Planning, Design and Access Statement

Davidsons Developments Ltd
Land between 48-130 The Long Shoot, Nuneaton, Warwickshire
August 2013
Quality Assurance

Site name: Land between 48-130 The Long Shoot, Nuneaton, Warwickshire
Client name: Davidsons Developments Ltd
Type of report: Planning, Design and Access Statement

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Signed:

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Table of Contents

1 INTRODUCTION................................................................................................................................ 1
2 RELEVANT PLANNING HISTORY..................................................................................................... 2
3 ASSESSMENT AGAINST DEVELOPMENT PLAN POLICIES............................................................ 5
4 DESIGN CONSIDERATIONS............................................................................................................. 9
5 STATEMENT OF COMMUNITY INVOLVEMENT ........................................................................... 13
6 CONCLUSION................................................................................................................................. 20
1 INTRODUCTION

1.1 This Planning, Design and Access Statement has been prepared and submitted by Bidwells on behalf of Davidsons Developments Ltd in respect of the reserved matters application at land between 48-130 The Long Shoot, Nuneaton, Warwickshire ("the Site").

1.2 Davidsons Developments Ltd is the applicant for the reserved matters application ("the Applicant"). The Applicant intends to develop the site for residential and associated development.

1.3 Nuneaton and Bedworth Borough Council ("the Council") is the local planning authority with jurisdiction over the application for reserved matters pursuant to outline planning permission reference 031741.

1.4 The primary purpose of this Statement is to assess the proposed development against relevant development plan policy within the context of the existing outline planning application.

1.5 The Site measures 2.8 hectares (6.9 acres) and is accessed off The Long Shoot.

1.6 The Site is situated to the east of Nuneaton and to the north-west of The Long Shoot. The Long Shoot has a number of residential dwellings along it, including directly opposite the Site. The Site is bounded to the north-west by arable farmland. To the south-west is a previously approved residential development of approximately 120 dwellings.

1.7 This Statement has been prepared in partnership with the Applicant's technical and design team and following local engagement.
2 RELEVANT PLANNING HISTORY

2.1 Outline Planning Permission (OPP) was issued on the 4 June 2013. The permission was granted for "Residential development of up to 66 dwellings including open space, landscaping and infrastructure (Outline to include access)". The LPA reference number is 031741.

2.2 The OPP is accompanied by an Agreement pursuant to Section 106 of the Town and Country Planning Act 1990, dated 3 June 2013.

2.3 The OPP and S.106 establish the principle of residential development of the Site subject to the compliance with the planning conditions, S.106 obligations and the approval of this reserved matters application.

2.4 The S106 comprises planning obligations including the provision of financial contributions as well as affordable housing and open space provision.

2.5 Two applications were subsequently made for variations of conditions 4, 11 and 13. These applications sought to replace plans and supporting information associated with the access design and drainage (LPA Reference: 032217 and 032231). Application 032217 seeks to vary conditions 4 and 13 of the 031741 planning permission, it effectively seeks to increase the access road from 6m to 6.75m and 2m wide footpaths on either side of the access road. Application 031741 seeks to vary conditions 4 and 11 of the same permission to allow amendments to the surface water drainage strategy. These applications are yet to be determined.

2.6 A number of planning conditions have been attached to the outline planning permission. Conditions 1 and 2 relate to the reserved matters application and are specifically addressed by this report. In addition there are a number of conditions which seek additional information, much of which is included within the details provided for the reserved matters application. The details of these conditions are provided below:

2.7 Condition 4 states that the development must be carried out in accordance with the schedule of plans contained within this condition. As stated above, Bidwells has submitted two Section 73 applications to vary this condition (Application Reference: 032217 and 032231).

2.8 Condition 5 requests details and samples of materials proposed. The housetype drawings include details of the materials that are proposed to be used in the external parts of any buildings. Further details of the materials proposed are contained on Drawing Reference SK005 'External Materials Layout'. Samples of the materials will be sent to the Council in due course.

2.9 Condition 6 requests details of the landscaping. The landscaping plan has been submitted under condition 1(e) and will be carried out within 12 months of commencement of development and subsequently maintained in accordance with the approved plan.
2.10 Condition 7 requests details of the boundary treatment. Full details of the boundary treatment are contained within the ‘External Screen Details’ as well as being detailed on the ‘Planning Layout’ Drawing (drawing number: 1085-01 Rev A).

2.11 Condition 8 requests that a noise assessment is carried out and approved by the Council. A noise assessment is contained within the submitted documents.

2.12 Condition 9 states that adequate water supplies and fire hydrants should be provided on the site. Details of the fire hydrants are shown on Drawing Reference: LOR14-236-NC70.4 1 of 1 Ref A.

2.13 Condition 10 requires full details of the drainage to the site including all surface water and foul sewers in addition to the drainage to all hardstandings. Full details of the site drainage are shown on the Engineering Layout Drawing No. E509-10, further detail is provided within the amended Flood Risk Assessment.

2.14 Condition 11 relates to the Flood Risk Assessment and surface water drainage strategy; an application to vary this condition has been submitted to Nuneaton and Bedworth Borough Council (LPA Ref: 032231). The application sought to vary the surface water drainage strategy.

2.15 Condition 12 requires details of the site levels and finished floor levels. The Engineering Layout Drawing No. E509-10 and Site Planning Layout Drawing, Drawing No. 1058_01 provide details of the site levels and the finished floor levels.

2.16 Condition 13 refers to a plan which details the access and egress arrangements; an application to vary this condition has been submitted to Nuneaton and Bedworth Borough Council (LPA Ref: 032217). The proposal seeks permission to increase the width of the proposed access road from 6m to 6.75m and 2m wide footpaths on either side of the access road.

2.17 Condition 14 states that details of a sustainable welcome pack, including public transport information should be submitted and approved in writing by the Council. Details of the sustainable welcome pack will provided.

2.18 An extract of the approved site location plan accompanying the OPP is shown overleaf.
Extract from Approved Site Location Plan Accompanying the OPP
3 ASSESSMENT AGAINST DEVELOPMENT PLAN POLICIES

3.1 The outline planning permission has established the principle of residential development of the Site subject to compliance with the discharge of relevant planning conditions, compliance with the planning obligations and the approval of reserved matters.

3.2 The approval of reserved matters pursuant to the OPP should only be assessed against development plan policies of relevance to these reserved matters, as the principle of up to 66 residential dwellings has been approved by the OPP and as such considered to be in accordance with the development plan. An application for approval of reserved matters is not a planning application; rather, it is an application for approval of matters reserved by the outline planning permission.

3.3 The outline planning permission states that subject to complying with the planning conditions, the proposed development was considered to be in accordance with policies ENV3 and ENV14 of the Nuneaton and Bedworth Borough Local Plan June 2006; Supplementary Planning Guidance / Supplementary Planning Documents – Residential Design Guide 2004 and Affordable Housing SPG 2007, H3 – Affordable Housing, H6 – Planning Obligations and the National Planning Policy Framework March 2012.

3.4 The National Planning Policy Framework (NPPF) came into immediate effect upon publication on 27 March 2012. The outline application has been assessed against the NPPF and was considered to be in conformity with the principles. Notwithstanding this, it is important to note that the NPPF promotes sustainable development in planning and promotes positive growth. A presumption in favour of sustainable development is the basis for every plan and every decision. Paragraph 14 states:

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking. [plan-making text omitted in the interests of brevity]."

3.5 For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
3.6 The proposed development has been assessed against the principles contained within NPPF and it is considered to represent sustainable development which should be approved without delay.

3.7 Section 7 of the NPPF specifically addresses the requirement to provide good design. It states that developments should aim to:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit,
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks,
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation,
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and,
- Are visually attractive as a result of good architecture and appropriate landscaping.

Nuneaton and Bedworth Borough Council Local Plan (June 2006)

3.8 Policy ENV3 of the Local Plan states that planning permission for sites within the countryside will only be granted where there is a demonstrable need. The granting of outline planning permission demonstrated this need, and as such the principle of development in this location is considered acceptable. Policy ENV3 lists 5 criteria with which development should also comply. These criteria are addressed below:

Development will only be permitted provided that:

(i) It would not harm the overall character and quality of the countryside: The detailed layout demonstrates that a quality development is being proposed, furthermore the development adjoins existing residential development, as such the location is considered acceptable.

(ii) The type and amount of traffic generated would not cause harm to the surroundings: The traffic impact was assessed at the outline stage of development and was found to be acceptable. The reserved matters application does not change the level of proposed development, and as such the traffic generated would not cause harm to the surroundings.
(iii) It presents a **sustainable opportunity** for development: The location of development was considered under the outline planning application and was considered to be a sustainable location.

(iv) The design and materials of the development should be of a **high standard** in keeping with the scale and character of the locality: Davidsons Developments Limited pride themselves on their quality of design and build, details of this are shown in the plans and elevations submitted in support of this application, as well as being specifically assessed in the 'Design Considerations' section of this report.

(v) the loss of the best and most versatile **agricultural land** is minimised: There will not be a loss of the highest grade agricultural land.

3.9 It is therefore considered that the development meets the criteria outlined in policy ENV3.

**Emerging Local Development Framework**

3.10 The Preferred Options for the Borough Plan for Nuneaton and Bedworth is currently out for consultation (5 July 2013 – 30 August 2013). Despite the Borough Plan being at a very early stage, a Preferred Options Proposal Plan has been prepared. The following extract demonstrates that the Site and wider area is considered suitable for development.
3.11 Proposed Policy DEV3 'Urban Focus and Strategic Sites Policy' identifies both the Site and the wider area as part of SHS4 'North Nuneaton', this proposes up to 3000 dwellings. Although this is not an adopted policy, it will gain more weight as it progresses through the plan making process. The proposed development is therefore considered to be in accordance with the emerging Borough Plan.
4 DESIGN CONSIDERATIONS

4.1 The following section considers the external appearance, scale, layout and landscaping in turn. Plans and elevations have also been submitted to show the proposed design elements of the detailed scheme.

Layout

4.2 The proposed layout has followed the principles of the layout which was approved under the outline planning permission. The following two images illustrate the layout submitted for the outline application and that of the reserved matters application.

Illustrative Masterplan Approved for the Outline Planning Application
The Masterplan submitted in support of the reserved matters application retains the principle of the central access, furthermore the application is for the same amount of dwellings. The changes reflect a more considered approach to the specific constraints of the site and enable a deliverable development.

**Appearance**

The scheme has been carefully designed to ensure that the appearance is in keeping with the local vernacular.

The following images illustrate indicative street scenes for the development.
4.6 In terms of the boundary treatment, the Site edge which runs along The Long Shoot is set back from the road and aims to provide a soft edge to the development, this also helps mitigate any detrimental noise or air quality impacts from The Long Shoot. A landscape buffer is also provided
along the north eastern edge of the site. This ensures that the neighbouring houses will not be
affected by the residential development.

4.7 Along the south western boundary, a 2m high close boarded fence is proposed to be provided
along the boundary of No. 48 The Long Shoot.

Scale

4.8 The scale of the proposed development is considered to be in keeping with the approved outline
planning permission, with the same number of dwellings being provided.

4.9 The scale of the dwellings is considered to be in keeping with the neighbouring properties and as
such the proposed development is therefore considered acceptable in terms of scale.

Landscaping

4.10 Full details of the landscaping have been provided within the landscaping plan submitted as part of
this application. The main areas of landscaping are provided along the front of the site and the
area of open space to the north east of the site. The aim of the landscaping is to soften the front of
the development while also providing a safe pedestrian and cycle route along front of the site
adjacent to The Long Shoot.

4.11 The proposed landscaping seeks to mitigate any potential visual or amenity impacts of the
development while enhancing the visual appearance of the site. Furthermore the proposed
landscaping has been carefully planned to ensure enhanced wildlife habitats are provided on site.
5 STATEMENT OF COMMUNITY INVOLVEMENT

5.1 Davidsons Developments Limited are strongly committed to public engagement, as such, prior to the submission of this reserved matters application, the Applicants have undertaken extensive engagement with key stakeholders.

5.2 Bidwells led the engagement and a statement of community involvement is contained within this Planning, Design and Access Statement.

5.3 The Council's Statement of Community Involvement (SCI) has been considered in the preparation of the engagement strategy, pre-submission of the reserved matters application. However, it should be noted that the Council's SCI sets the Council's policy for community involvement that meets the statutory requirement for consultation and the SCI cannot impose direct conditions on others. Whilst not being a statutory requirement, the Applicants fully support the principal of community involvement. Davidsons Development Ltd have therefore taken great care to ensure that local opinion is reflected in the proposed development.

Pre-application Discussions with Council Officers

5.4 Pre-application discussions are critically important and benefit both developers and local planning authorities in ensuring a better mutual understanding of objectives and the constraints that exist. Local planning authorities and applicants should take a positive attitude towards early engagement in pre-application discussions so that formal applications can be dealt with in a more certain and speedy manner and the quality of decisions can be better assured. The Applicants are committed to this approach.

5.5 The Applicant met with Council officers to discuss the design as well as potential modifications that needed to be made to the outline application to enable a better highways design and drainage solution. The following points were discussed at meetings:

- The proposed detail design and layout,
- Affordable housing provision and the location of the provision,
- Amendments required to the drainage and access design,
- Preferred method of submission,
- Proposed timescales of the reserved matters application, S73 application and commencement of development.
5.6 A subsequent meeting was held with the case officer. The meeting considered the design and layout in more detail and reflected on changes that were incorporated as a result of the previous meeting.

5.7 In the context of the pre-application discussions it is the Applicant's view that the reserved matters application complies with the points raised during the meeting and should be approved as such. Notwithstanding this, if any minor clarifications are required then the Applicants are entirely willing to respond to the queries of the Council (officers and councillors), local residents and technical stakeholders. In the unlikely scenario where minor amendments are required to the development proposals the Applicants are willing to negotiate these with the Council.

**Technical Stakeholders**

5.8 The Applicants' engineering consultants have held discussions with Warwickshire County Council as highway authority specifically to discuss the revisions to the approved access arrangements; these discussions resulted in the submission of a S73 application to vary conditions 4 and 13.

5.9 Discussions were also held with the County Council to find a more suitable drainage solution. This also led to the submission of a S73 application which proposed a variation to the agreed drainage strategy and Flood Risk Assessment.

**Public Exhibition**

5.10 A public exhibition was held by Davidsons at The Longshoot Hotel, from 3pm – 7pm Thursday 4 July 2013.
Photographs of the Public Exhibition
5.11 Publicity for the exhibition comprised a leaflet drop undertaken a week before the exhibition; the leaflets were distributed to 1,100 local residents. The map below illustrates the distribution area for the leaflets.

Plan of the distribution area for the leaflet delivery
5.12 In addition, an advert was placed in the Nuneaton News which was published on the 26 July 2013.

Scan of the Nuneaton News Advert Published 26 June 2013
Flyer for Public Exhibition

5.13 The public exhibition was attended throughout by Davidsons Development Ltd, Bidwells and Watermans. There was a steady stream of visitors throughout the day. It is estimated there were approximately 70 visitors.

5.14 A total of 20 no. responses were received and 3 no. emails submitted to Bidwells. A copy of these can be made available to the Council upon request.

5.15 The following is a summary of the main comments received and the number of times these were mentioned in the response forms:

   i. Access road will generate additional traffic leading onto a busy road junction – 15
   ii. Flood risk within the development area – 9
   iii. New road junction will need improving, i.e. traffic lights or a roundabout – 5
   iv. Additional population will have an adverse effect on school numbers – 4
   v. Doctors surgery is already under pressure – 2
   vi. Will trees and hedges be removed on the existing boundary – 1
   vii. Concerns relating to current house prices being devalued – 1
viii What measures will be taken with regard to deliveries on the A47 – 1
ix Will a bus stop be provided near the entrance road – 1
x Concerns relating to noise and airborne pollution – 1
xi There is a need for green spaces and good quality environment to live in – 1
xii Like the look of the new properties – 1
xiii Need to build to a high standard – 1
xiv There are brownfield sites available to build on, rather than greenfield sites – 1

5.16 It is clear that access and flood risk are the main concern raised by the majority of attendees who submitted written responses and this was also the main concern expressed in discussions at the sessions. Access is not a reserved matter because this was approved under the OPP.

5.17 There were also a number of positive comments expressed at the public exhibition and on the feedback forms. These mainly centred around the high quality design of the development.

5.18 Following consideration of the comments received during and after the public exhibition the masterplan was reviewed.
6 CONCLUSION

6.1 This Planning Design and Access Statement has been prepared by Bidwells on behalf of Davidsons Developments Limited in respect of an application for approval of reserved matters at land between 48-130 The Long Shoot, Nuneaton, Warwickshire.

6.2 Davidsons Developments Limited is the applicant for the site. Davidsons intends to develop the site for residential and associated development.

6.3 This statement has demonstrated that the application is in accordance with the outline planning application. The development is also considered to be in accordance with the adopted and emerging development plan. The development is considered to represent sustainable development and should therefore be approved without delay.

6.4 The matters reserved from the outline planning permission and now subject to the application for approval of reserved matters comprise: appearance; landscaping; layout and scale.

6.5 The outline planning permission included the approved plans and the design and access statement. These have been adhered to in the preparation of the application for approval of reserved matters. It should however be noted that two Section 73 applications have been submitted to vary the access arrangements drainage solutions. These modifications represent small changes and are considered to be largely in accordance with the outline planning permission.

6.6 The proposed reserved matters application is therefore considered to comply with the relevant development plan policies in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with these relevant policies.
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