

# PLANNING APPLICATION NUMBER:P07/2160

Type of approval sought	Reserved Matters
Ward	AMBLECOTE
Applicant	David Payne Homes Ltd
Location:	<b>CORBETT HOSPITAL OFF, VICARAGE ROAD, AMBLECOTE, STOURBRIDGE, WEST MIDLANDS, DY8 4JB</b>
Proposal	<b>RESERVED MATTERS APPROVAL FOR ERECTION OF 83 NO. DWELLINGS(FOLLOWING OUTLINE APPROVAL P04/1865)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. This 2.5 hectare site consists of part of the former Corbett Hospital site which is located off Vicarage road some 800m to the north of Stourbridge town centre. The majority of previous buildings on the site which were neither locally or statutorily listed have now been demolished and the site cleared for health and safety reasons. The site is characterised by upward level changes of some 3-4m from west to east and south to north to the central section, with levels then similarly falling away. A number of trees of varied species, size and maturity are located predominantly to the periphery of the site and are covered by the Borough of Dudley (Corbett Hospital) Tree Preservation Order D490.
2. Access is from a new road (John Corbett Drive) off Vicarage Road, which was formed to serve both this and the new Primary Care Trust (PCT) development located to the south of this site. To the south east of the site is the new Corbett Ambulatory Hospital with the private Corbett Hospital open space to the east and north. Operational PCT land and premises adjoin the west of the site at an approx 6m lower level. Beyond the immediately adjoining sites, residential uses predominate.

## PROPOSAL

3. This application is for the approval of reserved matters for the layout (siting), appearance, scale (external appearance) and landscaping of the site following the release of Outline approval in 2005, for means of access. The outline approval related to the wider Corbett Hospital site and its redevelopment with a new Primary Health Care Centre and residential development.
4. Outline planning consent was released following the completion of a S106 obligation for the provision of affordable housing, off site open space and childrens play area enhancements, public art and highway improvements. Highway improvements required at the junction of Amblecote High Street and Vicarage Road are currently being undertaken with the new site access previously implemented in association with the health centre development.
5. Submitted details indicated the development of the site with 83 dwellings consisting of;
  - 11 two bedroom houses
  - 37 three bedroom houses
  - 11 three/four bedroom houses
  - 11 four bedroom houses
  - 2 five bedroom houses
  - 8 two bedroom apartments
  - 3 one bedroom apartment

Of these dwellings 58 are proposed for private sale and 25 as affordable housing, with the affordable element made up of;

- 2 one bedroom apartments
- 8 two bedroom apartments
- 10 two bedroom houses

6. The site is to be developed in the main with four outward facing perimeter blocks of dwellings which have been designed to overlook adjacent open space and areas of existing landscaping. An apartment block with corner towers at the site entrance with rear car parking and tree planting, in association with facing development , forms an overlooked square and important entrance feature. The entrance will highlight feature ironwork and railings incorporating a John Corbett public art theme, which will appear on buildings through much of the development, and significantly on the terraced crescent overlooking open space on plots 34-48. Due to the elevated nature of the site and to reflect the former site context, the scale of the development is of two/three storey with the exception of the tower entrance features. The majority of protected trees within the site are retained, predominantly to the periphery and north-western side of the site.
7. The development is to be accessed by a mixture of adoptable culs-de-sac, private drives and footpaths to enhance the permeability of the site. One footpath on the development is shown to provide a potential link to cross private open space, owned by the Dudley Group of Hospitals NHS Trust, which could then connect to existing footpaths serving a local school, park and residential areas.
8. Car parking for the development is accommodated in a mixture of garages, car ports, driveways and enclosed parking courts at levels to comply with adopted guidance. Parking courts are accessed through entrance features overlooked by residential accommodation and are gated to prevent more than one means of egress.
9. This application is supported by a design and access statement, tree condition survey, bat and wildlife mitigation strategy and drainage strategy.

## HISTORY

10.

APPLICATION No.	PROPOSAL	DECISION	DATE
P04/1865	Outline planning application for the demolition of existing premises and redevelopment comprising of a new primary health care centre and residential development. (Approval for means of access sought)	Approved subject to S106 agreement	26/08/05
P04/2015	Approval of reserved matters for the erection of a new primary health care centre.	Approved	30/08/05

## PUBLIC CONSULTATION

11. This application has been subject to statutory publicity in the press, by site notice and substantial direct notification. As a result of notifications, three clear letters of objection have been received with a further three letters raising observations relative to the development and environs.
12. Of the objections (one of which is from an Honorary Alderman), the use of the site for housing with enough housing having been built in Amblecote in recent years, traffic generation and impact on the area is raised as material planning considerations. A non-material planning objection is also raised (as it was at the outline planning application stage) relative to the terms of a legal covenant of 1892, with claims that the development plan housing designation for the site should not be so, that the site should not have been sold by the Dudley Group of Hospitals NHS

Trust and that the local planning authority should not have accepted the outline planning application. Concerns are also raised relating to increased traffic congestion and potential overlooking of office accommodation by new properties.

13. General observations acknowledge the covenant issue and;
- Express reservations about the height of the development and potential to overlook surrounding housing.
  - Wish to see no increase in height or numbers of dwellings.
  - Comment that drainage details were lacking relative to runoff
  - Difficult to tell which trees are to be retained, that some species proposed are not native, but proposed mixed hedging of mixed native trees would be wonderful.
  - Commend the retention of most protected trees and the Holly hedge, and that replanting with Limes would be good.
  - Junction improvements are welcomed.
  - The possibility of the new footpath link is welcome so long as the adjacent meadow is not encroached upon as children would be encouraged to walk to school.
  - Concerns are expressed about the future of the Corbett Open Space , that there should be no general public right of way access across and appropriate stock proof boundary treatments.

Amongst general comments above, a local history society state that they are impressed with the plans.

## OTHER CONSULTATION

14. Head of Public Protection. No objection is raised subject to compliance with conditions imposed on the outline approval.
15. Group Engineer-development. Following initial concerns raised by the Group Engineer – Development, plans have been revised by the applicants to address such issues. Conditions are attached to address any outstanding issues and no objection is raised on this basis.

16. The Environment Agency. Initial concerns regarding drainage and run off addressed by a Drainage Statement that shows an increase in on- site soakaways, a reduction in hardstandings and a reduction in discharge levels from the site.

## RELEVANT PLANNING POLICY

17. Adopted 2005 Dudley Unitary Development Plan
- |        |                                     |
|--------|-------------------------------------|
| DD1    | Urban Design                        |
| DD4    | Development in Residential Areas    |
| DD6    | Access and Transport Infrastructure |
| DD7    | Planning Obligations                |
| H1     | New Housing Development             |
| H3     | Housing Assessment Criteria         |
| H4     | Housing Mix                         |
| H5     | Affordable Housing                  |
| H6     | Housing Density                     |
| NC9    | Mature Trees                        |
| UR9    | Contaminated Land                   |
| RPG 11 | Regional Planning Guidance          |

## ASSESSMENT

18. Key Issues;
- Principle of development and traffic impacts
  - Density of development
  - Potential ground contamination
  - Detailed design
  - Wildlife and landscaping
  - Planning Obligations
- Principle of development and traffic impacts.
19. The principle of residential development on this site was established by the resolution to grant outline planning approval on 29<sup>th</sup> November 2004, subject to a

S106 Obligation for open space, children's play area provision, highway improvements and affordable housing. Since the release of the outline approval on 26<sup>th</sup> August 2005, the 2005 development plan has been adopted, which designates this land as a strategic housing site (22) on the proposals map, subject to Policy H1. This policy formally takes dwelling numbers expected on this site forward into the Borough Housing Land Supply required by Regional Planning Guidance to the year 2011.

20. Whilst contributing to the required approximately 13,000 dwellings required, this site is well located relative to Stourbridge town centre some 800m to the south and public transport linkages. This accords with the requirements of Policy H3 which also seeks the re-use of previously developed land. In accordance with Policy H4, Housing Mix, this site also provides a mix of dwelling types and sizes to cater for a range of household needs and income groups. Affordable Housing in accordance with Policy H5 and DD7 Planning Obligations will be provided at a level of 30% and with an appropriate mix as indicated at paragraph 5. Highway works required by the outline approval are being implemented at the junction of High Street and Vicarage Road. Other elements of the S106 will be delivered on approval of this Reserved Matters application now that specific dwelling numbers are known.

#### Density of development

21. Policy H6 Housing Density seeks to achieve the highest possible density of development, taking into account factors such as the local context, proximity to sustainable locations and the principles of good design. Overall density of development at this site would be 30.1 dwellings per hectare which is at the low end of national guidance, but relates well to the local context/levels/protected tree constraints and makes efficient use of land in accordance with Policy H6.

#### Potential ground contamination.

22. In considering the acceptability of residential development on this site, the report on outline planning application P04/1865 identified potential ground contamination as an issue to be resolved. Condition 7 of the outline approval required that the layout and position of development be agreed in order to reduce risk to an acceptable level

and to this end details have been submitted for assessment. Further conditions 8-10 remain to be complied with prior to the commencement of development to ensure that risk assessment, site investigation and remediation are carried out.

### Detailed design

23. Houses and a small number of flats throughout the development are traditionally styled and form secure perimeter blocks by backing onto other gardens or having overlooked parking courts with gated pedestrian routes. Cul-de-sacs are accessible to pedestrians via links that are directly overlooked by houses which face or have had windows inserted into gable walls to ensure good urban design in accordance with UDP Policy DD1. No adverse impacts will arise upon the amenities of occupiers of existing dwellings in the locality due to the large distance to such properties, with appropriate amenity space and separation distance provided between proposed dwellings in accordance with UDP Policy DD4. Building heights have been limited to a mix of two and three storeys as outlined during discussions with officers, to reflect the context of former hospital buildings whilst respecting the elevated nature of the site. The scale of the buildings is also considered appropriate to adequately address and overlook the adjacent areas of open space. Traditional materials to reflect the local vernacular will be used throughout the development
24. In order to ensure adequate car parking levels throughout the development in accordance with the Parking Standards SPD, a number of dwellings will have car ports and additional stores within the rear garden areas. Recessed brick false windows and plinths will articulate and add interest to the rear elevation of garages which back onto the access road.

### Wildlife and landscaping.

25. The submitted bat and wildlife mitigation strategy has been incorporated into the landscaping and tree planting plans to provide for 60-70% of native species planting throughout the site. Specific wildlife mitigation measures are provided and the best of the protected trees have been retained with replacement planting and



species being the subject of discussions with the Council Tree Officer who raises no objection on this basis in accordance with UDP Policy NC9.

#### Planning obligations.

26. Detailed plans and proposals will now inform the specific level of financial contribution necessary to discharge the S106 obligation for off site open space and childrens play area enhancements. As noted at paragraph 5, affordable housing of appropriate property types is offered at the full level of 30% and highway junction improvements are currently being implemented. Detailed proposals for public art to be incorporated throughout the development in the form of decorative ironwork railings to feature fencing and balconies with additional stonework plaque details have been the subject of discussion with the Borough Artist and are considered to be appropriate in both form and context.

### CONCLUSION

27. Details submitted in respect of the approval of reserved matters for this site confirm that there will be no adverse impact upon the amenities of existing or future occupiers of the site or its surroundings. The design and siting of development respects the context of the site setting in relation to density, wildlife, landscaping and car parking provision in accordance with UDP Policies DD1, DD4, DD5, DD6, DD7, H1, H3, H4, H6, HE6, NC9 and UR9

### RECOMMENDATION

28. Approval subject to conditions attached to outline approval P04/1865 and additional conditions with powers delegated to the Director of the Urban Environment to make amendments and alterations to these as necessary.

### **Reason for Approval**

Details submitted in respect of the approval of reserved matters for this site confirm that there will be no adverse impact upon the amenities of existing or future occupiers of the site or its surroundings. The design and siting of development respects the context of the site setting in relation to density, wildlife, landscaping and car parking provision in accordance with UDP Policies DD1, DD4, DD5, DD6, DD7, H1, H3, H4, H6, HE6, NC9 and UR9

### **Informative**

This permission shall relate to drawing numbers COR/100 Rev A, 102B, 103B, 110, 111A, 112A, 113A, 114A, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143 & 144A, DSG/RS/3, DG/is/10 & P/sg/D

### **Conditions and/or reasons:**

1. All planting, seeding or turfing comprised in the details of landscaping hereby approved shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees, hedgerows or plants contained in the approved planting scheme which within a period of 5 years from the completion of the development, die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
2. Development shall not begin until details of hardscape surfacing, boundary treatments and gates and storage sheds in terms of type, height, texture, design and colour of materials have been submitted to and approved in writing by the Local Planning Authority, with such details being implemented prior to the first occupation of the hereby approved dwellings.
3. Prior to the commencement of construction of the hereby approved dwellings, further details of the rear elevations of all garages to the rear of plot 33 shall be submitted for the written approval by the Local Planning Authority of plinths, recessed brickwork and eaves.
4. Prior to the commencement of development, further details of balconies, railings and the extent of public art related decorative elements shall be submitted for the written approval of the Local Planning Authority before being incorporated into the fabric of the development. Such details and elements shall thereafter be retained for the lifetime of the development.