

**15/02389/REM**

**Reserved matters application for the approval of details of appearance, landscaping, layout and scale in relation to the development of 44 homes and associated infrastructure at Land east of Topcliffe Road and south of Gravel Hole Lane, Topcliffe Road, Sowerby for Taylor Wimpey North Yorkshire**

## **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The site forms part of the Sowerby Gateway development of South West Thirsk. It is currently a mix of uncultivated farm land and land in use for storage associated with the ongoing residential development on neighbouring land.
- 1.2 The application has been identified as Phase 2b Residential and lies to the northwest of housing approved as phase 1 and being built by Mulberry Homes. A further application for residential development by Linden Homes has also been submitted on adjoining land and is referred to as Phase 2a.
- 1.3 The development proposes a mix of 4 one-bedroom houses, 2 two-bedroom bungalows, 7 two-bedroom houses, 1 three-bedroom bungalow, 9 three-bedroom houses and 21 4-bedroom houses.
- 1.4 The scheme takes access via a priority ('T') junction from the spine road that in turn is served by the northern roundabout on Topcliffe Road. The site is shown to connect to the Phase 2a proposal that in turn abuts the phase 1 housing scheme that is under construction. The land to the south and west of the application site is the subject of the Linden Homes residential development the land to the north and east is identified in the masterplan as an area for further residential development that is again accessed from the spine road linked to the south roundabout.
- 1.5 Roads and sewers approved in the outline application provide connections to the site.
- 1.6 An area of open space is accessible via a footway from the site, though it is mainly within the Linden homes site. The total area of open space is 3,542 sq. m. The open space provides access to off-road pedestrian and cycle routes to link to the approved phase 1 housing and through the site to future phases of commercial and residential developments to the north and west.
- 1.7 11 different dwelling types are proposed. Some dwellings would have single garages, others would have double garages, some with integral garage and some with surface parking. All dwellings would have two or more open air parking spaces close to or within the curtilage. (Garages have not been counted as parking spaces.)
- 1.8 Amendments have been sought in respect of the mix of dwelling sizes as the scheme includes a larger number of larger dwellings than set out in the Size, Type and Tenure Supplementary Planning Document. The agent has provided comment on the mix of housing units and this is set out in the preceding report under reference 15/02243/REM.
- 1.9 Amendments have also been sought to increase garden sizes, increase spacing between dwellings, improve defensible space around parking areas and increase the security of parking generally. The agent has confirmed a willingness to address the

issues raised and amended plans are expected to be available prior to the Planning Committee meeting.

- 1.10 Following the grant of the planning permission on 29 October 2015 to vary the timescale for implementation of the off-site highway works, under reference 15/00145/MRC, the applicant has confirmed that they wish the application to be considered as a reserved matters submission to the modified permission.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 10/02373/OUT - A hybrid application that approved both the outline application and the first phase of residential and commercial development; Granted 21 August 2012.
- 2.2 15/00145/MRC - An application to vary the trigger for the provision of off-site highway works comprising an 'all-ways' junction with Topcliffe Road and the A168 dual-carriageway; Granted 29 October 2015. This replaces the earlier permission under reference 10/02373/OUT.
- 2.3 15/02243/REM - An application for approval of reserved matters for 98 dwellings known as Phase 2a; Under consideration.
- 2.4 The outline permission granted under 10/02373/OUT and modified under 15/00145/MRC is the subject of a Section 106 Agreement that requires amongst other things the provision of 40% affordable housing, funding for the Sowerby Sports Village and transport initiatives to promote the cycling and walking as a means of travel.

## **3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP2 - Access  
Core Strategy Policy CP4 - Settlement hierarchy  
Core Strategy Policy CP8 - Type, size and tenure of housing  
Core Strategy Policy CP9 - Affordable housing  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Core Strategy Policy CP17 - Promoting high quality design  
Core Strategy Policy CP19 - Recreational facilities and amenity open space  
Core Strategy Policy CP20 - Design and the reduction of crime  
Core Strategy Policy CP21 - Safe response to natural and other forces  
Development Policies DP1 - Protecting amenity  
Development Policies DP3 - Site accessibility  
Development Policies DP10 - Form and character of settlements  
Development Policies DP29 - Archaeology  
Development Policies DP31 - Protecting natural resources: biodiversity/nature conservation  
Development Policies DP32 - General design  
Development Policies DP33 - Landscaping  
Development Policies DP34 - Sustainable energy  
Development Policies DP37 - Open space, sport and recreation  
Development Policies DP39 - Recreational links  
Allocations Document Policy TM2A - South West Thirsk Area, Westbourne Farm, Sowerby - adopted 21 December 2010  
Allocations Document Policy TM2B - South West Thirsk Area, Cocked Hat Farm, Sowerby - adopted 21 December 2010

Allocations Document Policy TM2C - South West Thirsk Area, West of Topcliffe Road, Sowerby - adopted 21 December 2010  
Affordable Housing - Supplementary Planning Document - Adopted 7 April 2015  
Supplementary Planning Document - Open Space, Sport and Recreation Adopted 22 February 2011  
Supplementary Planning Document - Sustainable Development - Adopted 22 September 2009  
National Planning Policy Framework – March 2012

#### **4.0 CONSULTATIONS**

- 4.1 Sowerby Parish Council – Approve.
- 4.2 Yorkshire Water – No objection in principle to the site layout.
- 4.3 Environment Agency – no comments, the comments at the outline stage remain valid.
- 4.4 NYCC Highways – seek details of the drainage scheme, amendments to radii, length of private drives to show a maximum of 6 dwellings served from a private drive, changes to the extent of block paving and position of trees relative to the paths and roads.
- 4.5 Highways England – no response.
- 4.6 Network Rail – no response.
- 4.7 NYCC Archaeology – no response.
- 4.8 Natural England – no response.
- 4.9 Police Architectural Liaison Officer – Makes specific comments on the layout of parking courts and alleyways and the concentration of affordable housing in a single location that is contrary to best practice relating to social inclusion and the critique follows the guidance of the NPPG and “Building for Life”.
- 4.10 Housing manager – Responds to this scheme jointly with the Linden Homes scheme and seeks an improvement to the size of 3 dwelling types to meet the Nationally Described Space Standards, to improve the pepper-potting of the affordable homes and mix of sizes of dwellings with more smaller homes (1 and 2 bed) and fewer larger homes (4 bed).
- 4.11 Ministry of Defence – No objection.
- 4.12 Neighbours – no neighbour observations submitted.

#### **5.0 OBSERVATIONS**

- 5.1 The principle of the development is secured by the Planning Permission 10/02373/OUT and the subsequent approval 15/00145/MRC that followed the allocation in the LDF Allocations Document.
- 5.2 The access arrangements are largely determined by the hybrid outline and phase 1 approval for the spine roads that serve the development site. The main issues are those of design: first, the residential layout, the spaces between the dwellings and the connections for pedestrians, cyclist and vehicles and secondly the size and design of the dwellings and the distribution of affordable housing within the scheme.

- 5.3 The Council's Size, Type and Tenure Supplementary Planning Document (SPD) requires that 60% of the new dwellings should be 2 and 3 bedroom (35% + 25% respectively). The target number of 4 bedroom dwellings is 10-15% and the target of 2 bedroom bungalows is 10%. The composition of the scheme is:

1 bedroom house	4	9%
2 bedroom bungalow	2	4.5%
2 bedroom house	7	15.9%
3 bedroom bungalow	1	2.2%
3 bedroom house	9	20.4%
4 bedroom house	21	47.7%
Total	44	

- 5.4 The 2 bedroom and 3 bedroom houses in this case provide 36.3% of the scheme. This is considered to be substantially below the target range. The number of 4 bedroom houses is about triple the target amount. However as noted below and in the preceding report the proposal should be considered in the light of the proposals for the other phases of development. The agent for the Phase 2 applicants has responded advising:

"Though two separate planning applications have been submitted it has always been requested by Linden Homes and Taylor Wimpey Homes, the schemes should be assessed in combination as they were purchased together to effectively create Residential Phase 2 of the Sowerby Gateway development and should be considered as such in respect of housing mix; affordable housing provision; financial contributions; phasing; and compliance with the drawings approved as part of the outline planning approval. Accordingly, we submitted a combined planning layout and landscape masterplan within each of the planning applications.

Our assessment of the combined proposed housing mix for Phase 2 of the Sowerby Gateway scheme has identified that **66%** of the proposed homes to be provided are 1, 2 & 3 bedroom properties. Consequently the proposed mix is in accordance with the Council's Size, Type & Tenure SPD.

Finally, the Size, Type & Tenure SPD sets out an aspiration for 10% bungalows within a scheme's housing mix. The Phase 2 proposals deliver 5% bungalows notwithstanding that the ongoing Mulberry development for 107 dwellings does not include any bungalows. The 5% bungalows is in line with the pre-application discussions held between the developers and the Council's Officers prior to the purchase of the site. There remains opportunity to discuss the mix, type & tenure of the further 676 consented dwellings on the remaining land in due course."

- 5.5 The scheme was prepared in advance of the adoption of the Size, Type and Tenure SPD. The proportion of affordable housing units remains at 40% as determined by the Section 106 Agreement and complies with the LDF Policy. In combination the two schemes do achieve the target level of 2 and 3 bedroom properties. Also as noted in the previous application report at 5.4 the scheme provides for a diverse mix of properties that support the viability of the scheme and thereby avoid delay in the delivery of key infrastructure to enable the delivery of subsequent phases.
- 5.6 An updated plan showing the hierarchy of footways, cycleways and roads has been supplied and this shows that the layout of the site requested to illustrate the connections between the application site and the existing and planned destinations.

The scheme in combination with the neighbouring site has been revised to take account of the objective of providing a convenient and attractive series of sustainable routes for pedestrians and cyclists that take account of desire lines between school, shops, places of work and leisure and homes.

- 5.7 The design of the estate shows a street frontage to the spine road with tree and shrub planting between roads and properties. The provision of footways to the estate roads and private shared drives is considered appropriate to the form and scale of the development. Amendments are anticipated as noted at paragraph 1.9 of this report and it is expected that the revised layout will be available by the time of the Planning Committee meeting.
- 5.8 A small amount of public open space is provided on the south western corner of the site. This is to be provided as amenity green space with linking footway and cycleways to the network on adjoining residential developments. No formal children's play space is provided. The provision of the other types of public open space is achieved off site. (The comments of the leisure services team are awaited.)
- 5.9 The outline planning permission 15/00145/MRC sets planning conditions that are applicable to the whole of the site. Condition 34 sets out the quantum of development that can be occupied prior to the bringing in to use of the off-site highway works. This states that "No more than 249 dwellings (excluding the extra care apartments) are to be occupied until the off-site highway works are brought in to use". The approved phase 1 scheme (107 dwellings) and this reserved matters application (44 dwellings) together with the accompanying Linden Homes scheme (98 dwellings) if approved would bring the total of dwellings approved (not including the extra-care apartments) to 249 units.
- 5.10 The only additional conditions that are necessary in respect of this application relate to the approved plans in order to secure the implementation of the scheme in accordance with the revised details that have been submitted particularly the links through the neighbouring open space land.

## **6.0 RECOMMENDATION**

- 6.1 That subject to the terms of the Section 106 Agreement (LP31/544) attached to 15/00145/MRC and receipt of further, amending or additional details relating to the mix of housing and substitution of dwelling types and the receipt and consideration of any additional or outstanding consultation response, reserved matters are **APPROVED** subject to the following conditions:
1. The development shall be undertaken in accordance with the details shown on the following drawings: Site layout plan 3689/10; and the list of the dwelling types.
  2. The footway/cycle routes shown on drawing 3689/10 shall be completed in accordance with the specification of the Local Highway Authority prior to the occupation of the dwellings adjoin the route.

The reasons for the above conditions are:

1. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP1, CP17, DP1 and DP32.
2. In order to ensure that the network of footpath and cycleways is provided to achieve safe access and egress to premises in accordance with LDF Policies CP1, CP2, DP1, DP3 and DP4.