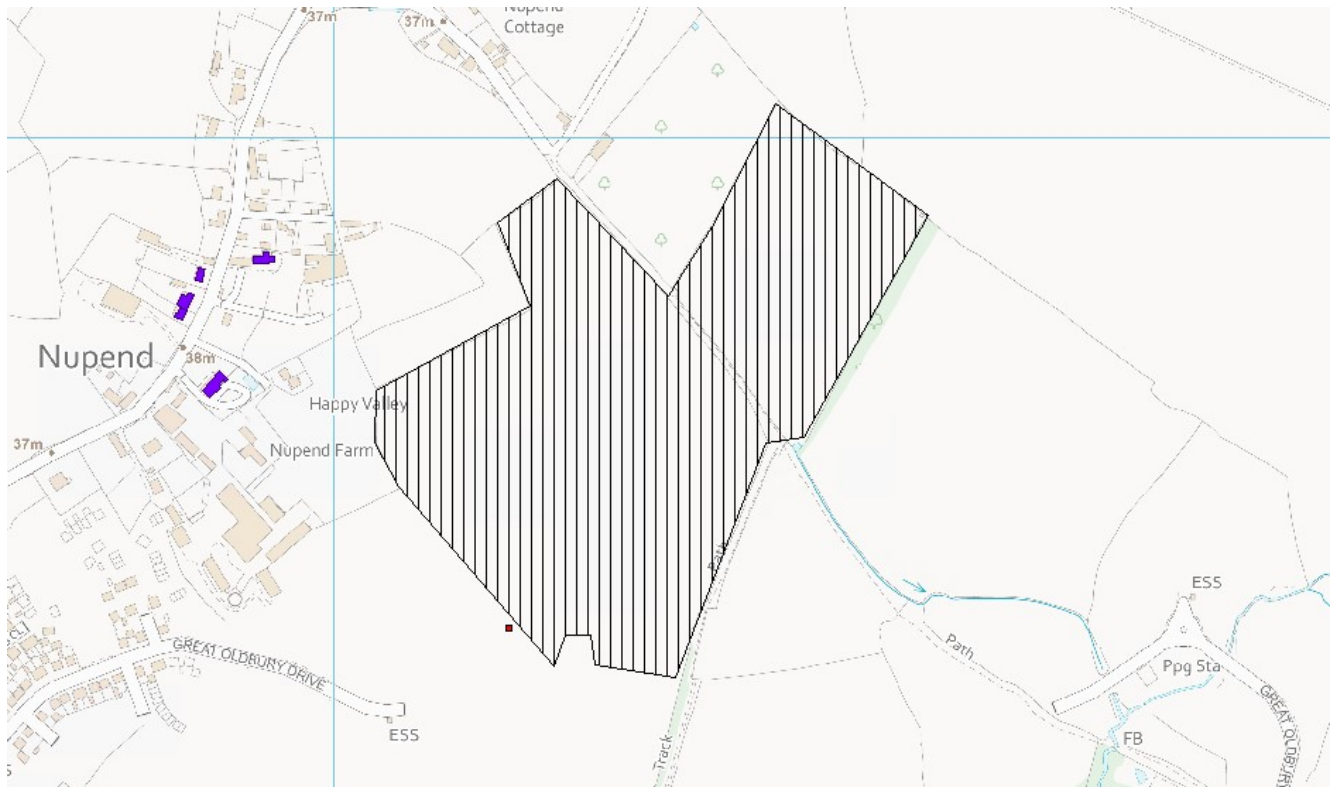




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Item No:	01
Application No.	S.21/2814/DISCON
Site Address	Parcel H13, H14 & H15 Land West of Stonehouse, Grove Lane, Westend, Stonehouse
Town/Parish	Eastington Parish Council
Grid Reference	379163,206543
Application Type	Discharge of Condition
Proposal	Discharge of condition 46 on permitted application S.14/0810/OUT - Area Masterplan Document for Areas H13, H14 & H15
Recommendation	Approval
Call in Request	Land West of Stonehouse Application





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Applicant's Details	Robert Hitchins Limited The Manor, Boddington Lane, Cheltenham, Gloucestershire, GL51 0TJ
Agent's Details	None
Case Officer	Simon Penketh
Application Validated	02.12.2021
	CONSULTEES
Comments Received	Biodiversity Officer SDC Water Resources Engineer Arboricultural Officer (E) Development Coordination (E) Eastington Parish Council
Constraints	Key Wildlife Sites - Polygons Neighbourhood Plan Eastington Parish Council Affecting a Public Right of Way SAC SPA 7700m buffer Surface flooding 1 in 100 years Surface flooding 1 in 30 years
	OFFICER'S REPORT

1 MAIN ISSUES

- o Principle of development
- o Local Character, Design and Appearance
- o Highway Impact and Accessibility
- o Landscaping

2 DESCRIPTION OF THE SITE

2.1 The site is part of the emerging Great Oldbury (Land West of Stonehouse) new neighbourhood development as approved under Outline Planning Permission (S.14/0810/OUT). The whole development includes consent for up to 1350 dwellings, 9.3 hectares of employment land and a mixed-use local centre and new primary school.

2.2 The site is made up of part of the land parcels reserved for housing and formal recreation, provision of children's play areas and informal public open space/green infrastructure. The site also contains the next section of infrastructure highway linking the existing Great Oldbury Drive with remaining land parcels to be developed. The site is located immediately to the North of housing land parcel H11.

2.2 The development approved under the outline planning permission is well underway with several residential parcels and community infrastructure consented, nearing completion or complete and occupied. Significant infrastructure is already in place including water management, primary routes, public transport facilities, cycle and walking routes and open space facilities.



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3 PROPOSAL

3.1 For the avoidance of doubt, this application is submitted to the Local Planning Authority pursuant to the discharge of Condition 46 of outline planning consent granted under S.14/0810/OUT. Condition 46 is concerned with the 'master planning' of the development and reads as follows;

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.

Reason:

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.

3.2 The submission is the 'Area Master Plan' for land parcels H13 to H15 and recreation provision which lie in the Northern area of the Great Oldbury Development and North and West of the recently completed primary school. The Area Master Plan sets out the design code or framework for residential development that will come forward under reserved matters applications; together with continued development of the central formal/informal open space/recreation areas. If approved, this would guide the detailed design and layout of each specific land parcel as it becomes available for development. The Western section of the primary infrastructure highway (linking land parcels H13 to H20) is also included within this Area Master. A separate reserved matters application has also been submitted specifically in respect of the new section of highway (S.21/2815/REM) and this also appears on this agenda. This is for consideration in parallel to this condition application.

4 REVISED DETAILS

4.1 Revised Master Plan submitted addressing initial concerns raised by the Highway Authority.

5 MATERIALS

5.1 Materials are for consideration at the reserved matters stage.

6 REPRESENTATIONS

6.1 It should be noted that there is no legislative obligation on the Local Planning Authority to carry out formal consultations in respect of an application to discharge a condition imposed



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upon a planning consent. However, in order to ensure transparency and to allow input to the Master Planning process, Eastington Parish Council has been consulted.

6.1 - Parish/Town Councils:

6.1.1 - Eastington Parish Council

6.1.1.1 Eastington Parish Council has raised objection with the proposed Master Plan as follows;

6.1.1.2 The plans on pages 14 very poorly represent the location of the existing definitive footpaths and imply that there are new proposed paths when in fact the site is already riddled with public rights of way, the detail and amenity of which are being confused and eroded by this scheme. Examples for page 14 are as follows but the Masterplan mixes up existing alignment and proposed amendments throughout the plan;

i) Existing footpath EEA15 is shown in the wrong colour - by their key it should be orange(not purple for proposed). The parish asked that this footpath be extended south to meet the link road as the footpath EEA13 was proposed to be extinguished as part of the school proposals and the parish want to see separation of walkers off the bridleway for safety and amenity reasons. Creation of a multi user path between Great Oldbury Drive and the footpath EEA15 would also encourage cycles to avoid the bridleway, leaving it more enjoyable by its primary user (horses as cycles should give way).

ii) Footpath EEA10 skirts the west of the field boundary but this is then depicted on the east of the hedge.

iii) The plans show an existing footpath where it does not exist to the north of the attenuation pond and no indication that in the same field two footpaths cross the field from corner to corner.

iv) The bridleways are shown approximately correct

6.1.1.3 It is respectfully suggested that the plan drawer starts with the definitive public rights of way map from Gloucestershire County Council and very clearly shows how they propose to use the original alignment or divert if necessary, the footpath network. Colour changes between maps is also confusion issues.

6.1.1.4 The Parish Council has been advised that local horse riders are preparing to submit a Public Rights of Way Definitive Map Modification Order related to additional rights and new routes in the fields forming part of this application. The Parish Council would therefore like to see provision for horse riders through and around the fields forming part of this application.

6.1.1.5 There is some concern that an area of housing is shown to be restricted to two stories high but this could still have a ridge of 10m with a tolerance of two metres according to page 30. This will not be effective at limiting impact on Nupend and a more



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specific, robust planting scheme is needed to be part of the Masterplan at page 20/21. This would show oaks and other native field boundary trees in an open green edge and envisaged in the Environmental Statement for S.14/0810/OUT drawing H.0324_08_3F and the approved Green Infrastructure plan STH.P.6.WS.01 rev A from application S.17/2212/DISCON.

6.2 - Stroud District Council Technical Officers

6.2.1 - Bio-Diversity Officer

6.2.1.1 Confirms 'no objection' and that the proposed master plan layout for these phases, represent the Green Infrastructure master plan agreed at the outline stage.

6.2.2 - Arboricultural Officer

6.2.2.1 Confirms that there is no objection to the application.

6.2.3 - Water Resources Engineer

6.2.3.1 Defers to the Lead Local Flood Authority (Gloucestershire County Council).

6.3 - Gloucestershire County Council Technical Officers

6.3.1 - Highway Authority

6.3.1.1 The Highway Authority has confirmed that it has **no objection** to the proposed Master Plan following revisions to address its initial concerns.

6.4.2 - County Archaeologist

6.4.2.1 The County Archaeologist has not been consulted at this stage as this is not a detailed planning application.

6.4.3 - Lead Local Flood Authority LLFA

6.4.3.1 The Lead Local Flood Authority has not been consulted at this stage as this is not a detailed planning application.

6.6 - Public

6.6.1 No comment has been received.

7 RELEVANT DEVELOPMENT PLAN POLICIES

7.1 - Adopted Local Plan; Stroud District Local Plan (adopted) 2015.

Strategic Objectives and Allocations

- SA2 Site Allocation Land West of Stonehouse
- SO1 Accessible Communities
- SO4 Transport and Travel
- SO5 Climate Change and Environmental Limits



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Core Policies

- CP1 Presumption in favour of Sustainable Development.
- CP2 Strategic Growth and Development Locations.
- CP3 Settlement Hierarchy.
- CP4 Place Making

Core Policies - Homes and Communities

- CP6 Infrastructure and Developer Contributions
- CP7 Lifetime Communities
- CP8 New Housing Development
- CP14 High Quality Sustainable Development

Delivery Policies - Homes and Communities

- HC1 - Residential Development in Urban Areas

Delivery Policies - Economy and Infrastructure

- EI11 Promoting Sport, Leisure and Recreation
- EI12 Promoting Transport Choice and Accessibility.
- EI13 Protecting and Extending our cycle routes

Delivery Policies - Environment and Surroundings

- ES3 Maintaining Quality of Life Within Our Environmental Limits
- ES4 Water Resources, Quality and Flood Risk
- ES6 Biodiversity and Geodiversity
- ES7 Landscape Character
- ES8 Trees and Hedgerows and Woodlands
- ES10 Valuing Historic Environment and Assets
- ES12 Better Design of Places.
- ES14 Provision of Semi-Natural and Natural Green Space with New Residential Development
- ES15 Provision of Outdoor Play Space

7.2 - Eastington Neighbourhood Development Plan (2019)

- EP1 Sustainable Development
- EP2 Protect and Enhance Biodiversity and the Natural Environment.
- EP4 Siting and Design of New Development and Conservation.
- EP8 Traffic and Transport
- EP9 Public Rights of Way and Wildlife Corridors

8 PRINCIPLE OF DEVELOPMENT

8.1 This application submits details in pursuance of condition 46 of outline planning permission S.14/0810/OUT. The condition requires that an Area Master Plan is provided prior to the submission of reserved matters for each respective area of the Great Oldbury Site (land parcels). In this instance, the submission relates to residential land parcels H13 to H15, formal and informal open space and recreation areas and primary highway infrastructure. It is



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not a planning application but it is required to ensure that the associated reserved matters applications come forward consistently with an agreed set of parameters for issues such as design and layout, green infrastructure, and accessibility/movement.

8.2 The principle of the development is established by virtue of the extant outline planning permission and the purpose of this application is not to re-address the planning merit of that approval. The key issues for consideration relate to the objectives of the condition and whether the submitted information is consistent with those objectives. The Area Master Plan provides indicative information and does not provide a detailed layout of the development. The final detail would be secured under specific reserved matters approvals and as such is not a matter for consideration at this stage.

9 LOCAL CHARACTER, DESIGN AND APPEARANCE

9.1 The reason given for the condition is focussed on delivering a quality development, which is also sympathetic to the surrounding hamlets and landscape. In that regard, the Area Master Plan provides an indicative layout that will inform the detailed reserved matter applications to follow in respect of the associated parcels of development land.

9.2 The associated area of land is in the Northern part of the Great Oldbury Development. This will have a close relationship with the rural area beyond and the existing rural hamlet associated with Nupend.

9.3 The Great Oldbury development is well under way. The general design parameters have been informed by several agreed Area Master Plans (under previous condition applications) which in turn have been informed by the overall Indicative Master Plan agreed at the outline planning permission stage. As a result, Great Oldbury has begun to form its own distinctive character with a substantial area of open space and green infrastructure establishing to frame the development parcels. Most notable are the areas around the Eastern parts of the development (towards Oldends Lane) and in the East (close to the A419 roundabout junction with Great Oldbury Drive). These areas are the earliest parts of the development to be implemented and are well established.

9.4 Residential Development - The submitted Area Master Plan concentrates on residential parcels H13, H14 and 15, new sports pitch/recreation facilities and the main infrastructure highway. The principles of the submitted Area Master Plan are consistent with the broad approach to the whole development set out in the approved Indicative Master Plan (outline stage). There are three residential 'character areas', namely, CA1 - Main Street, CA2 - Core Housing and CA3 - Green Edge.

9.5 The majority of the area subject of the application is residential and shown to fall into CA2 - Core Housing whilst the edges of parcels H14 and H15 fall into CA3 - Green Edge. Similar 'Green Edge' development has established well throughout the Great Oldbury Development. Its key characteristics are irregular/informal building lines to soften the transition from urban to rural area. Landscape treatment is also used to assist this transition and buildings in this character area would be no more than two storeys in height. Essentially, the Area Master Plan sets the principle that development at the edge of parcels H14 and H15



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would be set in informal landscaping framing the new dwellings. The overall density and height of development would be reduced.

9.10 This approach is consistent with surrounding implemented land parcels within the development - and is one that has been successful. Officers are satisfied that the Area Master Plan will ensure that the appropriate scale and layout can be secured at the detailed design (reserved matters stage) so preserving a positive relationship with the rural area and settlements beyond the Great Oldbury Development.

9.11 The Area Master Plan shows provides indicative parameters such that residential development would become more urban in character towards the centre of the development. Again, this is consistent with the Approved Indicative Master Plan at the outline stage. The Area Master Plan submitted also includes a new highway infrastructure. This would form a CA1 - Main Street character area. This would provide the main movement corridor through the land parcel that includes landmark buildings and distinctive groups associated with main access points and key spaces. A more formal building line would be introduced along with trees to line the main street.

9.12 Again, officers are satisfied that the Area Master Plan will ensure that the appropriate scale and layout can be secured at the detailed design (reserved matters stage) on the main routes through the development; and in such a way to ensure that the development coming forward on these land parcels will be consistent with the emerging development.

9.13 Open space and Recreation - The Area Master Plan also provides the basis for providing the second phase of the formal recreational sports pitches (the first phase was approved under planning permission S.21/1050/REM). It also provides the basis for formal and informal areas of open space (including children's play facilities). The informal open space would also include part of the surface water management for the wider development.

9.14 The detail of the sports pitches and associated detail is not for consideration at this stage, however, the Area Master Plan provides the basis for two further full size football pitches and consolidated changing room facilities (that would also serve the recently approved pitches) parking and access. This area would also include 'Neighbourhood Equipped Area for Play' (NEAP) and 'Local Equipped Area for Play' (LEAP) children's play area and indicative planting to the perimeter of the recreation area. Further LEAP provision and indicative is shown to the eastern part of the Area Master Plan within the informal open space.

9.15 Officers are satisfied that this forms the basis for the detailed design of those facilities and as such the Area Master Plan is acceptable in that regard.

10 HIGHWAY IMPACT AND ACCESSIBILITY

10.1 Highway safety and amenity is not an issue for consideration under this condition's application. Similarly, access to the public rights of way network and the amenity of users is not under consideration. Whilst the comments made by Eastington Parish Council are noted,



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these are matters that will be considered at the detailed design (reserved matters) stage. For the purpose of this application, officers are satisfied that the existing public rights of way (including bridle ways) are shown to be retained as part of the development and this is consistent with the wider principle of the Great Oldbury Development.

10.2 Notwithstanding this position, the applicant has indicated that they are prepared to discuss access and enhanced use of existing bridle ways in liaison with equestrian groups and Gloucestershire County Council.

10.3 The submitted Area Master Plan provides a clear and logical hierarchy of routes and connections throughout the land parcels. These, in turn connect logically to the wider Great Oldbury Development and demonstrate a strong basis for securing access to sustainable methods of transport, local services and destinations within the development and beyond. The provision of cycle network as along these routes and connections would come forward at the detailed design stage (reserved matters).

10.4 Accordingly, officers are satisfied that the Area Master Plan is acceptable in this regard.

11 HUMAN RIGHTS

11.1 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.

12 RECOMMENDATION

12.1 Officers are satisfied that the submitted Area Master Plan is acceptable and is sufficient to discharge condition 46 (S.14/0810/OUT) in respect of land parcels H13 to H15 of the Great Oldbury Development.

12.2 It is therefore recommended that the application is approved.