

3 DCCE2004/0836/RM - PROPOSED ERECTION OF 70 RESIDENTIAL MIXED DWELLINGS, GARAGES, ROADS AND ASSOCIATED WORKS. BRADBURY LINES, HEREFORD

**For: Barratt Homes Ltd., c/o Hammonds Yates Ltd.,
Victorian Arcade, 109 High Street, Portishead, Bristol,
BS20 6PT**

**Date Received: 5th March, 2004 Ward: St. Martins & Hinton Grid Ref: 50892, 38174
Expiry Date: 30th April, 2004**

Local Members: Councillors Mrs. W.U. Attfield, A.C.R. Chappell and R. Preece

1. Site Description and Proposal

- 1.1 The application site comprises part of the former Bradbury Lines military camp which is situated towards the southern edge of Hereford City. In January 2004 outline planning permission was given to erect 160 dwellings on "Phase 1" of the overall camp. Phase 1 is located adjacent to established residential development in Ross Road, Bradbury Close, Garrick Avenue and Web Tree Avenue.
- 1.2 This application is for "Phase 1b" comprising 70 houses, including 19 low cost market affordable houses. The housing mix is as follows:

	1 Bed	2 Bed	3 Bed	4/5 Bed
Private Housing	1	9	11	30
Low cost market housing	3	10	6	0
Total	4	19	17	30

- 1.3 Vehicular access to the entire Phase 1 development is from Bullingham Lane only. The layout includes a single toddlers' play area.

2. Policies

2.1 Hereford Local Plan:

ENV7 – Noise
 ENV8 – Contaminated land
 ENV14 – Design
 H3 – Design of new residential development
 H4 – Residential roads
 H5 – Public open space provision in larger schemes
 H12 – Established residential areas
 CAL15 – Long distance views
 NC6 – Criteria for development proposals
 T11 – Pedestrian provision
 T12 – Cyclist provision
 R2 – Deficiencies in public open space provision
 R4 – Outdoor playing space standard

- R5 – Loss of outdoor playing space
- R6 – Provision of outdoor playing space
- R8 – Children’s play areas

2.2 Herefordshire UDP (Deposit Draft):

- S1 – Sustainable development
- S2 – Development requirements
- S3 – Housing
- DR1 – Design
- H1 – Hereford and the market towns

3. Planning History

- 3.1 CE2001/2756/O - Site for mixed use development to provide housing, open space, community and local retail (Phase 1) - approved 19 January 2004.
- 3.2 CE2001/2757/O - Site for mixed use development to provide housing, open space, community and local retail uses (Phases 1, 2 and 3) - Sub-Committee resolution to approve subject to Section 106 agreement 1 December 2003.
- 3.3 DCCE2004/0094/RM - Proposed infrastructure roads and sewers for Phase 1 residential development - under consideration.

4. Consultation Summary

Statutory Consultations

- 4.1 Dwr Cymru Welsh Water: Recommend conditions as outline planning permission.

Internal Council Advice

- 4.2 Head of Engineering and Transportation: Recommend conditions as outline planning permission.
- 4.3 Head of Conservation: No comments.

5. Representations

- 5.1 Hereford City Council: essential that adequate drainage provision is made for the development, together with all other conditions on the outline consent being complied with.
- 5.2 There are no third party representations.
- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 This application comprises the details of the layout and design of the second part of Phase 1. The outline planning permission has established the principle of residential development on the site, including the specific number of units and the implications for highway safety and drainage. The main issues now are the acceptability of the design and layout of the development, the mix and form of the units, the standards of privacy for both existing and proposed houses and the acceptability of the highway details.
- 6.2 As with Phase 1a (application No. DCCE2004/0095/RM), the layout is fairly typical of any modern housing development with a range of house types set around local distributor roads and cul-de-sacs. The housing mix includes 1, 2, 3, 4 and 5 bedroom units in a well balanced arrangement and including 19 low cost market units in accordance with the Section 106 agreement.
- 6.3 Privacy margins between units on the site and the adjacent Wimpey land are acceptable. No part of the site adjoins existing residential development.
- 6.4 The road layout satisfies adopted standards and provides adequate parking and turning space. Adequate land is retained for landscaping and tree planting including alongside "The Avenue" which provides views to the city. Conditions on the outline permission will require full landscaping details to be submitted in due course.
- 6.5 The outline application established that existing infrastructure in Hoarwithy Road is, in principle, capable of accommodating both foul and surface water discharges from Phase 1. Separate application No. DCCE2004/0094/RM provides the specific details of the on site drains and this is currently being considered by the Drainage Engineer.
- 6.6 Conclusion

This second part of the first phase of the development satisfies policy requirements in accordance with the original master plan and outline planning permission.

RECOMMENDATION

That planning permission be granted subject to the following informatives:

- 1 The applicant's attention is drawn to condition Nos. 6, 14, 27, 29, 30, 31, 32 and 36 which require further details to be submitted prior to commencement of development.**
- 2 The applicant's attention is drawn to condition No. 26 which requires all construction traffic to use Bullingham Land only. No construction traffic should enter or leave the site via Bradbury Close or Hoarwithy Road.**
- 3 This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.**
- 4 This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.**

- 5 The decision to grant planning permission has been taken having regard to the policies and proposals in the Hereford Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

Hereford Local Plan:

- ENV7 – Noise
- ENV8 – Contaminated land
- ENV14 – Design
- H3 – Design of new residential development
- H4 – Residential roads
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This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.