 1,350 dwellings and 9.3 hectares of employment land for use classes B1, B2 and B8; a mixed use local centre comprising use classes A1, A2, A3, A4, A5, D1, D2 and B1; primary school, open space and landscaping, parking and supporting infrastructure and utilities; and the creation of new vehicular accesses from Grove Lane, Oldends Lane and Brunel Way.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (revised February 2019)

Relevant NPPF policies are set out below:

- Chapter 2 (achieving sustainable development) sets out the three overarching objectives of achieving sustainable development which are economic, social and environmental.
- Paragraph 11 - presumption in favour of sustainable development.
- Chapter 4 (Decision-making) relevance to paragraph 47 relates to planning applications determined in accordance with the development plan, unless material considerations indicate otherwise.
- Chapter 8 (Promoting healthy and safe communities) seeks to achieve healthy, inclusive and safe places. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Paragraph 92 aims to provide social, recreational and cultural facilities and services the community needs.
- Chapter 9 (Promoting sustainable transport) consideration for transport issues, including potential impact on transport network, transport infrastructure (existing and proposed), sustainable modes of travel; and patterns of movement and transport integration.
- Chapter 12 (Achieving well-designed places) creating better places to live and work with a clear design vision.
- Chapter 15 (Conserving and enhancing the natural environment) planning policies and decisions should contribute to and enhance the natural and local environment. Most relevant to this application, minimising impacts to biodiversity and a coherent approach for ecological networks.



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Stroud District Local Plan (adopted November 2015)

Relevant Local Plan policies, both core policies and delivery policies are set out below:

- Core Policy CP1 - Presumption in favour of sustainable development. Follows on from the NPPF and that the Council will take a positive approach to reflect presumption in favour of sustainable development.
- Core Policy CP4 - Place Making. Relevant to this proposal, the proposals would be expected to show connectivity, reduce car dependency, improve transport choice. In addition, creating safe streets, well managed attractive public and private spaces.
- Core Policy CP14 - High Quality Sustainable Development. The District will support high quality development which protects, conserves and enhances the built and natural environment.
- Delivery Policy ES1 - Sustainable Construction and Design requires integration of sustainable design and construction to all new developments in Stroud.
- Delivery Policy ES3 - Maintaining Quality of Life within our Environmental Limits protects against unacceptable impacts to life of residents, workers and visitors.
- Delivery Policy ES6 - Providing for Biodiversity and Geodiversity. All new developments will be required to conserve and enhance the natural environment, including all sites of biodiversity or geodiversity value.
- Delivery Policy ES7 - Landscape Character. Relevant to this application would be the to conserve or enhance the special features and diversity of the different landscape character types found within the District.
- Delivery Policy ES8 - Trees, Hedgerows and Woodlands. Development should seek where appropriate to enhance and expand the District's tree and woodland resource.
- Delivery Policy ES12 - Better Design of Places states that the District requires layout and design of new development to create well designed, socially integrated, high quality successful places.

Eastington Neighbourhood Development Plan also forms part of the development for the area.

Consultations

Highway Authority (Gloucestershire County Council): comments to follow.

Archaeologist (Gloucestershire County Council): comments received (9th March 2020) - the outline planning permission (S.14/0810/OUT), the current application site was the subject of an archaeological field evaluation.

A planning condition was attached to the outline planning permission in order to secure a programme of archaeological mitigation recording.

Since the programme of archaeological mitigation is secured by a condition attached to the outline permission for development, I would see no need to attach any similar condition to any planning permission which may be granted for this reserved matters scheme.

SDC - Contaminated Land Officer: comments received (10th March 2020) - no comments.

SDC - Water Resources Engineer: comments received (24th March 2020) - no comments.



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SDC - Biodiversity: original comments received (3rd April 2020) - it had been noted that Condition 38 (Construction Ecological Management Plan - CEMP) of the outline planning consent S.14/0810/OUT has not be discharged for this phase of development. This is required to ensure that the works are undertaken with appropriate measures in place to protect protected species from harm during construction a CEMP document is required to be provided prior to determination of this reserved matters application. Furthermore, a discharge of condition application is required to discharge condition 38 for this particular phase of development. Additional comments received in relation to Condition 28 (27th May 2020), to ensure that the hedgerows and trees are safeguarded during construction. This will be addressed through the CEMP which is covered by a separate application for the discharge of this condition.

Eastington Parish Council: comments received (13th April) - Plan RMA Identification plan STH.PH4A.E.1 appears to show the foul spur and the adoptable surface water and foul sewers inside the significant tree/hedge strip of the Bridleway BW EEA11. It is understood that the centre line of this tree/hedge strip is the Bridleway and the trees and hedges forming the bridleway are valued by the parish for their ecology and visual amenity. These were to be retained as shown on the Green Infrastructure plan STH,P.6.WS.01 Rev A (S.17/2212/DISCON Green Infrastructure).

Whilst it appears that there may be an existing open drainage channel which needs to be maintained this should be carried out with care such that all vegetation is not affected. Works on site have already ripped out much of that field boundary with the proposed Primary school (subject of an unresolved enforcement complaint). The Green Infrastructure plan dictated that a strip of Dense vegetation was to remain. Please reference Google Maps to see the depth of the vegetation at that point as it still shows there.

As these details appear unclear the Parish objects to the application as they are contrary to EP2 (protect and enhance biodiversity and the natural environment) and EP9 (Public rights of way and wildlife corridors).

PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

This scheme accords with the general infrastructure arrangement of the approved master plan (outline planning permission) and other approved reserved matter applications for infrastructure.



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CONNECTIVITY & HIGHWAYS

This proposal (Phase 4A) will link Phase 2 primary infrastructure and also link to the road serving the primary school, approved as part of Phase 3B primary infrastructure. The infrastructure will primarily serve Parcels H14 - H20 as identified in the Outline approval S14/0810/OUT.

The proposed bus stop will be located adjacent to Parcels H17 and H16 which has the potential to serve the central area of the development and the north.

The carriageway will include a pedestrian width of 2 metre (minimum) and a cycleway width of 3 metres (minimum). This will connect to the approved reserved matters school and proposed local centres.

Visibility splays and engineering details of the proposed roads have been submitted. Whilst the road adoption process is a separate matter it has been outlined that the road will be put forward to GCC with a Section 38 plan identifying the areas covered. Detailed comments on these technical highway issues from the Highways Officer at GCC Highways are still awaited and will be reported to committee.

DESIGN

The layout and design is consistent with the approved outline application and approved reserved matters applications for infrastructure. The detailed design of the homes (Parcels H14 - H20) will be subject to separate reserved matters applications.

BIODIVERSITY

Concerns relating to the protection of hedgerows and ecology during the construction phase have been raised. This have been raised with the agent and needs to be addressed. However, as they are controlled via conditions on the outline permission the details management of this is already controlled via the need to submit Construction Ecological Management Plan (CEMP).

The Parish have raised concerns relating to a drainage works and impact on the section of hedgerow. These works had been carried out under the approved reserved matters for Phase 3B drainage channel works. Following discussions with the agent, it is recognised that the exiting ditch had been within close proximity and impugning the hedgerow. The agent has revised the plans that now include planting along the bank to reinstate the section previously removed.

DRAINAGE

The main drainage details for this part of the wider site have already been addressed with the SUDS ponds submitted and approved. The details drainage of the roads proposed has been shown and does not undermine the wider strategy. Our drainage engineer has raised no objection.



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CONCLUSION

This application is consistent with the approved indicative masterplan and follows on from the other subsequent reserved matter applications for infrastructure for the wider development. Concerns raised by the parish have been addressed.

Subject to the response from GCC Highways, it is considered that this proposal accords with national and local planning policy and is therefore recommended for approval, subject to conditions.

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:	<ol style="list-style-type: none">The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below: General Engineering (273-PH4-100 Rev A, dated 28.05.20) Detailed Engineering Sheet 1 (273-PH4-150-01 Rev A, dated 28.05.20) Detailed Engineering Sheet 2 (273-PH4-150-02) Detailed Engineering Sheet 3 (273-PH4-150-03) Road and Sewer Longsections (273-PH4-200) Kerbing, Surfacing, Markings and Signage Sheet 1 (273-PH4-250-01) Kerbing, Surfacing, Markings and Signage Sheet 2 (273-PH4-250-02) Section 38 Plan (273-PH4-400) Vehicle Swept Path Analysis (273-PH4-405) Visibility and Dimensions (273-PH4-415) Flood Exceedance Routing (273-PH4-510) Bus Shelter Details (ST.PH4A.BS.01) Phase 4A RMA Identification Plan (STH.PH4A.E.1) New Hedgerow Specification Statement (dated 29.05.20) Reason: In the interests of proper plan for the area. Informatives: <ol style="list-style-type: none">Applicant is advised to comply with the Conditions set out in the outline planning consent relevant (LPA ref: S.14/0810/OUT) to this proposal.
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