

Development Control Committee

7 September 2022

Late Paper

Agenda Item 6 - Reserved matters application - submission of details under outline planning permission SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 98 dwellings, together with associated means of enclosure, car parking, vehicle and access arrangements, landscaping and open space for a phase of residential development known as Phase 6. The application includes the submission of details to enable the discharge of conditions B9, B16, B17, B20, B21, B24 of outline planning permission SE/09/1283

Urban Design Comments

1. Urban Design Officer comments were omitted from the Committee Report in error. The comments (received 01/07/2022) are summarised below and are available to read in full on the online file.
 - The revised Planning Layout has greener and more clearly defined mew's courts although the design of the Local Square is still traffic dominated. It is recommended that further consideration is given to creating a more pedestrian-focussed space at this prominent focal point at the heart of the development.
 - Additional trees help to soften the mew's court and provide a greener outlook for the rear elevations (and balconies) of the apartment blocks. The shared space treatment of the mew's courts also helps to define these spaces.
 - The 2.5 storey terrace (units 83 to 85) steps up to the 3-storey apartment more effectively than the previous layout. It is recommended that this terrace is joined to the apartment block as in the previous layout rather than leaving a gap to create more of a continuous frontage.
 - The reduced scale of the gable ends of the apartment blocks with grey brickwork are less dominant than the previous layout and help to reduce the overall massing.
 - Query over consistency of naming for the central square in relation to its character and suggestion tightening the geometry of this junction to give more space to pedestrians and introduce street trees

Amended Soft Landscape Plans

2. The following amended soft landscape plans have been received:
 - JBA 18-351-50 rev D
 - JBA 18-351-51 rev D
 - JBA 18-351-52 rev D
 - JBA 18-351-53 rev D

3. These plans, which are available to view on the planning file, include details to address the ecology comments including details of the integrated bat and bird boxes as requested by the Ecology Officer. These plans are to be included in the list of approved plans set out at condition 1. The plans also meet the requirements of condition B17 of the outline permission.

Amended Construction Method Statement

4. A revised construction method statement has been submitted with amended hours of construction and construction compound details to address the issues raised by officers.
5. Provided the work is carried out in accordance with the revised information the requirements of the condition will be met.