

Report in support of reserved matters submission

Land At Blythe Park, Sandon Road, Cresswell

On behalf of Elan Homes

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1. INTRODUCTION

- 1.1. This Statement is submitted in support of a Reserved Matters application made pursuant to the original outline consent (SMD/2014/O576), as subsequently amended by SMD/2018/O789, for Land at Blythe Park, Sandon Road, Cresswell. This Statement should be read in conjunction with the submission documents which also accompany this Reserved Matters application.
- 1.2. Planning permission for the development was granted on the 24th May 2016. The planning permission was in outline form with all matters reserved except for access. The reserved matters of layout, scale, appearance and landscaping are addressed in this submission.
- 1.3. Phase 1B of the site was granted reserved matters approval (application reference SMD/2017/O722) on 11th December 2018 for a warehouse assembly unit. This was followed by the discharging of numerous conditions (DOC/2017/OO87 and DOC/2017/OO88 permitted on 26th July 2019) and the variation of conditions 10, 11, 12, 18, and 39 (SMD/2018/O789), permitted on 27th July 2021).
- 1.4. An application to vary Condition 5 of the outline permission (SMD/2018/O789) was refused by the Council on 12th April 2022 due to concerns regarding highway safety and the impact of the junction arrangements on residential amenity. This decision is subject to an appeal lodged with the Planning Inspectorate. This is of particular significance as the reserved matters in this submission only can come forward if the appeal to amend the access is successful. The reserved matters in this submission is specifically designed to be accessed off a T junction, making more efficient use of the site and creating an enhanced gateway feature into the site. If the appeal is unsuccessful then these reserved matters cannot be implemented.
- 1.5. This reserved matters submission is concerned with an area of land (shown within the red line on accompanying drawing CRS-PL-001 RevH) close to the main site access. This reserved matters application has been made to allow for a scenario in which the appeal referenced above is allowed and the site access takes the form of a priority junction. The land use parameter plan is also proposed to be amended as part of the appeal to include additional residential land around the access and the proposed planning layout shows dwellings on this additional land.
- 1.6. The outline planning application was accompanied by a Section 106 Agreement. This sets out how the scheme will deliver the infrastructure necessary to mitigate the proposal and includes

affordable housing, a playing field contribution, provision of open space, community facilities, education contributions, and bus service contributions. A Section 106 Deed of Variation was approved at Committee in April 2022. Changes sought include amending paragraphs 4 and 5 in Part 4 (Community Facilities – Community Centre) and amending a contribution to be spent on bus services. Other matters to be amended concern a retail unit, playing field contribution, and NEAP/MUGA.

- 1.7. The outline planning application was accompanied by an Environmental Statement which fully assessed the proposals and parameters for the site to accommodate the proposed development (including the residential, employment and community uses). This was considered by the Council through their determination of the outline consent and in granting consent confirmed the acceptability of the outline proposals. The submitted plans and Transport Assessment demonstrated how access would be obtained via a new roundabout on Sandon Road (access was unreserved).
- 1.8. The documents required for a valid reserved matters submission were agreed with the Council through pre-application discussions (email dated 21/02/2022). These consist of:
 - Drawing pack
 - Reserved Matters Compliance Report (this Statement)
 - Ecology Note
 - Levels Information

2. SITE DESCRIPTION

- 2.1. The outline consent covers a single site, separated into two parcels by Blythe Business Park. To the west and south west of the Park are the proposed residential development (Phase 4) and community facility (Phase 5). The commercial development (Phases 1B and 3) adjoins the Business Park to the east. Three further phases are planned – an entrance roundabout (Phase 1C), an access road to provide a link to the commercial land (Phase 1B) and a commercial gatehouse and estates office (Phase 2). This application concerns the reserved matters for the residential development (Phase 4).
- 2.2. The proposed residential site is to the west of Blythe Business Park is irregular in shape. It is bounded by the River Blythe to the north east and Sandon Road to the north west. The site abuts existing residential development in Sandon Close to the south-west. The majority of the site is currently undeveloped land.

3. RESERVED MATTERS TO BE CONSIDERED

- 3.1. Conditions 10, 11, 12 (highways-related), 18 (drainage) and 39 (Network Rail emergency access) of the outline planning consent (SMD/2014/O576) were varied by SMD/2018/O789. As result outline planning permission SMD/ 2018/O789 is the consent against which these reserved matters apply.
- 3.2. The outline consent included conditions which required subsequent reserved matters to follow the key established parameters as shown on the approved land use and access parameter plans.
- 3.3. Condition 1 of both outline applications establishes the reserved matters as layout, scale, appearance, and landscaping. The condition requires that full details of these matters must be submitted and approved in writing by the Local Planning Authority. Condition 2 of SMD/2018/O789 requires reserved matters approval to be made within the period of 6 years from 24th May 2016 i.e. by the 24th May 2022.
- 3.4. Condition 5 of SMD/2018/O789 states that the development should be carried out in accordance with the details shown on the following plans:
- 120314-04 Rev C – Suggested Roundabout Arrangement
 - 120314-06 Rev A– Cresswell Road Footway and Localised Highway Widening
 - 20314-08 Rev B – Suggested Roundabout Arrangement
 - 120314-09 – Swept Path Analysis Fire Tender – Emergency Access
 - A-L-0001 Rev A – Land Use Parameter Drawing
 - A-L-0003 Rev A – Access and Movement Parameter Drawing
 - No more than 168 dwellings shall be developed on the site
- 3.5. Condition 5 is proposed to be amended by the current appeal against the refusal of application reference SMD/2021/O829 (formerly Condition 4 of SMD/2014/O576). This would amend the site access and off-site junction improvement of Uttoxeter Road/ Sandon Road

from roundabouts to traffic light controlled/priority junctions and would result in the variation of the following drawings:

Approved Drawing	Proposed Drawing
120314-04 RevC – Suggested Roundabout Arrangement	IPD-21-555-151 Site Access General Arrangement
120314-08 Rev B – Suggested Roundabout Arrangement	IPD-21-555-150 Signal Junction General Arrangement
120314-09 – Swept Path Analysis Fire Tender – Emergency Access	IPD-21-555-114 Emergency Access Autotrack
A-L-0001 RevA – Land Use Parameter Drawing	A-004-APP-0001 Rev A Revised Land Use Parameter Drawing
A-L-0003 RevA – Access and Movement Parameter Drawing	A-004-APP-0003 Rev A Revised Access & Movement Parameter Drawing

- 3.6. The necessary drawings and documents for the reserved matters are submitted as part of this application and have been carefully considered to ensure compliance with the requirements of the outline, as it would be amended by the duly made appeal against the refusal of planning application SMD/2021/0829. Each of the reserved matters are considered in turn below.

Layout

- 3.7. The detailed planning layout is submitted as part of this application (drawing number CRS – PL-001 RevH). This shows 60 homes will be accommodated within the red line which denotes the area covered by this reserved matters submission. The wider site (shown within a blue line on the drawing) is the same layout as a parallel reserved matters submission for this site which would utilise the approved roundabout access. Across the whole site (red and blue lines) a total of 167 dwellings are shown. This is within the 168 dwellings allowed by the outline consent.
- 3.8. The wider site (shown with blue line) is subject to a separate reserved matters application which is accompanied by an equivalent Statement. This Statement is only concerned with the 60 dwellings (accommodated within the red line).

- 3.9. The different house types are shown on the plan, and these are well distributed across the site to create mixed communities. This includes the affordable housing, with the shared ownership and social rent dwellings being integrated within the development, as per Policy H3 (Affordable Housing) of the Local Plan and the Section 106 Agreement (see Affordable Housing Statement set out in Section 4 below).
- 3.10. Each dwelling within the proposal benefits from off street parking provision, which accords with the Council's parking standards. The layout shows a mixture of frontage parking, and side parking, the latter leading to single garages. There are shared parking areas for the apartment blocks.
- 3.11. The proposed layout shows two apartment buildings framing the site access and acting as key, gateway buildings to create a sense of arrival to the development. These buildings provide an attractive, active frontage to the development at the site access point. The buildings are oriented at an angle to address Sandon Road and have a generous area of landscaping to the front of the buildings to create an attractive gateway area for the site.
- 3.12. The layout on the submitted plans shows a priority junction at the entrance, as proposed by the ongoing appeal. All elements of the layout also accord with all other relevant plans proposed as part of the appeal submission, and the number of dwellings is under the maximum of 168 as approved by the outline.

Scale

- 3.13. The planning layout likewise confirms the scale of the proposed development. The proposed dwelling sizes are proposed to be predominantly two-storey dwellings, similar to existing dwellings situated on Sandon Road, Sandon Close and Rookery Crescent. Apartments are included to provide a broader mix of accommodation and these are proposed to be three storey buildings. Three storey buildings are located on key gateways, for example alongside the site access. The scale of these buildings is considered to be appropriate for this location.
- 3.14. The land proposed for development reflects the amended parameter plan which identifies land for residential use and is subject to appeal. The proposed buildings are within the land parcels identified on the parameter plan subject to the appeal.
- 3.15. The Strategic Housing Market Assessment (SHMA, 2017) identifies the need of housing by size of unit in Staffordshire Moorlands. It states, in broad terms, that 60% should be 1 and 2-bed

accommodation and 40% for 3 and 4-bed accommodation. The proposed 60 dwelling scheme has the following break-down:

- 1 bed – 6 dwellings (10%)
- 2 bed – 32 dwellings (53%)
- 3 bed – 16 dwellings (27%)
- 4 bed – 6 dwellings (10%)

3.16. Overall this mix is broadly compliant with the SHMA providing 63% 1 and 2 bed properties (SHMA target 60%) and 37% 3 and 4 bed properties (SHMA target 40%). Across the wider site the mix does differ from the SHMA targets however the reasons for this are clearly set out in the accompanying Statement for the wider RM submission.

3.17. Overall, the scale presented at reserved matters stage provides an appropriate response to the Council's design policies and the general requirements of the outline as amended by the current appeal.

Appearance

3.18. A substantial amount of detail concerning the appearance of the different house types is submitted as part of this application:

- External Finishes Schedule – containing details of bricks, render, mortar, cladding, main roof, ridge tiles, verges, plain tiles, fascia, front doors, garage doors, French doors, and soil and rainwater systems.
- Detailed elevations and floor plans for the different house types
 - Wye Special 1B – CRS-G-P/WYE-1B-01 Rev A and CRS-G-P/WYE-1B-02 Rev A
 - Wye Special 2B – CRS-G-P/WYE-2B-01 Rev A, CRS-G-P/WYE-2B-02 Rev A and CRS-G-P/WYE-2B-03 Rev A
 - Sutton Special Type 1 (2B3P) – CRS-G-P/SUT-SP-01 Rev A
 - Brocton HA – CRS-G-P/BRO-HA-01 Rev A

- Harborough – CRS-G-P/HAR-01 Rev A
 - Brocton – CRS-G-P/BRO-01 Rev A
 - Finham Special– CRS-G-P/FIN/SP-01 Rev A
 - Finham – CRS-G-P/FIN-01 Rev A
 - Fenwick – CRS-G-P/FEN-01 Rev A
 - Brandon – CRS-G-P/BRN-01 Rev A
 - Woodhall – CRS-G-P/WOO-01 Rev A
 - Non-Standard Size Garages – CRS-G-P/GAR-01 Rev A
- Street scenes (drawing number CRS-SS-001 RevA)
 - External finishes layout (drawing number CRS-EF-001 RevC)

3.19. The house type designs are in keeping with the local architecture and materials, and are considered to add to, not harm, the character of the area, as required by Policy DC1 (Design Considerations). For instance, red bricks, white render, porches, and bay windows are all features of existing dwellings in the vicinity. In addition, a number of the proposed house types include chimneys; these have been added in response to feedback received from the Council during the pre-application process. The appearance of the house types has thus been carefully designed in order to ensure they complement the area.

3.20. The street scenes illustrate how the appearance of the dwellings will differ along streets based on the mix of house types. However, they bear enough similarities to ensure that they share the same character. The external finishes layout shows that there will be variations to provide interest, but also commonalities to ensure the development reflects the local character. A number of the dwellings located on key corners are proposed to be corner-turners to provide an active frontage to main streetscenes.

Landscaping

3.21. In addition to the planning layout to show how the site will be landscaped, landscaping layouts have been provided (drawing number CRS-LL-001 RevC).

- 3.22. In terms of soft landscaping, existing planting will be retained on several boundaries across the site, with a considerable amount of proposed tree and shrub planting to compensate for any removals. Extensive areas of grassland are proposed on the site, particularly in the east, northwest, and either side of the site entrance. Most dwellings have a generously sized rear garden. Hedges (hawthorn, blackthorn, holly, field maple, or wild rose) will be planted in between parking areas and, in some cases, in front of dwellings, to help provide screening and provide additional interest on the streetscene.
- 3.23. This part of the site includes a footpath connection to Sandon Road, north of the site access and adjacent to the River Blythe. This connects to the footpaths within the site and forms part of a circular route which traverses the site, including the community building/shop and play areas included in the parallel reserved matters submission. This will create a useable, accessible recreation route for use by existing and future residents to access the new facilities and enjoy the landscaped areas of the development.

4. AFFORDABLE HOUSING SCHEME

- 4.1. Schedule 1 of the Section 106 Agreement associated with the initial outline application (SMD/2014/O576) stipulates that 33% of the dwellings should be affordable housing. Of this, 70% must be affordable rented housing. It also states that the balance should be shared ownership housing, unless otherwise agreed by the Council.
- 4.2. Schedule 1, Paragraph 1.2 requires that approval is sought for an Affordable Housing Scheme for each phase of the residential development. This reserved matters submission covers a portion of the residential site. The remainder is addressed by the Affordable Housing Scheme which accompanies the parallel reserved matters submission.
- 4.3. In line with the requirements of the Section 106 Agreement, this development will provide 20 affordable homes, which equates to 33%. Of this, 70% of these will be affordable rented housing. The proposal therefore complies with the requirements stipulated in the Section 106 Agreement.
- 4.4. The affordable homes are distributed throughout the site, clustered together in small groups as encouraged by Policy H3 (Affordable Housing) of the Local Plan. This stresses that affordable units should be *"tenure blind in relation to other properties within the site"*. As the elevations show for the different house types, they will be indistinguishable, thereby adhering to this policy.
- 4.5. This section of the Statement provides the Affordable Housing Scheme as required by the Section 106 Agreement and confirms that the proposal meets the relevant requirements.
- 4.6. Overall, this phase of the development will make an important contribution towards meeting the need for affordable housing in the Staffordshire Moorlands.

5. CONDITIONS

- 5.1. In line with Condition 9 of SMD/2014/0576 these reserved matters reflect the principles outlined in the Masterplan for the development of the whole site, with the exception of the area around the access (which is currently subject to appeal). The Masterplan ('EDP's Illustrated Master Plan edp1677_d41_B) was submitted on 8th November 2018 with reference to this consent and subsequently approved.
- 5.2. Condition 33 requests the submission of a detailed landscape plan and Landscape and Ecological Management Plan, which was satisfied on 8th November 2018. This application provides further detailed drawings and information on landscaping.
- 5.3. This reserved matters application does not seek to discharge any conditions. Those still in need of being discharged for these phases of the scheme, which are not included in this reserved matters submission, are: Conditions 16 (foul drainage proposals for this section of the site), 18 (surface water drainage works), 19 (assessment of extent and nature of any contamination), 20 (remediation strategy), 21 (verification report), 23 (soil testing methodology), 24 (sections and site levels), 25 (construction and environmental method statement), 26 (noise assessment), and 31 (archaeological investigation).
- 5.4. The development will be carried out in accordance with the approved details. All outstanding pre-commencement and pre-occupation conditions will be discharged at the relevant stage of the development.

6. CONCLUSION

- 6.1. This Reserved Matters submission has been designed to accord with the key requirements of the outline planning permission as required by Condition 1 of SMD/2018/0789, which identifies the reserved matters as layout, scale, appearance, and landscaping.
- 6.2. The material submitted as part of the application provides information on these, and is considered sufficient to satisfy the requirements of Condition 1 of the approved outline consents.
- 6.3. The proposals reflect the ongoing appeal to vary the approved plans listed under Condition 5. This primarily relates to the site access arrangement and therefore this submission is concerned with a smaller portion of the site in the vicinity of the access. The balance of the residential site is addressed by a parallel reserved matters submission which is accompanied by an equivalent Statement.
- 6.4. The Reserved Matters submission demonstrates how the proposed development will not only accord with the requirements of the outline permission (subject to the appeal proposals) but also deliver a high-quality development in accordance with the Council's aspirations. It is respectfully requested that reserved matters approval be granted.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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