

## Agenda Item: 7

**Reference:** EDC/16/0079

**Site Address:** Eastern Quarry, Swanscombe - LDO Site B

**Proposal:** Prior notification for residential development for 69 dwellings, together with associated access, car parking, landscaping, infrastructure and earthworks.

**Applicant:** Taylor Wimpey

**Parish / Ward:** Swanscombe & Greenhithe

### **SUMMARY:**

In 2014 a Local Development Order (LDO) was served on two discrete parcels of land within Castle Hill in the Eastern Quarry strategic development site which granted permission for residential development. The LDO is subject to a number of conditions including a requirement for a Prior Notification application to be submitted prior to development to ensure the proposal complies with the framework of development parameters set out in the Order to safeguard the quality of development. The same framework applies as it would for a reserved matters application but only matter of compliance can be examined under the Prior Notification, not the merits of the principle.

In accordance with the LDO, this application is a Prior Notification of the intent to develop Site B (0.5ha) as identified in the Order. The proposal seeks to develop 4 apartment blocks which deliver a total of 69 open market apartments comprising 19 x 1 bed units and 50 x 2 bed units, together with an internal courtyard providing amenity space and parking spaces together with a landscaped public open amenity space to the eastern point of the site including planting and benches. The apartment buildings follow a contemporary architectural approach using high quality materials and would provide a landmark building on the corner, creating a gateway into Castle Hill from the east.

In submitting this application, the applicant has certified that the proposed development falls within the scope of the LDO. The application has been checked against the relevant documents cited in the LDO. It is considered the proposal does comply with the documents and as such it is agreed the proposal falls within the scope of the LDO and this application can therefore be agreed.

## **RECOMMENDATION: PRIOR APPROVAL AGREED**

### Informatives

1. This notice assumes the correct information has been provided by the applicant and that the proposal meets the other relevant limitation as set out in the Castle Hill Local Development Order 2014.
2. The applicant is advised that the planning permission granted under the Castle Hill Local Development Order 2014 does not negate or override the need to obtain any other necessary consent s related to this development and required under separate legislation.
3. The applicant is reminded to the need for the development to comply with the Outline Planning Permission as clarified within the Informatives to the Order.
4. This application has been determined on the basis of details as set out in drawing numbers:

#### *Layout*

08273-PL-(00)-0203A  
08273-PL-(00)-0201A  
08273-PL-(00)-0202A

#### *Elevations*

08273-PL-(00)-0213A  
08273-PL-(00)-0214A  
08273-PL-(00)-0215  
08273-PL-(00)-0222A  
08273-PL-(00)-0232B  
08273-PL-(00)-0242B  
08273-PL-(00)-0250A  
08273-PL-(00)-0251A  
08273-PL-(00)-0255A  
08273-PL-(00)-0260A

#### *Contour Plan*

08273-PL-(00)-0205

#### *Floor Plans*

08273-PL-(00)-0210A  
08273-PL-(00)-0211A  
08273-PL-(00)-0212A  
08273-PL-(00)-0220B  
08273-PL-(00)-0221A  
08273-PL-(00)-0230B  
08273-PL-(00)-0231A  
08273-PL-(00)-0240C  
08273-PL-(00)-0241A

*Site Sections*

08273-PL-(00)-0256A

*Landscaping*

OX 4950-5-150 Rev 01  
OX 4950-5-151 Rev 01  
OX 4950-5-250 Rev 01  
OX 4950-5-251 Rev 00  
OX 4950-5-252 Rev 01  
OX 4950-5-350 Rev 00  
OX 4950-5-351 Rev 00  
OX 4950-5-352 Rev 00  
OX 4950-5-450 Rev 00  
OX 4950-5-451 Rev 00  
OX 4950-5-550 Rev 00  
OX 4950-5-551 Rev 00  
OX 4950-5-750  
D2429L.100 Rev B  
D2429L.101 Rev A  
D2429L.400 Rev A  
D2429L.401 Rev B  
D2429.SK001

*Lighting*

08273-PL-(00)-0204

Lighting details for: Illuminated bollard; 'Turais' downlight & up/downlight; 'Volans' spotlight

*Other*

Report 08273: Compliance Report and Materials Palette  
08273-PL-(00)-0204: Detail through car park opening  
Images (photos): Proposed mesh to car park opening  
Pilkington Optifloat Opal privacy glass for balcony screening

5. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Ebbsfleet Development Corporation, as local planning authority, has taken a positive and proactive approach to the proposed development, focusing on finding solutions:
  - The proposal was acceptable as submitted and no changes were required.
  - The application was determined within the relevant timescales.

## 1.0 SITE CONTEXT AND PROPOSAL

### *Background*

- 1.1. Local Development Orders (LDO's) were introduced through the Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008). An LDO grants planning permission for the type of development specified in the Order, and by doing so, removes the need for a planning application to be made. Central government was keen to encourage LDO's in respect of residential new build, as a way of speeding up housing delivery.
- 1.2. In 2014 Dartford Borough Council granted an LDO within Eastern Quarry, a strategic development site within the Ebbsfleet Development Corporation area, which also has outline permission for a mixed use development including up to 6,250 dwellings where development is already underway. The LDO granted permission for the erection of buildings falling within Use Class C3 (dwellinghouses) on two parcels of land within the first village of Eastern Quarry to be developed, known as Castle Hill.
- 1.3. The LDO allows for residential development subject to certain conditions. These include that the development will comply with the outline planning permission for Eastern Quarry, the approved strategies, Master Plans and the associated S106 Agreement. The same framework, therefore, applies that would apply to an application submitted through the reserved matters planning application process, so as not to undermine the design quality of the development. The procedure for the LDO requires that a Prior Notification application be submitted which includes all the information necessary to ensure compliance with the scope of the Order and is subject to a much shorter timescale of 28 days for a response from the Local Planning Authority, rather than the 13 weeks that would be assigned for a major reserved matters application. Since the merits of the proposal have already been examined in association with the serving of the LDO, there is no scope for consideration of the merits of the principle of development under the Prior Notification. There is also no scope for imposing additional conditions in the determination of the Prior Notification. While the purpose of the LDO is to simplify planning control, however, development is only permitted where the local planning authority is satisfied that it is in accordance with the permitted uses and development parameters set out in the Order to safeguard the quality of development.
- 1.4. The first of the two parcels subject of the LDO, 'Plot A', is a long strip along the south of Phase 1 (development of 150 houses by Barrett Homes reaching full completion). Prior Notification for Plot A for 112 apartments in 3 blocks was confirmed in December 2015 and preparatory piling works for this site almost complete.

### *Proposal*

- 1.5. This application is a Prior Notification for development of Plot B of the LDO which forms a triangular parcel of land approximately 0.5ha in area and identified in the Eastern Quarry Masterplan where the Fastrack corridor splits

from the road network within Castle Hill village in the east of Eastern Quarry. It is located to the north east corner of Castle Hill's neighbourhood centre in the centre of the village immediately adjacent to the site of the primary school and community centre that was granted permission in March this year.

- 1.6. The development proposals comprise 4 apartment blocks which overlook Fastrack to the north and Main Road South to the south. The apartment blocks deliver a total of 69 open market apartments which comprise 19 x 1 bed units and 50 x 2 bed units. The principal block A would be located in the most prominent location at the tip of the triangle. It has a V-shaped footprint to provide dual aspect to each of the main roads and would be 5 storeys tall in a contemporary architectural style including flat roof and balconies. Blocks B to D would follow a similar architectural language but cover 4 storeys. The blocks would be positioned around the edge of the parcel with the area in the middle accommodating parking spaces and amenity areas for residents including hard and soft landscaping together with a small single storey flat roof structure providing a stair block to provide access between the amenity area in the centre of the site to/from the proposed basement parking. Access for pedestrians has been provided on each side of the triangle. To the far eastern tip of the parcel of land, an area of public spaces has been designed which principally comprises a soft landscaped spaces with a central seating area and paths cutting across it to link Fastrack to the north and Main Road South to the south.
- 1.7. The scheme has been subject to extensive pre-application discussions between EDC and the applicant which have secured improvements to the layout and detailed design together with securing additional parking spaces than original proposed. The documents submitted in support of the application comprise:
  - Site location plan
  - Elevations and floor plans
  - Site layout plans
  - Cross sections
  - Contour plan
  - Streetscene elevations
  - Lighting layout plan and manufacturer's details of proposed lights
  - Detailed design details of car park screening and cycle channel
  - Landscaping plans including planting schedule, maintenance plan and details street furniture
  - Materials samples

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 DA/03/1134/OUT - Outline permission for a mixed development comprising up to 6,250 dwellings and up to 231,000sq metres of built floorspace for: business premises; education; community & social facilities;

hotels; theatre; & supporting retail & leisure facilities & associated works.  
Approved subject to conditions and S106,  
13.11.07.

- 2.2 DA/14/01001/LDC - Local Development Order granting reserved matters approval for residential development (Use Class C3) on two discrete parcels of land adjacent to Fastrack within Castle Hill
- 2.3 DA/15/01748/ECLDON - Submission of details under DA/14/01001/LDO for Local Development Order granting reserved matters approval for residential development (Use Class C3) on Parcel A under the Order of land known as Phase 3B adjacent to Fastrack within Castle Hill

### **3.0 PUBLICITY & CONSULTATION**

- 3.1 Since the Prior Notification is a compliance check with the conditions as set out in the LDO, no publicity or consultation is required.

### **4.0 PLANNING POLICY**

- 4.1 Since the Prior Notification is a compliance check with the conditions as set out in the LDO, the merit of the proposal against policy is not relevant.

### **5.0 ASSESSMENT**

- 5.1 The principle of development has already been secured under the LDO. The main issue to be considered in connection with this proposal is whether the proposal complies with the conditions LDO1 to LDO8 as set out in the LDO as follows:

*LDO1* - The application is made in respect of the area of land identified as Plot B in the plan attached to the LDO, in accordance with condition LDO1.

*LDO2* - The LDO was made on 23 December 2014. This application for Prior Notification is made within the 5 year expiry period in accordance with condition LDO2.

*LDO3* - In accordance with this condition, an application has been made for Prior Notification which was valid on 9 September 2016 with the appropriate form. EDC has a duty to respond within 28 days to confirm whether the proposed development falls within the scope of the Order.

*LDO4* - The proposed development comprises the erection of residential units falling within Use Class C3 and for no other development other than those expressly listed in Schedule 1 of the Order, in accordance with this condition.

*LDO5* - No change of use is sought, in accordance with this condition.

*LDO6* - This condition relates to enforcement proceedings for any development that does not comply with the terms and conditions of the Order.

*LDO7* - This condition requires that all conditions of the outline planning permission for Eastern Quarry and all obligations under the EQ Section 106 Agreement, together with any plans, strategies, approvals and other documents secured under them shall apply to any development permitted under Schedule 1. These documents are listed in detail under Informative 1 of the LDO and are discussed in more detail below.

*LDO8* - This condition sets out that the LDO does not permit development which is Environmental Impact Assessment (EIA) development or would have an environmental effect that is significantly different to the effects assessed as part of the Environmental Statements supporting the Outline Planning Permission. The proposal comprises the erection of buildings which follow a typical form for apartment blocks and are not considered to be any more environmentally sensitive so as to fall within Schedule 1 of the EIA Regulations.

- 5.2 The outline planning permission for Eastern Quarry sets out a structured hierarchy of documents to respond to the phased development of the site. Condition *LDO7* in particular requires compliance with this hierarchy of documents identified in Informative 1 of the LDO. An analysis of the proposed development's compliance with this raft of documents is set out in the following paragraphs:

*Parameters:*

- 5.3 Part a) of Informative 1 requires compliance with the parameters plans established by the highest level of documents of the outline permission identified in condition 3 of the outline permission. In accordance with these plans, the LDO site is located as follows:
- Within the development boundary for Eastern Quarry;
  - Within the area identified for the major infrastructure and movement corridor (LDO site does not conflict with indicative transport routes)
  - Within the area proposed for buildings up to +70m AOD
  - Within the proposed green grid zone
  - Outside the proposed Ecological and Natural Reserve Area
  - Falls approximately at 35m finished ground level on the approved plan
  - Outside the area proposed as a major urban park
  - Not directly affected by identified linkages around the perimeter of the EQ boundary
  - Identified as medium/high density residential
- 5.4 The Development Parameters Schedule and Disposition of Development Table which are also referenced in condition 3 of the outline identify the scope

for the various approved use classes. This development would contribute to the provision of dwellings under Use Class C3.

- 5.5 The proposal does not conflict with the wider parameters as set out by these documents.

### *Masterplans*

- 5.6 Part b) of Informative 1 of the LDO identifies the next level of documents in the EQ permission which is formed by the Site Wide Masterplan and Area Masterplan (AMP). The parameter plans cited above informed the development of these Masterplans. The EQ Site Wide Masterplan (originally granted in 2008 and revised in 2013 reference 12/01452/EQCON) identifies the broad location and approximate disposition of land uses across the site. It identifies this site as being medium/high density with primary and secondary frontages.
- 5.7 The Site Wide Masterplan informed the broad design principles set out in the Area Masterplan. The relevant AMP for the LDO Parcel B is the Castle Hill Central AMP (approved October 2014, reference 14/00584/EQCHC). Much of the information in the AMP refers to the wider area rather than the specific design of the LDO site but the relevant issues have been identified below.
- 5.8 The density of the proposed development is approximately 138 dwellings per hectare which hits the higher quota as required by the Masterplans where the Area Masterplan identifies high density as being 75-178 dwellings per hectare.
- 5.9 In light of the sloping topography, the AMP identifies land reforming works that were approved in 2004 (04/01170/FUL) to provide the development platform and further minor re-contouring works that are required in association with detailed applications. The levels of the site fall approximately 6.5 metres from Fastrack to the north to Main Road South to the south. The proposed development responds to the topography and level accesses have been provided to each building. The change in levels have been utilised effectively to accommodate undercroft/basement parking. This has resulted in the provision of a flat roof single storey structure in the middle of the site to provide more convenient access to and from the parking areas and avoiding having to go around the perimeter of the site. In response to the levels, some retaining boundary walls are required but they would not be excessively tall nor overly prominent in the streetscene.
- 5.10 The AMP identifies the road network hierarchy and promotes movement within sites which are orientated towards public transport and follow a permeable grid layout to give preference to modes of transport other than the car. Access into the site is provided on all sides of the triangular shaped plot, providing full permeability. Vehicular accesses are provided from the southern access road and from the west from the access road serving the adjacent parcel. A principal footpath with integrated cycle channel to allow bicycles to be more easily manoeuvred would be provided from the northern side of the

site adjacent to Fastrack and lead into the site, accommodating access from public transport use and emphasising more sustainable forms of travel.

- 5.11 The AMP promotes the use of resident controlled access to undercroft or covered parking areas through regular usage and self-management to provide safe and secure parking. It goes on to promote the use of overlooking and natural surveillance for areas of open car parking. The layout of the proposed apartment blocks around the perimeter of the site creates a space in the middle that would be overlooked by the extensive rear windows and balconies to each block, in accordance with the advice in the AMP.
- 5.12 The AMP identifies the application site as being the location for a landmark building to reinforce legibility, provide a point of reference and promote a sense of place within the village. The location of the site is also identified as an important gateway which forms an entry point into the development, delineating the threshold between one place and another. Building A in the proposed development sits on the narrowest point of the corner facing the entrance to Castle Hill from Main Road South. It has been designed with the main façade fronting the corner so as to address this entrance into Castle Hill with two ‘wings’ extending behind to either side of the triangular land. This emphasises the main elevation which has a strong fenestration pattern, contemporary balcony structures and a prominent central feature which will be in differing materials (discussed in the Design Code Section below). It was negotiated with the applicant that this central feature should protrude from the front of the building and extend above the roof rather than having a narrow recessed panel as originally proposed. This elevation provides a very strong and prominent statement with a vertical emphasis that will serve as a visual reference point and therefore succeed in creating a landmark and gateway into the site, as required by the AMP.
- 5.13 The AMP broadly identifies character areas to be developed further by lower level documents, with the site falling within an area identified as ‘Village Fastrack’, though no further detail in relation to architecture or building form have been developed any further in the AMP for this character area, an appropriate height range of a maximum of 6 storeys is identified. It is intended in the hierarchy of documents that these character areas and particular heights of buildings are developed further in the Design Code, as discussed below.
- 5.14 In accordance with the AMP, the site fronts the dedicated Fastrack corridor and “Main Street”. In response to the proximity of the site to core infrastructure routes, location of a gateway and landmark and key connections to nearby neighbourhood green, village green and village square, four substantial apartment blocks of 4 and 5 storeys are proposed which would be prominent in the streetscene and address the main roads. The proposed height, scale and bulk and broad location of the proposed buildings are in accordance with the recommendations set out in the Masterplans and are appropriate to their location in response to the width of the adjacent roads and to mark a landmark corner site. The design of the building is discussed in more detail in association with the Design Code below.

- 5.15 The AMP identifies a strategy for lighting to promote safe levels for pedestrians and vehicles to help with crime prevention, provide visual guidance and be appropriate for the area while avoiding clutter. Details of the location and type of lighting have been submitted for the proposed development. In accordance with the requirements of the AMP, the proposed lighting schedule includes low lighting bollards around the open space within the site with subtle down lighters on the buildings. The lighting will illuminate darker corners in the evenings and act as wayfinders without obstructing paths through the site.
- 5.16 The AMP draws on previous investigation undertaken pursuant to the outline permission and the provision of the Historic Environment Framework. These documents identify that the site is not within an area of archaeological potential and therefore no issues arise with the proposed development. No further investigation is therefore required in respect of this site.
- 5.17 The proposed development complies with the detail as set out in the AMP.

#### *Area Design Code*

- 5.18 The outline planning permission identifies the development of Area Design Codes in order to develop a more detailed design guidance building on the parameters set out in the AMP to deal with the specific nature of a sub-area and it must be complied with as set out in Informative 1c)i. of the LDO. The relevant Area Design Code for this site is the Castle Hill Central Neighbourhood Area Design Code (the 'Code') approved in January 2016 (ref 15/01876/ECCDNA). The Code covers details on the architectural style and building form, height, frontage types, materials pallet, street furniture and lighting design, soft landscaping principles and high density living standards.
- 5.19 The Code sets out that the architectural style for larger apartment blocks in this area should follow a flat roofed form with stepped upper stories and projected balconies. The proposed development comprises four flat roof blocks combining framed and cantilevered balcony detailing in a contemporary style with regular fenestration detail. All blocks follow the same architectural language with some variation in the arrangement but utilise the same overall form, materials and details such as the balconies. For example, Blocks B, C and D all have upper storeys stepped back while Block A does not step back in order that the height and scale of the block emphasises its role as a landmark building.
- 5.20 The Code addresses the specific heights of buildings for this area as being no more than 5 storeys. Block A which serves as the landmark to the east of the site would be formed of 5 storeys with the remaining 3 blocks being 4 storeys. The recommended heights are therefore not exceeded and are appropriate to their location.
- 5.21 The Code promotes a human scale in the treatment of public highways, particularly in reference to residential streets. There was some concern that

the impact of Block D did not achieve this in the way that the detailing on the ground floor adjacent to Main Road South and a principal footpath was of an overbearing scale with the architectural detailing towering above head height. Discussions were held with the applicant to revisit this detail. As a consequence, a brick plinth detail was removed, recessed area to upper floors was continued to the ground floor on the southwest corner and more activity introduced to the ground floor openings to the undercroft car park in the use of vertical timber fins which vary in height and horizontal projection to mimic the undulation of a cliff face. It is considered this elevation is much improved in its interaction to the streetscene at a human scale.

- 5.22 The Code promotes simple, uncluttered facades which have been employed in the proposed design in the application of clean lines and unfussy detailing. The identified pallet of possible materials identified in the Code has a natural range of colours. These colours have been used in the proposal and material samples submitted reflect this natural pallet, formed of traditional brick outer skin in a yellow/tan colour, block work which is reminiscent of chalk, with the combination of more contemporary cladding in light and dark grey and, steel and timber balcony supports and natural timber and glass balconies. In addition, this has been enhanced by the use of high quality Corten steel cladding as endorsed by the Code to emphasise the landmark façade feature as well as providing interests to the single storey stair block structure. The proposed use of materials provides a simple and uncluttered appearance to the design of the building.
- 5.23 Architectural detailing such as decorative art work in the form of projecting brick work are identified in the Design Code as appropriate architectural design has been added to the lift towers on each block which has been detailed to represent the erosion of a chalk cliff, providing reference to the chalk quarry and surrounding chalk cliff edge.
- 5.24 The Design Code requires that permeability should be encouraged through the layout with safe multiple walking/cycling routes to be provided with a high quality of hard and soft landscaping finishes. The scheme provides an internal courtyard area for residents together with a public landscaped area for the public to the eastern tip of the triangular plot of land with multiple routes across and through the site for pedestrian and cycle passages. The provision of an effective lighting scheme to the courtyard helps to provide a safe area and the nature of the layout encourages human activity for natural surveillance, together with overlooking from rear windows from all blocks.
- 5.25 Samples of hardscape materials have been provided together with detailed cross section drawings to demonstrate how the changes in levels will be dealt with. The hard surface materials pallet will be used for both the courtyard and triangle area and match those used elsewhere in Castle Hill to ensure continuity. A combination of hard surface materials together with areas of grass and raised planters is proposed to the courtyard area to provide a visually appealing but low maintenance landscaping scheme where the hard surfaces effectively inform the frequency and type of use. The triangle area is a new area of public realm, not previously identified in the Masterplans. This

additional area of green space is welcomed and creates an attractive sense of arrival into Castle Hill Central which is consistent with the image of a Garden City providing formal and informal seating in an attractively planted environment together with an attractive approach at this gateway location. An illustrative planting palette has been set out in the Code and some of the species identified have been incorporated into the proposal. The Code identifies the limitation of planting at the site due to the former use of the site as a quarry. It is considered that a robust planting schedule has been provided for the proposal which has been developed by landscape architects, and includes a planting schedule and maintenance schedule to ensure proper aftercare. The proposed street furniture to be incorporated into the landscaping is consistent with the examples set out in the Code, comprising of contemporary, simple features which will enhance the landscaping but will not be visually obtrusive.

- 5.26 In respect of high density living standards, sufficient cycle and bin storage has been provided within each block at ground floor level and each resident will have access to the external amenity area together with external private balconies, in accordance with the requirements as set out in the Code. Where the apartment is at ground floor, terraces are provided and are demarcated using landscaping. In the interests of visual amenity, gas meters will be located within service rooms in each block.
- 5.27 The proposed development complies with the detailed design parameters as set out in the Code. The scheme is considered to be good quality architecture that incorporates the use of high quality materials, particularly in the use of Corten which will significantly enhance the building and promote the landmark corner and will create an attractive environment with landscaping that will enhance the area.

#### *Signage Design Code*

- 5.28 No details of signage have been provided in the application. Any subsequent signage that might be required for the development will need to be submitted as a separate application and comply with the requirements of the EQ Signage Design Guide approved under condition 17 of the outline permission which sets out parameters for a unified approach across the development site. No compliance issues therefore arise in respect of this proposal.

#### *Sustainable Construction Code and Water Conservation Plan*

- 5.29 Informative 1 of the LDO requires compliance with the Sustainable Construction Code and the Water Conservation Plan as approved for each relevant area in accordance with conditions 23 and 24 of the outline permission. The Sustainable Construction Code identifies building design methods to increase building efficiency and reduce carbon emissions. The Water Conservation Plan identifies methodologies for reducing water waste, allocating responsibility to impose these methodologies and monitoring and review and includes a commitment for BREEAM standards for water to meet 'Excellent' standard.

- 5.30 The relevant documents pursuant to conditions 23 and 24 that cover Castle Hill Central Neighbourhood Area including the LDO site was submitted earlier this year and has been under discussion. It is anticipated that it will be approved prior to the committee meeting for this LDO Parcel B. In submitting the application, the applicant has agreed to compliance with the Plan, which is a requirement of the outline permission in any case. It is therefore considered there is no issue with compliance in this respect.

#### *Parking Management Plan*

- 5.31 The LDO requires compliance with the Parking Management Plan as cited in Informative 1 of the Order. The Parking Management Plan is secured against Schedule 15 of the S106 Agreement for the outline permission for Eastern Quarry and identified in the Transport Strategy. It is the intention that a Parking Management Plan is submitted with each AMP but this requirement has not been followed. The approved AMP for the LDO instead refers to an earlier Parking Management Plan that was approved in March 2008.
- 5.32 The role of the Parking Management Plan includes identification of parking standards to be applied within individual building or land use curtilages for each land use within the AMP and the additional provision to be made in respect of visitor parking. The relevant Parking Management plan for the site sets out a parking standard “not to exceed on average”: 1 space per 1 bedroom unit and 1.5 spaces per 2 bedroom unit. For visitor parking, the Parking Management Plan identifies a ‘balance of provision’ of between 0.2 to 0.5 spaces.
- 5.33 A total of 90 parking spaces would be provided to include 69 allocated spaces and 21 visitor spaces, of which 38 spaces are provided in a basement car park. This amounts to a provision of 1:1 on residential spaces and an average of 0.3 visitor spaces. No van spaces are proposed. Since the Parking Management Plan sets out an upper limit, the proposed development complies with the requirements of this Plan. It is also identified that the site is in a highly sustainable location close to the village centre for amenity services and directly adjacent to the Fastrack corridor. The development consists entirely of apartments. For these reason it is considered the parking provision is an acceptable level.

#### *Broadband Access*

- 5.34 Condition 30 of the outline permission requires broadband access to be provided prior to the first occupation of each dwelling in accordance with an action plan to be submitted to the Local Planning Authority. In previous phases of development, this has been dealt with on a case-by-case basis, with each application identifying connection with a fibre optic cable system that is being installed by the land owner, in accordance with the Utilities Framework secured under the outline permission. No specific details have been provided under this application. The applicant has implied that the system will be implemented and therefore comply with the requirements of the

LDO and they have been asked to confirm for clarification. If any additional details are provided prior to the committee meeting, they will be reported at the committee meeting. The applicant will otherwise be required to apply for separate permission pursuant to the outline application.

### *Compliance with Nationally Described Spaces Standards*

- 5.35 While the Nationally Described Space Standards are not a requirement for compliance in accordance with the LDO since they are not cited in the relevant documents, it is considered good practice and design that an assessment is made against these standards. The proposal would provide generously sized 1 and 2 bed apartments. The smallest bedrooms measure 12.1m<sup>2</sup> and second bedrooms, where relevant, would not fall below 11.7m<sup>2</sup>. In addition, the minimum amount of storage required by the Standards is met, and mostly exceeded, in each unit.

1 Bed	2 Bed	Storage Space Compliance	Total Compliance	Percentage Compliance
19/19	50/50	69/69	69/69	100%

### *Other Issues*

- 5.36 Informatives 2 and 3 of the LDO make reference to documents which have informed the AMP and to Strategies that have been secured by the S106 Agreement. Since the AMP has been approved, it is implied that these documents are complied with. It is a requirement of the LDO that the strategies are complied with. As such, no further consideration to the compliance of the development with these Strategies is required.

## **6.0 FINANCIAL CONSIDERATIONS**

- 6.1 Whilst this is not material to the decision, financial benefits will accrue to the area if permission is granted. The Government wishes to ensure that the decision making process for major applications is as transparent as possible, so that local communities are more aware of the financial benefits that development can bring to their area. In this area the following benefits to the public purse accrue from development - New Homes Bonus and Council Tax for new dwellings.

## **7.0 HUMAN RIGHTS**

- 7.1 The application has been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation below, is compatible with the Act.

## **8.0 PUBLIC SECTOR DUTY**

8.1 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to –

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

8.2 It is considered that the application proposals would not conflict with objectives of the Duty.

## **9.0 RECOMMENDATIONS AND CONCLUSIONS**

9.1 It is considered that this proposal has had regard to and is fully compliant with all relevant documents cited in the LDO and has met the requirements of conditions LDO1 to LDO8 of the Order. As such, it is agreed the proposal falls within the scope of the LDO and this application can therefore be agreed.

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DATE: 12/09/16  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



**PLANNING**

Sheffield architects  
 and planning consultants

Lee Evans Partnership  
 11295 A3  
 11295 A3

08273-PL-(00)-0203

12/09/16

08273-PL-(00)-0203

APPLICATION SITE BOUNDARY

Lee Evans Partnership

11295 A3

11295 A3