

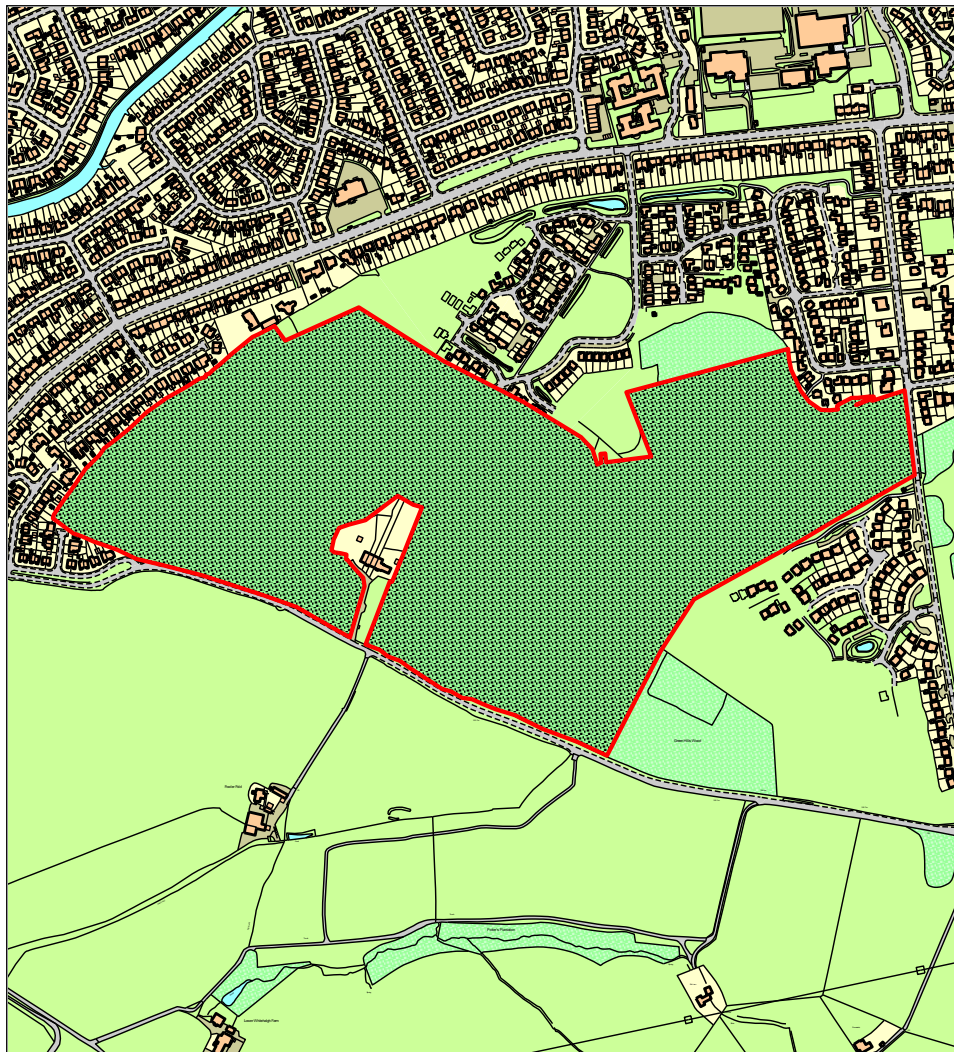
**Proposed development: Variation/Removal of Condition/Minor Material Amendment for Variation of Condition No.2 pursuant to Hybrid planning application 10/19/0662 seeking "full planning permission for residential development of 155 dwellings and outline planning permission with all matters reserved except for access for residential development for up to 280 dwellings" to amend site layout and make plot substitutions**

**Site address:  
Land off Moorland Drive  
Blackburn**

**Applicant: Kingswood Homes**

**Ward: Livesey With Pleasington**

**Councillor Derek Hardman  
Councillor Paul Marrow  
Councillor Mark Russell**



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 APPROVE subject to the amendment of conditions 2 imposed upon extant hybrid planning application 10/19/0662

## **2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE**

- 2.1 This application is before the Planning & Highways Committee as it represents an amendment to a major residential planning application. The proposal seeks to amend condition 2 (approved drawings) of the full planning approval within hybrid planning application 10/19/0662. The proposed changes relate to the substitution of house types and amendment to the approved layout.
- 2.2 The amended scheme will continue to deliver a high quality bespoke housing development, which will widen the choice of family housing in the Borough, consistent with the planning strategy for housing growth as set out in the Core Strategy, Local Plan Part 2 and the objectives identified within the Gib Lane Masterplan. The proposal remains satisfactory from a technical point of view, with all issues having been addressed through the previous application, or capable of being controlled or mitigated through the conditions that remain attached to the planning approval.

## **3.0 RATIONALE**

### **3.1 Site and Surroundings**

- 3.1.1 The application site forms part of housing allocation 16/9: 'Gib Lane Development Site' within the adopted Local Plan Part 2. The current application relates to an area of approximately 28 hectares, with the wider allocated land measuring 56 hectares in total.
- 3.1.2 The site is located on the south-western edge of the Blackburn built-up area. The northern boundary principally adjoins an earlier phase of housing development, which is now known as 'Green Hills', with the remaining edge formed by rear gardens of properties which front onto the A6062, Livesey Branch Road. To the east is Cockridge Wood and an existing hedge / gorse line which delineates the site from the Wain Homes site to the north east. Gib Lane lies beyond. The south and west are predominantly rural in character, with hedgerow feature and various stone walls defining the site boundary with Horden Rake and Broken Stone Road.
- 3.1.3 The land the subject of the original hybrid application and this subsequent variation of condition application effectively completes the proposed residential areas of the Gib Lane Masterplan, relating to all areas not currently under construction through extant consents.

## **3.2 Proposed Development**

- 3.2.1 Planning approval 10/19/0662 relates to a hybrid planning application. The full planning application provides consent for 155 dwellings, integrated green spaces, drainage attenuation measures and associated highway infrastructure on 8.9 hectares of land, immediately to the southwest of the 'Green Hills' development area currently under construction.
- 3.2.2 The current application seeks to amend condition 2 (approved drawings) of the full planning application within the extant hybrid approval and relates to the substitution of house types and amended site layout.
- 3.2.3 The main vehicular accesses proposed from the continuation of Moorland Drive and new access approved onto Broken Stone Road remains in the same position as that of the approved scheme. Internally within the development, the general internal road layout remains as approved apart from the removal of one small section of road to increase the size of the Public Open Space by 238m<sup>2</sup>. There is no loss of parking provision on the site plan compared to that within the original approval. Parking to the side of dwellings has been increased to reduce the impact of the cars in the street scene
- 3.2.4 The housing density remains the same as the full planning consent, and the number of dwellings also remains at 155 as per the consent. In terms of the mix, the previously approved scheme provided 25% of the houses as 3 bedroom or less (38 units) and 75% as 4 or 5 bedroom dwellings (90 no. 4 bed properties and 27 no 5 bed. This proposed variation offers a marginal alteration to the original scheme; the proposed mix comprises 41 dwellings (26%) as 3 bedroom or less properties and 114 (74%) dwellings are 4 and 5 bedroom properties. This is principally due to the introduction of 2 bedroom bungalows and a new 5 bedroom house type, consistent with the Council's housing needs assessments and the applicant's own market research.

## **3.3 Development Plan**

- 3.3.1 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

### **3.3.2 Core Strategy**

- CS1 – A Targeted Growth Strategy
- CS5 - Locations for New Housing
- CS6 – Housing Targets
- CS7 – Types of Housing
- CS8 – Affordable Housing Requirements
- CS16 – Form and Design of New Development
- CS18 – The Borough's Landscapes
- CS19 – Green Infrastructure

### 3.3.3 Local Plan Part 2

- Policy 1 – The Urban Boundary
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 12 – Developer Contributions
- Policy 16/9 – Housing Land Allocations (Gib Lane Development Site, Blackburn)
- Policy 18 – Housing Mix
- Policy 36 – Climate Change
- Policy 40 – Integrating Green Infrastructure and Ecological Networks with New Development
- Policy 41 – Landscape

## 3.4 **Other Material Planning Considerations**

### 3.4.1 Gib Lane Masterplan

The site is within the Gib Lane Masterplan area, forming part of Phases D and E of the delivery strategy. The Masterplan was the subject of public consultation and was prepared in consultation with the majority of the land owners. It was approved in February 2015, and as such is a material consideration which should be taken into account when considering this and future proposals for the area.

### 3.4.2 Residential Design Guide Supplementary Planning Document

This document provides targeted advice to ensure high quality new homes. It aims to ensure that new development reflects the individual and collective character of areas of the Borough and promotes high standards of design. The document also seeks to ensure a good relationship between existing and proposed development in terms of protecting and enhancing amenity.

### 3.4.3 National Planning Policy Framework (NPPF)

In particular Section 5 of the NPPF relates to delivering a sufficient supply of high quality homes, and Section 8 relates to promoting healthy and safe communities.

## 3.5 **Assessment**

- 3.5.1 Housing Mix: Policy 18 of the Local Plan indicates that new housing development will be required to widen the choice of housing types within the Borough. The provision of detached and semi-detached housing must be the principal element. Those requirements are reinforced by Policy H3 of the Gib

Lane Masterplan that identifies the provision of 3 to 5 bedroom family housing as the principal requirement.

3.5.2 In terms of the mix, the previously approved scheme provided 25% of the houses as 3 bedroom or less (38 units) and 75% as 4 or 5 bedroom dwellings (90 no. 4 bed properties and 27 no 5 bed. This proposed variation offers a marginal alteration to the original scheme; the proposed mix comprises 41 dwellings (26%) as 3 bedroom or less properties and 114 (74%) dwellings are 4 and 5 bedroom properties. This is principally due to the introduction of 2 bedroom bungalows and a new 5 bedroom house type, consistent with the Council's housing needs assessments and the applicant's own market research.



Proposed bungalow house type:



Proposed new 5 bedroom house type:



- 3.5.3 The requirement for both the Witton Weavers and Cockridge character areas of the Masterplan to provide semi-detached and detached housing continues to be met by the amended layout. Overall the proposed change to the housing mix is modest in scope and without contradiction of the Local Plan and adopted Masterplan policy requirements.
- 3.5.4 Design: Policy 11 of the Local Plan requires development to present a good standard of design, demonstrating an understanding of the wider context and make a positive contribution to the local area. The policy sets out a list of detailed design requirements relating to character, townscape, public realm, movement, sustainability, diversity, materials, colour and viability. This underpins the main principles of sustainable development contained in the NPPF.
- 3.5.5 The Gib Lane Masterplan anticipates a medium density residential development of approx. 20-30 dwellings per hectare (dph), with the proposal complying with this at 17.4 dph (gross site area).
- 3.5.6 The ethos underpinning the proposed changes to house types and modification to the approved layout is set out within the planning statement supporting the application;

*“These phases of the Green Hills development will continue with the traditional form and building designs based on farm typologies which were the source of inspiration for the original dwellings in phases 1,2,3 that have been constructed to date. However, in order for these next 3 phases to be distinguishable from the original, and to show how the site evolves over time, the use of materials on some of the house types has been varied. A detailed materials matrix is submitted for approval to clearly show the use and variety of materials across the proposed development and this is described in more detail below.*

*The development comprises four types of facing brick in a buff, red, brown and grey finish. These are either applied as the main facing material or as a contrast panel as per the house type elevations/matrix. It can also be noted that these four types of facing brick are already in application on site, therefore providing a contextual link between the existing phase and the new. To further enhance the character of the development, white render has been introduced to some of the house types, as can be seen in the house type elevations and matrix. The introduction of render aims to provide an evolution of the development which draws upon the local vernacular of the area and provides a contextual relationship with the ongoing neighbouring developments.*

*In addition to the facing brick, there are two types of roof tile, a dark grey and black finish, two variants of window colour, a dark and a light grey and a dark and light grey door finish, all of which are present on the existing site. As can be seen in the matrix, this combination of materials allows for a multitude of variations, resulting in a more bespoke quality to each of the plots which lends itself to a more organic vernacular in relation to the development’s contextual heritage”.*



3.5.7 With regard to the proposed materials, the approach taken by the house-builder is consistent with the earlier phases and the extant approval; to ensure a hand crafted approach to housing developments so that every house type is subtly bespoke or unique in it's own way. Brick forms the principal walling, though timber boarding and render are also proposed as secondary materials, extending the appearance of openings, highlighting detail and continuing the agricultural narrative through the site. Dark grey roof coverings remain in line with the extant permission to reflect vernacular traits and provide unity.



Extract from submitted illustrative street scenes

3.5.8 Details of the proposed boundary treatments have been provided, alongside a detailed layout to illustrate the boundary treatments for each part of the site. The treatments are again consistent with the extant permission and include stone walls, brick walls, brick and timber panels and hedgerows to the front and side of properties; with close boarded fencing for rear gardens. The arrangement is considered to be satisfactory and compliant with both the Masterplan and Policy 11 of the Local Plan.





Proposed boundary treatment plan.

- 3.5.9 In summary, the proposed substitution of house types and amended layout positively respond to Local Plan and Masterplan policy requirements. The amended scheme continues to provide a high quality scheme, which is well designed to complement the local setting whilst responding to site constraints including the topography and need for rural transition. The proposals therefore accord with the provisions of the adopted Masterplan and Policy 11 of the Local Plan
- 3.5.10 Residential Amenity: Policy 8 requires development to secure a satisfactory level of amenity for future occupants and surrounding uses. The Council's adopted Residential Design Guide Supplementary Planning Document (SPD) provides advice to enhance the quality of new homes, including the protection of the amenity of existing residents. Space standards are an important consideration when assessing such impact.
- 3.5.11 The Residential Design Guide SPD indicates an appropriate separation of 21 metres between facing windows of habitable rooms of two storey dwellings, unless an alternative approach is justified to the Council's satisfaction. Where windows of habitable rooms face a blank wall or a wall with only non-habitable rooms a separation of no less than 13.5 metres shall be maintained, again unless an alternative approach is justified to the Council's satisfaction. Differing floor levels or site levels between properties can require the addition of 3m per floor level to the required separation.

- 3.5.12 When assessing the proposed amendment to the approved scheme the closest relationship to existing properties outside of the masterplan area remains to be circa 60m and thus the SPD standard can be comfortably met.
- 3.5.13 Within the site, there are some instances of separation distances below those set out in the SPD, though as was the case when approving the extant permission for the site it is felt that these can be warranted given they facilitate retention of existing landscape features such as the hawthorn hedge adjoining the Witton Weavers Way,. More generally the layout allows for the wider provision of green infrastructure and incidental landscaping that is to the advantage of the overall scheme. This is demonstrated within the current scheme via the expansion of the public open space by 238m<sup>2</sup>.
- 3.5.14 Highways: Core Strategy Policy 22: Accessibility Strategy and Local Plan Policy 10: Accessibility and Transport, aim to ensure that new developments provide appropriate provision for access, car parking and servicing so as to ensure the safe, efficient and convenient movement of all highway users is not prejudiced.
- 3.5.15 The scheme does not present an increase in the number of units proposed, as such there is no requirement to reappraise the impact of the development upon the road network in the locality. Similarly, the main vehicular accesses proposed from the continuation of Moorland Drive and new access approved onto Broken Stone Road remains in the same position as that of the earlier approved scheme. Internally within the development, the road layout remains as approved apart from the removal of one small section of road to increase the size of the Public Open Space.
- 3.5.15 There is no loss of parking provision on the revised site layout compared to that with the extant planning approval. Parking to the side of dwellings has been increased to reduce the impact of cars in the street scene, which is one of the issues that have promoted changes to the overall layout.
- 3.5.16 The Council's highway team have offered no objection to the scheme, providing to the conditions imposed on the original decision are reapplied. Subject to that position compliance with the Core Strategy and Local Plan policies is achieved.
- 3.5.17 Other Matters: The original application promoted considerable public objection and interest from Members in relation to drainage provision and flood risk. Members are advised that the proposed substitutions of house types and layout amendments will have no impact on the previously agreed drainage solutions. The Council's drainage team have offered no objection to the current application, subject to the conditions previously imposed being reapplied to any subsequent approval

## **4 RECOMMENDATION**

**APPROVE imposing all conditions attached to the extant approval 10/19/0662, with the following amendments;**

**Condition 1** - Modification to correlate with the original 3 year period for implementation of the planning permission

The development hereby permitted shall be begun on or before the 22<sup>nd</sup> June 2023

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

### **Condition 2**

Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Character Areas Plan, BB09\_SP(90)08, received 12th July 2019;  
Location Plan, BB09\_SP(90)01\_Revision D, received 12th July 2019;  
Tracking Plan, BB09\_SP(90)05, received 12th July 2019  
Proposed Access Plan, BB09\_SK(90)04\_Revision B, received 20th January 2020  
BB09 House Types Pack 1 of 2;  
BB09 House Types Pack 2 of 2;  
BB09\_SE(90)01A Illustrative Street Scene;  
BB04\_MAT (materials matrix);  
BB09\_SP(90)04; and  
BB09\_SP(90)18\_reduced Boundary treatment plan  
REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

## **5 PLANNING HISTORY**

10/19/0662 - Hybrid planning application seeking full planning permission for residential development of 155 dwellings and outline planning permission with all matters reserved except for access for residential development for up to 280 dwellings – approved by the Planning & Highways Committee at their meeting on the 18<sup>th</sup> June 2020.

## **6 CONSULTATIONS**

- 6.1 Public Consultation: A press notice has been issued and site notices displayed. No representations have been received.
- 6.2 Highways: No objection, subject to conditions imposed on original planning approval being replicated
- 6.3 Drainage: No objections subject to conditions imposed on original planning approval being replicated

**7 CONTACT OFFICER: Martin Kenny, Principal Planner**

**8 DATE PREPARED: 14<sup>th</sup> May 2021**