

11 DCCE2005/3706/RM - PROPOSED 2, 3 AND 5 BEDROOM MIXED RESIDENTIAL DEVELOPMENT FOR 21 DWELLINGS WITH ASSOCIATED ACCESSES AND GARAGING AT FORMER SAS CAMP, LAND OFF BULLINGHAM LANE, HEREFORD, HR2 7EW

For: George Wimpey South West, Copse Walk, Cardiff Gate Business Park, Pontprennau, Cardiff

Date Received: 15th November, 2005 **Ward: St. Martins & Hinton** **Grid Ref: 50749, 38081**

Expiry Date: 10th January, 2006

BVPI Expiry Date: 14th February, 2006

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

1. Site Description and Proposal

- 1.1 The site is located on the southern side of Bullingham Lane (unclassified road 82300) and forms part of the land formerly associated with the SAS Camp known as Bradbury Lines. Immediately south of the site are existing semi-detached properties which front on to Redhill Avenue and Bullingham Lane and land to the north has now been developed for new housing forming part of Phase 1 of the overall development. The southern boundary of the site bordering existing residential properties is largely enclosed by a combination of fencing and mature hedging. Levels within the site are generally flat with the exception of the eastern corner which is raised slightly above the adjoining road level.
- 1.2 Outline planning permission for a mixed use development to provide housing, open space, community and local retail facilities was issued on 10th February 2005 following Committee approval in December 2003. The master plan associated with the outline proposed that the site as a whole would be developed in three phases, two permissions totalling 160 dwellings were approved in June 2004 comprising Phase 1 and a further two permissions were approved last summer for 135 and 129 dwellings comprising Phases 2A and 2B. This application is identified within the outline master plan as being under Phase 2 and therefore comprises Phase 2C, the last Phase under Phase 2.
- 1.3 The application is for the construction of 21 dwellings and apartments. It includes details of the siting, design and external appearance of the properties along with the landscaping, internal infrastructure and associated vehicle parking areas. The housing mix is as follows:

	2-bed	3-bed	5-bed
Private Housing	2	11	1
Affordable Housing for Rent and Shared Ownership	4		
Low Cost Market Housing	4		

2. Policies

Planning Policy Guidance PPS 1 – Delivering Sustainable Development
Planning Policy Guidance PPG3 – Housing

Hereford Local Plan

ENV 14 – Design
ENV 16 – Landscaping
H3 – Design of new residential developments
H4 – Residential roads
H6 – Amenity, open space and smaller schemes
H8 – Affordable housing
H12 – Established residential areas, character and amenity
H14 – Established residential areas, site factors
T11 – Pedestrian provision
T12 – Cyclist provision
T13 – Pedestrian and cycle routes

Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 – Sustainable development
S2 – Development requirements
S3 – Housing
S6 – Transport
DR1 – Design
DR2 – Land use and activity
DR3 – Movement
H1 – Hereford and the market towns, settlement boundaries and established residential areas
H2 – Hereford and the market towns, housing land allocations
H9 – Affordable housing
H13 – Sustainable residential design
H15 – Density
H16 – Car parking
H19 – Open space requirements
T6 – Walking
T7 – Cycling
T11 – Parking provision

3. Planning History

CE2001/2757/O - Site for mixed use development to provide housing, open space, community and local retail uses at land at Bradbury Lines, Bullingham Lane. Outline planning approved 10th February, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 Highways Agency - The Agency understands the site is included within the overall master plan that accompanied the outline planning application and is identified on the master plan as being part of Phase 2. The Agency does not wish to object to the

proposed development subject to a condition relating to the highway and junction improvements between Bullingham Lane and the A49.

Internal Council Advice

- 4.2 Traffic Manager - No objection to the amended layout plans.
- 4.3 Strategic Housing Manager - Based upon information on housing needs from Herefordshire Housing Needs Survey 2001 and demand data from Homepoint Herefordshire, a slightly different mix of housing is requested for the affordable rented to include a 3 bedroom and 1 bedroom house for rent.
- 4.4 Landscape Officer – Comments awaited.

5. Representations

- 5.1 Hereford City Council has considered this application and considers that the development is over-intensive for the site and the front lines of the dwellings should be set back from the pavement.
- 5.2 Lower Bullingham Parish Council - The Parish Council dislikes this piecemeal approach to the site in the absence of a firm master plan. The planning of this development has lost the confidence of Members as important decisions (density, open space and road traffic concerns) have already been determined.
- 5.3 One further letter of comment has been received from Mr and Mrs Havard, 9 Redhill Avenue, Hereford. The main points raised are:

This is a very dense development and there is only half the amount of houses along the opposite side of the road. The existing chain link fence and old bushes along our boundary should be removed and replaced with close boarded fence.

- 5.4 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 The application site has the benefit of outline planning permission and is also allocated within the Unitary Development Plan for residential development. As such the principle of the development is acceptable. The key issues for consideration are as follows:
 - 1. Density
 - 2. Layout, Design and Materials
 - 3. Housing Mix and Affordable Housing
 - 4. Other Matters

Density

- 6.2 The development proposes the construction of 21 dwellings and apartments at a net density of 47 units per hectare. Policy H15 of the Unitary Development Plan requires the efficient use of previously developed land and sets an indicative density range of 30 to 50 dwellings per hectare. This density is at the upper limit of what was

envisaged at the outline stage and that which is appropriate for the site. However, a higher density can be accommodated on the site as the development can be served off Bullingham Lane and therefore, there is no requirement for large internal access roads. Ultimately, the density falls within what is deemed acceptable by both the Development Plan policy and Government Guidance contained within Planning Policy Guidance Note 3 and consequently, is not considered unreasonable.

Layout, Design and Materials

- 6.3 The layout has been amended to address concerns expressed by the Traffic Manager, City Council and your officers. The properties generally front onto Bullingham Lane to mirror the pattern of development approved and now built on the opposite side of the road. However, the siting of the properties is not uniform and they are to be set back from the edge of the pavement by an average of 4 metres. This will ensure that the development does not appear too imposing at pedestrian level and adds interest to the street scene. Adequate private amenity space is proposed to serve each dwelling. In order to limit the number of access points onto Bullingham Lane, which is a principal distributory road, courtyard style parking with a block paved informal surface is proposed. Each property having at least a single garage along with the necessary vehicle manoeuvring space.
- 6.4 There is adequate distances between the existing properties in Redhill Avenue and the proposed dwellings to safeguard a satisfactory level of privacy and the properties which are closest to the boundaries are to be apartments above garaging and therefore are only 1½ storey in height. Furthermore, they will not have any windows overlooking existing neighbouring properties or their gardens. The new boundary treatment to include the planting of a native hedge along part of the boundary will provide further privacy.
- 6.5 The design of the houses will generally follow that which was approved under the Wimpey Phase 2A development last summer. Eight different house types are proposed ranging from 2 to 5 bedroom in size including apartments above garages, two-storey terrace, semi-detached and detached properties and 2½ storey terraced. The designs are fairly typical of a development of this size and are similar to those which have been approved elsewhere within the development but are different from that which have been built on the northern side of Bullingham Lane thereby adding to the diversity of the residential environment. The range of materials are also different to that which were approved under Phase 1 and will include some rendered properties to break up the mass of brick work. The specific materials will be controlled by condition attached to the outline planning permission.

Housing Mix and Affordable Housing

- 6.6 A relatively broad housing mix is proposed comprising 2, 3 and 5 bedroom units in the form of apartments and houses. The highest proportion being 3 bedroom units. This is considered a reasonable mix given the size of the site particularly as the higher proportion are smaller 2 and 3 bedroom units which will be slightly more affordable.
- 6.7 Eight of the units are currently proposed to be affordable which equates to 38%. This is above the requirement of the outline planning permission, which stipulates that 36% of the total number of units must be affordable dwellings. The mix of affordable housing being provided is slightly different from that requested by

Strategic Housing. Although the affordable are all 2 bedroom, the sizes vary between 2 bed 2 person and 2 bed 3 person units. Therefore, providing the number of units is increased to 8, the mix is considered satisfactory.

Other Matters

- 6.8 No play area or open space is proposed to be provided within this development. However, this is not considered unreasonable given that the main area of open space (2.5 hectares) for the whole development is no more than 100 metres from the site. The Parks and Countryside Manager has also confirmed that they do not require any open space or play areas within this phase of development.
- 6.9 This site is also covered by the outline planning permission and the Section 106 Agreement accompanying that permission. As such, the financial contributions along with the percentage of affordable housing have already been finalised and agreed. Nevertheless, Members may recall that considerable discussion took place as to the size of some of the financial contributions provided and the mix of affordable housing when the most recent application was determined at Committee last summer. The developers were advised both at Committee and in the subsequent approvals that the requirements of the Section 106 Legal Agreement would be reviewed under Phase 3. This application being the last component of Phase 2.
- 6.10 The consultation period in connection with the amended plans is yet to expire and confirmation that the landscaping details are acceptable. As such delegated authority is requested.
- 6.11 The general density layout, designs and mix of housing are considered acceptable and satisfy the necessary policy requirements and guidance within PPG3 concerning the creation of mixed sustainable communities.

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period, Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions/notes and any additional conditions/notes considered necessary by Officers.

- 1 E17 (No windows in side elevation of extension)(southern elevation of plots 12, 13, 18 and 21)**

Reason: In order to protect the residential amenity of adjacent properties.

Informatives:

- 1 N15 - Reason(s) for the Grant of PP/LBC/CAC**
- 2 The applicant's attention is drawn to the Conditions attached to Outline Planning Permission reference CE2001/2757/O which require further details to be submitted and agreed prior to commencement of the development.**
- 3 N02 - Section 106 Obligation**

- 4 **The applicant is advised that the Council will be requiring a higher proportion of affordable housing, primarily rented, under phase 3. The affordable housing mix within phase 3 should also include a higher proportion of 3 and 4 bedroom dwellings and 2 bedroom bungalows for rent and shared ownership.**

- 5 **In light of the higher density development and the likely increase in the total number of units, the Council will be requiring additional contributions for community, transport and environmental benefits on or in the locality of the site.**

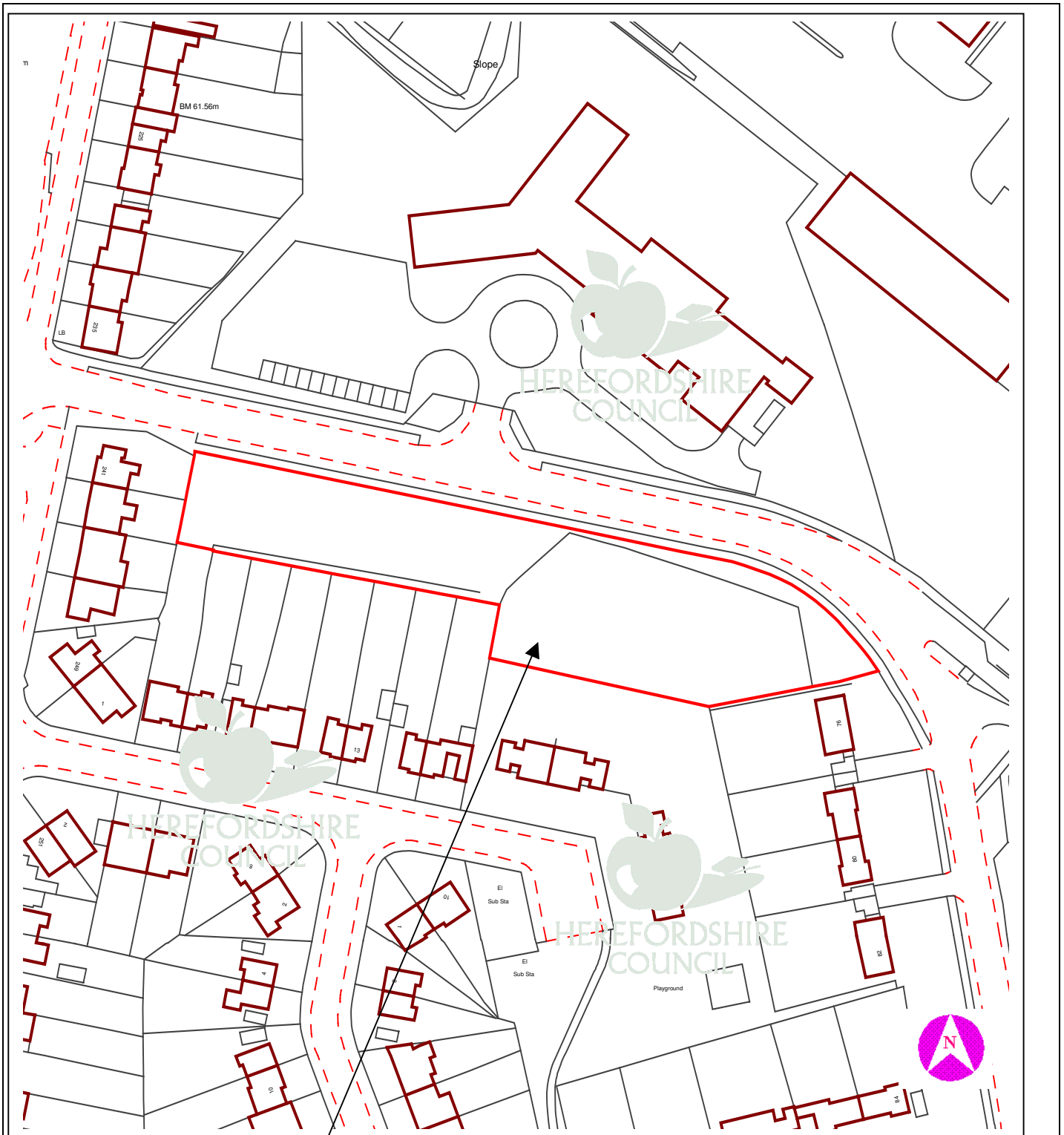
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/3706/RM

SCALE : 1 : 1250

SITE ADDRESS : Former SAS Camp, Land off Bullingham Lane, Hereford, HR2 7EW

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