

BRADBURY LINES DEVELOPMENT UPDATE

Report By: Head of Planning Services

1.0 Introduction

- 1.1 This report has been prepared in order to clarify the evolution of the housing site at Bradbury Lines and furthermore to establish clearly the current planning position and what is expected so far as the completion of the remaining phase of development is concerned.
- 1.2 A number of Members, residents and also Lower Bullingham Parish Council have expressed some concern in respect of the apparent escalation of housing numbers and as such it seems appropriate to set this in the context of the planning history of the site as well as the changes made through the relevant policies of the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft).

2.0 Planning History

- 2.1 It should be noted that this planning history relates specifically to the applications relating to the construction of dwellings. There have been a number of reserved matters submissions dealing with the details of road and drainage infrastructure. As well as the construction of roundabouts and the provision of the central play area.

CE2001/2756/O – Site for mixed use development to provide housing, open space, community and local retail uses (Phase 1). Approved 19th January, 2004.

CE2001/2757/O – Site for mixed use development to provide housing, open space, community and local retail uses (Phases 1, 2 and 3). Approved subject to Section 106 Agreement 10th February, 2005.

CE2004/0095/RM – Residential development of 2, 3, 4 and 5 bed houses, flats, bungalows (90 dwellings in total) Phase 1A. Approved 2nd June, 2004.

DCCE2006/0836/RM – Proposed erection of 70 mixed dwellings (Phase 1B). Approved 2nd June, 2004.

DCCE2005/1130/RM – Proposed residential development of 2, 3, 4 and 5 bed houses, flats and car parking (134 dwellings in total) Phase 2A. Approved 9th August, 2005.

DCCE2005/1230/RM – Construction of 129 dwellings, provision of public open space and associated works. Phase 2B. Approved 18th October, 2005.

DCCE2005/3706/RM – Proposed 2, 3 and 5 bedroom residential development for 21 dwellings. Phase 2C. Approved 8th February, 2006.

DCCE2006/1928/RM – Proposed 2, 3 and 4 bedroom residential development. Amendment to permission DCCE2005/1130/RM to enable construction of additional 14 dwellings. Approved 15th September, 2006.

3.0 Policy Context

- 3.1 The history of planning permissions is set against a changing policy context. In the early stages of the Herefordshire Unitary Development Plan (specifically the Deposit Draft stage published in September 2002), the estimated capacity of the Bradbury Lines Estate was 400 dwellings. The Revised Deposit Draft version of the Unitary Development Plan (published in May 2004) increased the estimated capacity to 500 dwellings and latterly the Inspector's Report published in June 2006 following a Public Inquiry which closed in June 2005 it set an overall target of 600 dwellings with a proportionate increase in the associated number of affordable dwellings. This increased capacity of 600 dwellings is not being challenged by Herefordshire Council and as such it is capable of being a material consideration in the determination of any further applications relating to the remaining phase(s) of development of the site as a whole.

4.0 Officers Commentary

- 4.1 The key starting point in the planning history of this site is the outline permission (CE2001/2757/O) for the development of the whole site. This was accompanied by a Master Plan, which envisaged the delivery of around 500 dwellings, which at the time of determination was generally consistent with the estimated capacity identified in the Unitary Development Plan.
- 4.2 This outline permission was the subject of a Section 106 Agreement securing a wide range of community benefits which included a range of affordable housing types at a proportion of 36% of the total number of dwellings; a contribution towards educational facilities, a range of measures to improve transport infrastructure (bus passes, subsidisation of public transport to site, a bus stop, walking and cycling provision and a contribution towards Safer Routes to Schools); public open space and maintenance contribution; a contribution towards community facility and finally a graveyard contribution.
- 4.3 Since the grant of outline planning permission there have been a number of reserved matters applications approved, which have brought the total number of dwellings to 458 (36% of which can be categorised as affordable housing). Throughout the consideration of the reserved matters applications your officers have advised that the originally envisaged Master Plan target of around 500 dwellings had not been exceeded and this remains the case at present. However it is advised that the new target of 600 dwellings identified in the Inspector's Report has in effect superseded the original target and it is on the basis of meeting this target as well as securing reasonable and necessary contributions, that further negotiations will be undertaken with the developer

5.0 Conclusion

- 5.1 It is recognised that there is a degree of uncertainty amongst local residents. However the overall development of this site is proceeding in accordance with the original Master Plan document although it should be recognised that as the estimated capacity of the site has been increased as the Unitary Development Plan proceeds towards adoption, the total number of dwellings proposed is likely to increase to 600. In other words your officers estimate that the remaining phase of development should deliver a further 142 dwellings over and above the 458 dwellings already approved.

RECOMMENDATION

That the information provided within the above report is noted.