

Audio Transcript

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00:00:02.322 --> 00:00:06.792
Chris Brown: Thanks for joining us for this presentation today, about the

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00:00:07.222 --> 00:00:16.472
Chris Brown: Land east of Lee Green Lane, Wythall. I'm Chris Brown from Engage Planning, and we've been supporting Gallagher Developments on the community engagement for this project.

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00:00:16.542 --> 00:00:30.051
Chris Brown: Following our public consultation, this presentation is intended to provide a summary of the feedback we've received from the local community and local stakeholders, and to provide responses to that feedback, and an update on the latest position with the proposals.

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00:00:30.182 --> 00:00:37.852
Chris Brown: The plans include up to 120 dwellings, and associated green space, infrastructure, and a planning application will be submitted very shortly.

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00:00:38.212 --> 00:00:50.362
Chris Brown: This presentation will go through the key topics and the issues raised during our consultation to provide responses to the main comments and issues. More detail will be provided in the planning application documentation.

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00:00:50.812 --> 00:00:56.292
Chris Brown: Our presenter will be Zarina Ali, a planning consultant from Turley. Zarina, if you could introduce yourself?

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00:00:57.032 --> 00:01:09.512
Zarina Ali: Yeah, thank you, Chris. Hi all, I'm Zarina Ali, Senior Planner here at Turley. Turley has prepared this outline planning application on behalf of Gallagher Developments, who are the applicant.

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00:01:10.832 --> 00:01:21.222
Chris Brown: Great, thank you, Zarina. Right, I will now start, sharing some slides, and then if you could then talk us through the local plan position, as soon as...

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00:01:22.062 --> 00:01:24.682
Chris Brown: I start the slides.

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00:01:32.952 --> 00:01:34.572

Zarina Ali: Brilliant, thank you, Chris.

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00:01:34.742 --> 00:01:44.642

Zarina Ali: The National Planning Policy Framework, otherwise referred to as the NPPF, sets out the government's planning policies for England, and how these should be applied.

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00:01:44.882 --> 00:01:51.241

Zarina Ali: It provides a spatial framework for local plans to provide for housing and other development in a sustainable manner.

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00:01:51.962 --> 00:02:08.222

Zarina Ali: Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective, with the NPPF requiring local plan policies to be reviewed every five years to account for changing circumstances affecting the area or changes in national policy.

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00:02:08.892 --> 00:02:16.271

Zarina Ali: Bromsgrove's Local Plan was adopted on the 25th of January, 2017, and was not reviewed within the five-year period.

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00:02:16.652 --> 00:02:19.572

Zarina Ali: Therefore, the policies are considered to be out of date.

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00:02:20.282 --> 00:02:29.991

Zarina Ali: Whilst the Council is now working on a new local plan to meet the needs of the district, this plan hasn't yet been submitted for examination, and won't be adopted for some time yet.

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00:02:30.662 --> 00:02:35.451

Zarina Ali: Therefore, the proposal will be assessed against the adopted local plan and the NPPF

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00:02:35.562 --> 00:02:36.722

Zarina Ali: policies.

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00:02:37.462 --> 00:02:49.462

Zarina Ali: The NPPF identifies that in order to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it's needed.

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00:02:49.772 --> 00:02:53.561

Zarina Ali: The overall aim should be to meet an area's identified housing need.

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00:02:54.442 --> 00:03:09.661

Zarina Ali: To maintain the delivery of new homes, the NPPF requires councils to have a supply of deliverable sites to provide a minimum of 5 years' worth of housing against their housing requirement. In other words, this is referred to as a 5-year housing land supply.

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00:03:10.302 --> 00:03:22.182

Zarina Ali: The Council has acknowledged that Bromsgrove District can only demonstrate a 1.98-year housing land supply, which is a serious and significant level of under-delivery.

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00:03:22.842 --> 00:03:30.681

Zarina Ali: New homes are therefore needed to meet identified local housing need for the district, and the government's core objective to deliver new housing.

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00:03:31.322 --> 00:03:48.021

Zarina Ali: So, just in the context of the Emerging Local Plan, there are three housing allocations which have been identified to deliver housing within Wythall, with draft allocation WY02 identifying the site as suitable to contribute towards meeting this housing need.

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00:03:48.902 --> 00:03:56.862

Zarina Ali: This outline application is classed as a major application, which the Council is expected to determine within 13 weeks.

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00:03:57.132 --> 00:04:10.091

Zarina Ali: The Council's formal consultation period will normally last for 21 days, and they will identify and consult a number of different groups who will be able to comment via the Planning Register on the Council's Planning Applications webpage.

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00:04:11.512 --> 00:04:19.912

Chris Brown: That's great, thanks for setting all that out. Could you now set out some details about this planning application, and what a Reserved Matters application is?

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00:04:20.152 --> 00:04:30.132

Zarina Ali: Yeah, of course. So this application is an outline application, and it allows for a decision on the general principles of how a site can be developed.

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00:04:30.622 --> 00:04:43.732

Zarina Ali: These applications are subject to conditions requiring the subsequent approval of one or more reserve matters, which can include things like appearance, means of access, landscaping, layout, and scale.

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00:04:44.562 --> 00:04:58.161

Zarina Ali: A reserved matters application is a type of application which is submitted after outline planning permission has been granted, and details specific and previously excluded reserved matters from the outline application.

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00:04:58.832 --> 00:05:06.301

Zarina Ali: The details of these reserved matters must comply with the outline approval, and any conditions attached to the outline permission.

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00:05:07.412 --> 00:05:22.852

Zarina Ali: Reserved matters applications must be made within a specified time limit, which is usually 3 years from the date outline planning permission was granted, though the Council will identify an appropriate timescale during the determination of the outline planning application.

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00:05:23.832 --> 00:05:38.502

Zarina Ali: In the context of this outline application, the reserved matter sought for approval relates to access, which will be shown on a detailed access plan within the transport assessment for the Council and Highways Authority's consideration.

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00:05:39.272 --> 00:05:47.741

Zarina Ali: And to control the residential development, a parameters plan will also be submitted, and this is currently shown on screen.

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00:05:47.872 --> 00:05:55.531

Zarina Ali: It defines where the proposed residential development, shown in dark yellow, open space, in light green.

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00:05:55.832 --> 00:06:03.281

Zarina Ali: Primary access, the red arrow, and a pedestrian and cycle access, the blue arrow on screen, will be located.

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00:06:04.212 --> 00:06:10.382

Zarina Ali: It also defines that residential development will be no more than 2.5 storeys in height.

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00:06:10.822 --> 00:06:20.642

Zarina Ali: The layout of the scheme is shown indicatively on the Illustrative Master Plan, and shows one way in which

the development could be brought forward.

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00:06:21.402 --> 00:06:28.961

Zarina Ali: As the application is in outline form, the housing mix and tenure of properties is not yet for determination.

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00:06:29.142 --> 00:06:44.151

Zarina Ali: So notwithstanding this, it is intended that the development will deliver a range of housing sizes and typologies, including 2- and 3-bedroom dwellings, having regard to identified local housing needs within the district.

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00:06:44.822 --> 00:06:54.202

Zarina Ali: Other matters, such as parking, layout, appearance, landscape, are all detailed matters which would also be dealt with at reserved matters stage.

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00:06:55.482 --> 00:07:04.231

Chris Brown: That's great, thanks. Lots of residents have asked about affordable housing during the consultation. Could you give us some details about that aspect?

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00:07:04.862 --> 00:07:22.581

Zarina Ali: Yeah, so, with regards to affordable housing, this relates to housing for sale or rent for those whose needs are not met by the market, and includes shared ownership, affordable rented and socially rented dwellings of a range of sizes to meet local needs.

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00:07:23.362 --> 00:07:37.772

Zarina Ali: Whilst this site is located within the Green belt, the site is considered to be Grey belt land, which is previously developed land or land which does not strongly support some of the key purposes of a Green belt designation.

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00:07:38.522 --> 00:07:46.121

Zarina Ali: Council officers also advised that the site would meet the definition of grey belt development within their pre-application response.

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00:07:46.662 --> 00:07:55.481

Zarina Ali: Grey belt development is subject to strict rules which require that 50% affordable housing should be provided for the proposal of this scale.

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00:07:56.712 --> 00:08:06.062

Zarina Ali: Given the proposed development seeks outline permission for up to 120 dwellings, the total number of affordable homes proposed is up to 60 homes.

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00:08:07.722 --> 00:08:19.732

Chris Brown: Great, that's good to know. Thank you, Zarina. As with many developments, local infrastructure is an important aspect. Could you explain what infrastructure is included in these plans, and the other funding for infrastructure?

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00:08:20.752 --> 00:08:38.041

Zarina Ali: Yeah, so, this proposal includes the provision of strategic public open space and green infrastructure, including play space, landscaping, sustainable drainage, and a network of formal and informal pedestrian routes to connect with the wider area.

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00:08:38.872 --> 00:08:49.762

Zarina Ali: All the local infrastructure requirements, such as public transport, health, education, and community facilities, would be identified during the determination period.

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00:08:50.252 --> 00:08:58.862

Zarina Ali: The associated financial contributions to be made towards GP surgeries, schools, and other facilities will also be identified.

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00:09:00.282 --> 00:09:17.821

Zarina Ali: Relevant service providers will be consulted with during the determination period, and will provide their formal responses, setting out their views on the proposals, and will identify any local infrastructure requirements and associated financial contributions required from the applicant.

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00:09:18.212 --> 00:09:30.981

Zarina Ali: Ultimately, those final financial contributions and triggers would be agreed and then secured through a Section 106 legal agreement between the applicant, local authority, and county council.

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00:09:33.632 --> 00:09:41.362

Chris Brown: That's great. In terms of the overall illustrative master plan, could you take us through details about that master plan?

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00:09:41.782 --> 00:09:42.482

Zarina Ali: Yeah.

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00:09:42.802 --> 00:09:52.712

Zarina Ali: So the proposals, as shown on the Master Plan include up to 120 dwellings and associated green space and infrastructure.

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00:09:52.982 --> 00:10:00.722

Zarina Ali: The proposals will deliver a high-quality, sustainable development, providing a range of house types and affordable housing.

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00:10:01.552 --> 00:10:11.681

Zarina Ali: For public open spaces, the areas for this will be established by the parameter plan, with details to be defined at the Reserved Matters application stage.

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00:10:12.172 --> 00:10:18.962

Zarina Ali: The arrangements for long-term management and maintenance of the public open spaces will also be defined at this stage.

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00:10:19.542 --> 00:10:32.282

Zarina Ali: We note that during the public consultation, it was acknowledged that walking routes and biodiversity areas were seen as important aspects of the scheme, and will be established within the proposed public open space area.

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00:10:33.342 --> 00:10:40.561

Zarina Ali: The proposals do not include any non-residential uses, such as a cafe, pub, shops, or community space.

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00:10:41.072 --> 00:10:50.731

Zarina Ali: Existing infrastructure capacity will be assessed during the determination period, and requests made for contributions where improvements are required.

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00:10:51.682 --> 00:10:58.691

Zarina Ali: These contributions, as sort of noted earlier, will be secured through a Section 106 legal agreement.

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00:11:00.822 --> 00:11:08.272

Chris Brown: Great, thanks, Zarina. Could you now cover information about the accessibility for the site, including the traffic and cycle and pedestrian access?

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00:11:08.832 --> 00:11:20.972

Zarina Ali: Yeah, so the traffic impact has been assessed as part of the transport assessment. So, whilst the proposals would add traffic to the local road network, this will be at relatively low levels.

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00:11:21.202 --> 00:11:29.971

Zarina Ali: The existing road widths are around 5.5 metres wide, which is suitable for the purposes of servicing residential development.

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00:11:30.522 --> 00:11:45.202

Zarina Ali: In terms of road visibility along Lee Green Lane, the site is on the outside of the bend, and required visibility is easily achieved. No accidents in the vicinity of the site access junction have been recorded.

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00:11:45.782 --> 00:11:53.441

Zarina Ali: The transport assessment has demonstrated that there is no requirement for any junction improvements along Lee Green Lane.

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00:11:54.062 --> 00:12:07.151

Zarina Ali: For footpaths, the site connects into the existing footway on Lee Green Lane, and provides a new pedestrian route within the site, which runs alongside Lee Green Lane and connects close to Houndsfield Lane.

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00:12:08.212 --> 00:12:13.801

Zarina Ali: With public transport accessibility, this is included in the transport statement.

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00:12:14.322 --> 00:12:16.932

Zarina Ali: Apologies, within the transport assessment.

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00:12:17.372 --> 00:12:24.241

Zarina Ali: There are bus stops that serve a number of hourly bus services close to the site that connect the site to Shirley and Solihull.

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00:12:24.842 --> 00:12:31.472

Zarina Ali: In addition, Wythall Railway Station is located less than a 10-minute walk from the site.

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00:12:31.732 --> 00:12:35.342

Zarina Ali: The site is therefore suitably accessible by public transport.

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00:12:37.352 --> 00:12:46.651

Chris Brown: Thanks, that's... that's great. Now, surface water drainage was an issue brought up, or concern brought up by a number of people. Could you explain a little more about the site drainage plans?

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00:12:47.472 --> 00:12:57.791

Zarina Ali: Yeah, so, as part of the application process, a flood risk assessment and drainage strategy will be submitted to the Lead Local Flood Authority for their review.

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00:12:58.702 --> 00:13:16.212

Zarina Ali: To provide protection from flooding, the site will be designed to be current... to the current national standards, providing a sustainable drainage system led scheme that will retain water on-site from everyday rainfall, and will attenuate rainwater in extreme events.

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00:13:16.622 --> 00:13:23.791

Zarina Ali: In terms of safety, the drainage systems will feature shallow and gentle gradients rather than use steep banks.

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00:13:24.212 --> 00:13:29.841

Zarina Ali: These design elements would then be fully assessed by the Lead Local Flood Authority.

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00:13:30.512 --> 00:13:45.352

Zarina Ali: In terms of the foul water drainage capacity, Severn Trent has confirmed that the foul water flows from the development will have no adverse impact on the network, and a connection at the site boundary is acceptable.

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00:13:46.872 --> 00:13:53.731

Chris Brown: Great, and finally, could you take us through the ecology and wildlife aspects of the site, and explain what biodiversity net gain is?

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00:13:54.682 --> 00:14:12.262

Zarina Ali: So biodiversity net gain, or otherwise referred to as BNG, is a way of measuring the impact of a development on the biodiversity of a site, and the approach aims to leave the natural environment in a measurably better state than before any development takes place.

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00:14:12.802 --> 00:14:20.432

Zarina Ali: There is a statutory requirement that any development must deliver at least a 10% increase in BNG.

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00:14:21.332 --> 00:14:28.001

Zarina Ali: A biodiversity net gain assessment has been carried out based on the illustrative landscaping proposals.

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00:14:28.292 --> 00:14:40.581

Zarina Ali: This assessment demonstrates that the site has the potential to exceed the statutory minimum gain of 10%, which will be achieved through tree planting, thicket, and native hedgerow planting.

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00:14:41.362 --> 00:14:56.561

Zarina Ali: In terms of the trees, the Illustrative Master Plan has been informed by the location of those existing trees within the site, and demonstrates that the vast majority of higher quality trees can be retained and adequately protected.

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00:14:57.342 --> 00:15:06.051

Zarina Ali: The proposed development would require the removal of a small number of low-quality trees, which would not result in a significant arboricultural impact.

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00:15:06.662 --> 00:15:13.371

Zarina Ali: New tree planting will be included as part of the detailed landscape proposals at Reserved Matters stage as well.

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00:15:15.542 --> 00:15:19.172

Zarina Ali: So hopefully that sort of provides a really good

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00:15:19.422 --> 00:15:25.682

Zarina Ali: level of detail and an overview, just to respond to those questions. I'll now hand back over to Chris.

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00:15:27.202 --> 00:15:29.692

Chris Brown: Thanks, Zarina. Yes, I think that's given us a good...

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00:15:29.852 --> 00:15:49.862

Chris Brown: coverage of all the key issues raised in the feedback from the consultation. So, I'd just like to thank everybody for watching this presentation. We hope it's been helpful, and there's a lot more details about all the aspects covered within the planning application documentation, which will be available once it's submitted to Bromsgrove District Council.

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00:15:49.862 --> 00:15:51.601

Chris Brown: So, thank you very much, goodbye.

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00:15:51.962 --> 00:15:52.871

Zarina Ali: Thank you.