

# Report to Planning Committee

29 October 2018

## Agenda Item No.5

Contact Officer: Helena Horton

Telephone: 01543 308272

### Report of the Director Of Place And Community

#### ISSUES PAPER – PLANNING APPLICATION REF. 18/01217/OUTFLM

HYBRID PLANNING APPLICATION COMPRISING OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED EXCEPT ACCESS POINTS TO CRICKET LANE) FOR THE CONSTRUCTION OF UP TO 520 DWELLINGS, AND UP TO 10.73 HECTARES FOR EMPLOYMENT USES (USE CLASSES B1/B2/B8), WITH COMPREHENSIVE GREEN INFRASTRUCTURE INCLUDING FOOTPATHS, CYCLE WAYS, MULTIFUNCTIONAL OPEN SPACE, CHILDREN'S PLAY AREAS, OPEN SPACE FOR SPORT AND SUSTAINABLE DRAINAGE INFRASTRUCTURE INCLUDING BALANCING PONDS, AND OTHER ASSOCIATED ANCILLARY INFRASTRUCTURE AND GROUND REMODELLING; AND FULL PLANNING APPLICATION FOR THE CONSTRUCTION OF A 3,886SQM (GEA) CLASS B1C/B2/B8 UNIT WITH ANCILLARY OFFICE SPACE, ACCESS OFF LONDON ROAD, INCLUDING CAR PARKING, SERVICING, DRAINAGE WORKS, EARTHWORKS AND OTHER ANCILLARY WORKS.

LOCATION: LAND AT CRICKET LANE, LICHFIELD

#### 1. Purpose of Report

1.1 To inform Members that an outline planning application (ref: 18/01217/OUTFLM) has been received for a hybrid application comprising of an outline application (with all matters reserved except access) for the construction of up to 520 dwellings, 10.73 hectares for employment use (within B1/B2/B8 use classes) with comprehensive green infrastructure including footpaths, cycle ways, multifunctional open space, children's play areas, open space for sport and sustainable drainage infrastructure including balancing ponds, and other associated ancillary infrastructure and ground remodelling; and Full planning application for the construction of a 3,886sqm (GEA) Class B1c/B2/B8 unit with ancillary office space, access off London Road, including car parking, servicing, drainage works, earthworks and other ancillary works.

1.2 The purposes of this 'Issues Paper' is to highlight to members the fact that a strategic major application has been recently submitted to the Council and explain the process in terms of consultation and publicity. In addition, the paper will highlight the key planning issues, which will need to be considered when the full report comes before the Committee for their determination. This will allow an opportunity for Members to raise key planning issues that either they wish to be expanded upon or added to in the full report at the decision making stage. This report is therefore a precursor to the main report, which will be presented at the end of the planning application process - it is not a report for debate or decision making, but rather an opportunity to raise issues.

#### 2. Site and Location

2.1 The site is located to south of Lichfield comprising of an agricultural field which is boarded by Cricket Lane to the north west, Tamworth Road (A51) and the canal restoration site to the north east,

London Road to the south west and A38 to the south east. Existing hedgerows bound the entire site from the roads. Land in the southern corner of the site is lower than the adjacent London Road. The application site amounts to a total of 37.48 hectares of land.

2.2 Members will note that site the forms part of the strategic development allocations outlined in the Local Plan Strategy for the south of Lichfield City Centre within Policy Lichfield 6.

### **3. Summary of Proposals**

3.1 The application was registered on 31 May 2018. Appendix 1 describes the site and proposals in more detail. In summary, the application comprises an outline application for the erection of up to 520 dwellings including comprehensive green infrastructure including footpaths, cycle ways, multifunctional open space, children's play areas, open space for sport and sustainable drainage infrastructure including balancing ponds, and other associated ancillary infrastructure and ground remodelling. All matters are reserved for future approval apart from access which is intended to be gained off Cricket Lane for the residential scheme. The outline element of the application also comprises of 10.73 hectares for employment use (within B1/B2/B8 use classes). Full planning is proposed for the construction of a Class B1c/B2/B8 unit with a gross external floor area of 3,886 sqm with ancillary office space with access proposed to the employment site off London Road and includes car parking, servicing, drainage works, earthworks and other associated ancillary works.

3.2 As required under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017), a Screening Opinion and subsequently a Scoping Opinion was undertaken, prior to the submission of this application. It was determined by the Secretary of State on the 28<sup>th</sup> March 2018 that an Environmental Impact Assessment was not required.

3.3 The application, is supported by a Planning Statement, Design and Access Statement, Air Quality Impact Assessment, Ecological Appraisal, Floor Risk Assessment, Landscape Visual Impact Assessment, Modelling Report, Noise and Vibration Assessment, Geotechnical Appraisals, Sustainability Statement, Transport Assessment, Travel Plan and a Utilities Report. .

3.4 The application has also been accompanied by a Preliminary Indicative Master Plan which shows how the site could be developed. The plan shows the residential properties heavily weighted towards the northern side of the site with landscape belt buffer between the properties and the proposed employment area, to the south. An area of open space with sports pitches is shown in the north eastern corner of the site alongside two areas proposed as locally equipped areas of play (LEAP).

3.5 A copy of the proposals will be available for viewing in the lobby area to the Council Chamber from 5.30pm onwards on the evening of your Committee on the 1 October 2018. In addition, the plans and all associated documents are available on the Council's website by visiting the planning application search page at [www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk) (viewed by entering the application number).

3.6 Members are invited to raise issues in relation to the current application, which they may feel require further clarification or detail when the application is reported to you in full for determination.

3.7 Members are also invited to discuss the application further with either Helena Horton (Planning Case Officer) or Jon Allinson (Principal Planning Officer) outside of the Committee meeting, if there are specific issues of detail on which you require further clarification.

### **4. Consultation and Process**

4.1 The applicant has undertaken a pre-application public consultation exercise in the form of a public exhibition at Wade Street Church in Lichfield on the 21<sup>st</sup> April 2016. A summary of the comments relate to;

- Infrastructure
- Drainage
- Lack of Space at schools and doctors
- Traffic and Highway Safety
- Amenities for children
- Type of employment development
- Number of Houses
- Design of Development
- Access Road
- Overlooking
- Noise

A website was also produced and advertised on leaflets for members of the public to access the relevant details provided after the consultation event,

4.2 Following receipt of the planning application, the Council, as Local Planning Authority, has undertaken extensive consultation, including with statutory and non-statutory consultees. This consultation has included Lichfield City Council. A notice was published in the local press on the 23 August 2018 and a site notice has also been displayed adjacent to the site. In addition individual notification letters have been sent to properties in the vicinity of the site.

## **5. Recommendation**

5.1 The Planning Committee are recommended to note the item for information and raise any relevant planning issues on which they require further clarification and which are requested to be addressed in the subsequent report to Planning Committee when this application is formally considered.

## **APPENDIX 1**

### **SUMMARY OF SITE AND PROPOSALS**

#### **Site and Location**

The site is located on the south eastern edge of Lichfield City with the north western boundary adjoining existing residential properties along Cricket Lane. The northern boundary is adjacent to the route of the Lichfield Canal, which is currently being restored, further north is Tamworth Road and existing established residential areas of the city. The south western boundary is formed London Road which is a key route in and out of the city. The A38 bounds the south western boundary of site.

At present the site comprises of a single large agricultural field which increases in height towards the north east. The site slopes to a lower level to the south, sitting at a lower level than London Road. There are a number hedgerows and trees surrounding the perimeter of the site.

#### **Proposals**

The application comprises an outline application for the erection of up to 520 dwellings including comprehensive green infrastructure including footpaths, cycle ways, multifunctional open space, children's play areas, open space for sport and sustainable drainage infrastructure including balancing ponds, and other associated ancillary infrastructure and ground remodelling. All matters are reserved for future approval apart from access which is intended to be gained off Cricket Lane via two vehicular access points for the residential scheme. The outline element of the application also comprises of 10.73 hectares for employment use (within B1/B2/B8 use classes). Full planning is proposed for the construction of a Class B1c/B2/B8 unit with a gross external floor area of 3,886 sqm with ancillary office space with access proposed to the employment site off London Road and includes car parking, servicing, drainage works, earthworks and other associated ancillary works. A single point ghost access is also proposed off London Road for the employment site

The scheme proposes 35% affordable housing which amounts to 182 units with the remaining 65% for open market sale which amount to 338 Units. The overall housing mix has not been provided and would form part of the reserved matters application. The proposed residential area has an indicative density of 34 dwellings per hectare.

The proposed public open space including the Sustainable Urban Drainage System amounts to 7.54 Hectares and an area of comprising of a play pitch and sports facilities will equate to 1.52 Hectares.

#### **Summary of Key Issues to be considered in the Determination of the Application:**

- Policy and Principle of Development;
- Loss of Agricultural Land;
- Housing Numbers;
- Affordable Housing;
- Employment land proposals;
- Design of the proposed employment building;
- Use of the proposed employment building;
- Highways Issues, including accesses and impact on the surrounding highway network including Strategic Network and pedestrian and cycle connectivity;
- Noise and Air Pollution Issues;
- Impact on Amenity of Existing and Future Occupiers;
- Impact on existing and wider landscape setting and new landscape and planting;
- Impact upon Heritage Assets including archaeology;
- Education Provision;
- Sports Facilities;

- Flood Risk and Drainage;
- Waste Management;
- Ecological and Biodiversity Impacts;
- Planning Obligations.

Members are invited to comment on the detail of any of the above issues and to identify any matters, which they consider have not been highlighted at this stage.