

Land at Pixiefields, Cradley, Herefordshire



Resubmission Statement

May 2019

HAYFIELD

1. Introduction

This Statement has been produced to identify the changes made to our original application submission in response to key consultee comments and Officer advice at a review meeting of 16th April 2019.

It is considered that the principle changes made respond positively to the comments received, thus improving the scheme proposed and the quality of development which will ensue.



2. Cradley Parish Council

The Parish Council principally requested that we consider:

- The inclusion of hedgehog tunnels where appropriate within boundary fences;
- Making Plot 32 upon the highest point of the site a bungalow rather than a 2-storey building;
- Negotiating a footpath link into Chockbury Lane, a matter which could potentially conflict with a planning condition on the outline planning consent, but which would provide a betterment regarding pedestrian connectivity;
- Confirming that streetlighting will not be proposed upon the site; and
- Maintaining boundary hedges at 8 feet in height.

In response to these welcomed suggestions Hayfield can confirm the following:

- We are happy to consider the installation of hedgehog holes within boundary fences. However, this information will be provided within a separate planning application to discharge condition 13 of the outline planning consent, which specifically requires the provision of a 'Habitat Enhancement Scheme';

- We have made Plot 32 a 'Type D' bungalow as requested, to respect the surrounding landscape context of the site;
- Following a meeting with Highways Officers we have agreed the provision of a footpath link into Chockbury Lane. The position of this footpath has been amended from our original submission to:
 - Run separately from the adjacent private drive to further enhance pedestrian safety and;
 - Discharge onto Chockbury Lane where there is an existing gap in the northern boundary hedgerow, to avoid any unnecessary loss of this landscape feature.
- At our meeting with Highways it was also agreed that based upon the Parish Council's request for no street lighting, the Highway Authority will not request streetlights; and
- Whilst it may not be appropriate to maintain all boundary hedgerows at 8 feet, due to level differences on opposing sides of certain hedgerows, they will be maintained at a minimum of 6 feet to appropriately balance privacy, right of light and the visual appearance of a natural boundary feature.

3. Highways

In response to the comments made by Highways Officers, the following amendments have been made:

- The footway link out of the site to the north is now served by a dedicated pedestrian route, rather than being accessed via a shared private drive;
- The footway link is also provided at a point where there is an existing break in the northern boundary hedgerow, ensuring sufficient pedestrian visibility without necessitating the need for further hedgerow removal. An annotation has also been included on the Site Layout proposing a 'Kissing Gate/Pedestrian Chicane Feature' to ensure the safe discharge of pedestrians onto Chockbury Lane, the final design solution for which can be controlled through the imposition of a suitably worded planning condition;
- The alignment of the driveways to plots 2, 3, 48 and 49 have been straightened to create a more practical of alignment;
- Cycles storage will be provided to all plots without garages either within garden sheds or dedicated, plot specific, cycle storage facilities. Once more, if further details are considered necessary, this could be dealt with by an appropriately worded condition;

- The alterations in surface treatment along the main spine road have been removed following discussions with Highway's Officers, as it would be our intention for the internal principal roads to be adopted; and
- Additionally, a 'Construction Environmental Management Plan' will be provided to the Council as requested through a separate applications to discharge condition 4 of the outline consent.



4. Landscape and Open Space

In response to the comments made by the Landscape and Open Space Officers several amendments and improvements have been made.

Whilst Plots 1 and 2 have not been re-oriented to open up greater views across the centrally located area of POS upon immediate arrival into the site, due to the knock-on negative impact this would potentially have upon separation distances and garden sizes, further landscaping has been provided to the front of these plots, which were already set-back significantly from the road.

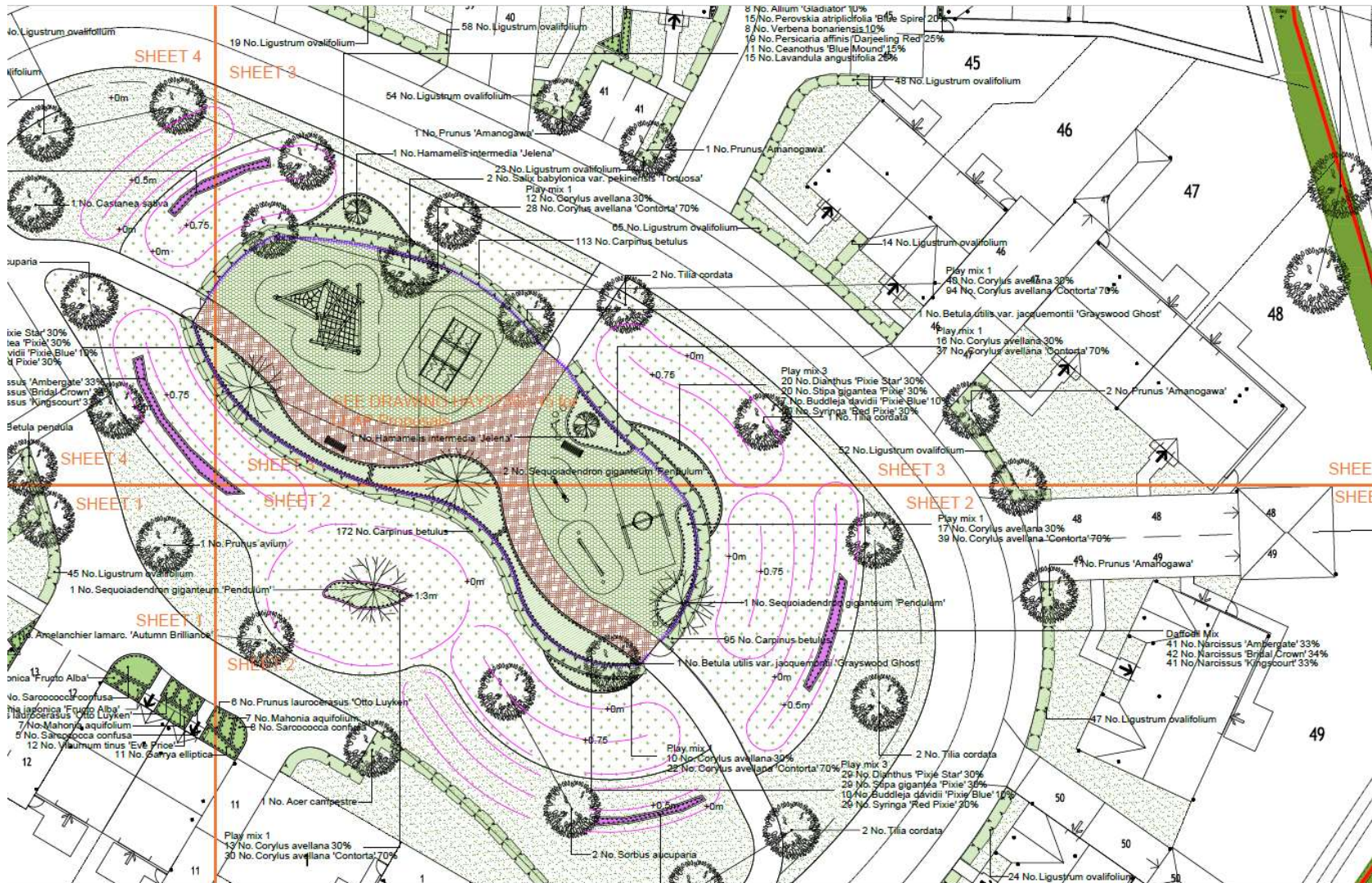
It was also discussed with the Planning Officer at our meeting of the 16th April 2019 that this enables Plot 3 (a dual aspect feature building) and the landscaped attenuation basin feature to provide a strong visual entrance to the site, with the slightly concealed central area of POS providing an additional opportunity for a second impressive visual reveal as your travel through the site. It was therefore agreed that this would comprise a suitable, landscape-led approach.

The following further amendments have also been made in response to the specific landscape comments received:

- The re-positioning of the footpath link through the POS, which runs alongside the principal internal road for a greater length than previously proposed, provides greater crossing opportunities to link both the central and south-eastern areas of open space sufficiently;

- An area of Natural Play, meeting the Open Space Officer's requirements for a Locally Equipped Area of Play, has been provided within the central area of POS, with a new pathway running through the centre of the LEAP, encouraging interaction and better responding to likely pedestrian desire lines;
- The proposed tree planting within the main POS area has been pushed out to the periphery as requested, to enable greater informal recreational use of the open space surrounding the formal area of play;
- Greater landscaping has been included within parking-court areas, to soften their appearance and improve their aesthetic;
- Detailed landscape proposals have been provided for the attenuation basin area of the site, which our drainage engineers have confirmed will be a predominantly dry feature comprising less than 1:3 gradient banks, enabling its dual use as an area of informal recreation without the need for an unnecessary boundary treatment; and
- Far in excess of 0.165ha of on-site green infrastructure has been provided of the type and breakdown requested, including in excess of a 400m² LEAP.

Extract from Landscape Proposals



5. Affordable Housing

As agreed with the Council's Strategic Planning Officer at our meeting of the 16th April 2019 and as later confirmed acceptable in email correspondence dated 23rd April 2019, the following affordable housing mix is proposed:

2 Bed	3 Bed	4+ Bed
Affordable Homes (Social Rent)		
5	6	0
Affordable Homes (Shared Ownership)		
5	5	0

As can be seen, the previously proposed 4-bedroom dwelling has been removed as requested based upon the most up-to-date affordable housing needs data available. Also, as discussed at our meeting, the proposed affordable homes meet the required space-size standards, as per our Registered Provider's standard specification.



6. Drainage

The 'Drainage Strategy Technical Note', 'Schematic Drainage Strategy Layout Plan' and storm water modelling data provided in support of this reserved matters application once more demonstrates, as did the Flood Risk Assessment supporting the outline planning application, that the site can be suitably drained and that the optimal way of doing so has been fully considered by the proposed layout.

Whilst further information has been requested, this information has only been requested to enable conditions 9 and 15 of the outline planning consent to be discharged. Therefore, a separate application to discharge each of these conditions will be progressed accordingly.

As this information is not required to enable the approval this reserved matters application, it was agreed at our meeting of the 16th April 2019 that the application can proceed toward determination accordingly.

7 Local Resident Concerns

Local resident concerns were discussed in detail at our meeting of the 16th April 2019 with the Planning Officer and other relevant Officers of the Council. It was identified that the principal concerns regarded potential impacts upon residential amenity, surface water run-off and construction access and management.

It was discussed at our meeting that residential amenity had been fully considered in the design and layout of the scheme. The location of bungalows upon topographically sensitive parts of the site in accordance with prior Officer advice provides appropriate mitigation, as will the retention of natural hedgerow boundary treatments and separation distances in excess of standards – particularly along the southern boundary due to the stand-off afforded to retained TPO'd trees. Therefore, it was not considered that further specific mitigation measures were required

Additionally, sufficient information has been provided to date to demonstrate that the site can be suitably and appropriately drained and accessed for construction purposes, with further detail to be provided to the Council in accordance with the relevant imposed outline planning conditions.

Therefore, it was considered at our meeting with the Council on 16th April 2019 that we had suitably addressed the local resident concerns raised from a planning perspective. However, as a gesture of goodwill, Hayfield would be willing to agree to a planning condition on the reserved matters application removing relevant permitted development rights for future occupiers to ensure that any future extensions require prior approval from the Council. If the Council consider this an appropriate measure, we would agree to such a condition accordingly.

8. Conclusion

This 'Resubmission Statement' has demonstrated that all consultee comments have been fully considered and positively addressed where actions have been required. Through a meeting with the Council all design considerations and required amendments have been discussed in the round with relevant Officers, with all proposed mitigation measures having been agreed in principle in advance of submission.

For this reason, it is considered that the development proposals as amended by this resubmission are of a high quality and therefore, can and should be approved accordingly. For ease of determination, a full resubmission of all planning drawings has been made, rather than the substitution of individual drawings only.

Some minor design amendments have also been made to a limited number of house-types to improve the overall architectural balance of the site. However, where these changes have been made, they are both minor in nature and follow the design parameters and architectural details referred to in the original submission Design and Access Statement.