

Big plans for an outstanding Borough

INTERNAL MEMORANDUM
Highways, Transport & Environment

From: Highways, Transport & Environment Manager
To: Planning Development Services Manager
FAO: Simon Grundy
CC: Planning Administration

Proposal: Reserved matters approval for the erection of 332. No retirement dwellings, 80 bed nursing home and community facilities.	Date:	09/02/16		
Location: Mount Leven Farm, Leven Bank Road, Yarm	Ref:	15/2161/rem	Rev	6

HTE Consultation		Consultation Other	
Network Safety/ Connect Tees Valley		Consultancy Practice	
Highways Network Management		Community Transport	
		Care for Your Area	

I refer to your memo dated: 02/02/16

Executive Summary

This application is for Reserved Matters approval with regards to appearance, layout and scale of buildings and landscaping of the site. The principle of the development, including the highway impact and necessary mitigation, has been agreed as part of the outline planning consent (13/0776/EIS).

The proposed development should be designed in accordance with the Council's Design Guide and Specification (Residential and Industrial Estates Development) and Supplementary Planning Document 3: Parking Provision for New Developments even though it is the applicant's intention that the development will remain private. This will ensure that should the development be offered for adoption at a later date the layout would be acceptable and will also enable the Council, as the waste collection authority, to carry out its duty under Section 45 (1) of the Environmental Protection Act 1990.

This memorandum takes account of the drawings submitted and any subsequent revisions received including:

- Drawing 1404401A – Mount Leven Village – Highways Design Site Layout
- Drawing 1404402C – Mount Leven Village – General Arrangement Villages 1 and 5;
- Drawing 1404403C – Mount Leven Village – General Arrangement Village 2;
- Drawing 1404404C – Mount Leven Village – General Arrangement Villages 3 and 4;
- Drawing 1404405C – Mount Leven Village – General Arrangement Spine Road;
- Drawing 1404406C – Mount Leven Village – General Arrangement Village 7;
- Drawing 1404407C – Mount Leven Village – General Arrangement Village 6;
- Drawing 1404408/1 – Mount Leven Village – Swept Paths;
- Drawing 1404408/2 – Mount Leven Village – Swept Paths sheet 2;

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- Drawing 1404408/3 – Mount Leven Village – Swept Paths sheet 3;
- Drawing 1404408/4 – Mount Leven Village – Swept Paths sheet 4;
- Drawing 1505.10 - Care Home Shrub Planting Plan
- Drawing 1505.11 A - Community Hall Planting Plan
- Drawing 1505.12D - Village 1 and Care Home Structure Planting Plan 1 of 6
- Drawing 1505.13B - Village 2 and Community Hall Structure Planting plan 2 of 6
- Drawing 1505.14C - Village 3 and 5 Structure Planting plan 3 of 6
- Drawing 1505.15B - Village 4 Structure Planting plan 4 of 6
- Drawing 1505.16B - Village 7 Structure planting plan 5 of 6
- Drawing 1505.17E - Village 6 Structure planting plan 6 of 6
- Drawing 1505.23 - Indicative Boundary Section C-C
- Drawing 1427027A - Indicative section through detention tank
- Soft Landscape Implementation and Maintenance Specification and Landscape Management Plan and Plant Schedules Rev B Feb 2016

Having reviewed the plans submitted the Highways, Transport & Environment Manager considers that the proposals submitted are acceptable and therefore has no objection to the Reserved Matters approval with regards to appearance, layout and scale of buildings and landscaping of the site.

Detailed comments and conditions are included in Appendix 1 and Appendix 2 respectively.

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Appendix 1 – Detailed Comments

Highways Comments

The proposed development should be designed in accordance with the Council's Design Guide and Specification (Residential and Industrial Estates Development) and Supplementary Planning Document 3: Parking Provision for New Developments even though it is the applicant's intention that the development will remain private. This will ensure that should the development be offered for adoption at a later date the layout would be acceptable and will also enable the Council, as the waste collection authority, to carry out its duty under Section 45 (1) of the Environmental Protection Act 1990 in relation to the collection of household waste.

Layout

The site layout as a whole is shown on drawing ref. 1404401A - Site Layout and this is laid out as 7 villages. Further drawings have been submitted showing the proposed highways arrangements for the individual villages.

The main spine road through the site, which provides access from the A1045 Leven Bank Road to each village, is 5.5m wide and meets the necessary Design Guide standard. The various villages within the proposed development, which are served from the main spine road, are accessed initially by 5.5m roads with 2m footways on one or both sides of the carriageway which then reduce down to a 4.8m shared surfaces with 2m service margins provided to the frontages of properties. Due to the proposed nature of the development, which is intended for over 55's, the road widths provided are considered acceptable.

Swept path analysis has been provided which demonstrates that an 11.6m long pantechnicon can turn or pass a vehicle travelling in the opposite direction at the following locations:

- Village 1 – turning area serving plots 1/1 to 1/11;
- Village 2 – cul-de-sac adjacent plots 2/4 and 2/5;
- Village 2 – bend in shared surface between plots 2/16 and 2/23;
- Village 4 – cul-de-sac adjacent plots 4/29 and 4/36;
- Village 4 – bend in shared surface between plots 4/17 and 4/25;
- Village 5 – cul-de-sac adjacent plots 5/8 and 5/13;
- Village 6 – culs-de-sac adjacent plots
 - 6/8 and 6/9;
 - 6/17 and 6/30;
 - 6/31 and 6/32;
 - 6/51 and 6/52;
- Village 7 – bend in shared surface between
 - plots 7/1 and 7/15 and
 - plots 7/21 and 7/36
- Spine Road – adjacent plots 4/29 and 4/01.

These are considered acceptable as by virtue of the fact that an 11.6m long pantechnicon can be accommodated a refuse vehicle could also be accommodated at these locations.

The Retirement Village could by the nature of the development include residents who would require assistance with refuse collections. As the Local Authority has a duty to provide these

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services it is a requirement that the standard Refuse Collection vehicle can gain access to the frontage of all properties and that the bin storage areas are no further than 25m from the vehicle should the residents require assistance with refuse collections. The proposed roads within the development have been laid out in such a way to achieve this requirement.

A 2.5m wide footway/cycleway is shown within the development that links the various villages to the proposed amenities at the centre of the development and this is welcomed. The minimum width required for this type of facility should be a minimum of 3m however, the applicant has submitted information justifying this reduction in width and this has been reviewed and considered acceptable.

It is noted that the specification for both the footway and footway/cycleway within the development shows a surface course that is to be formed using gravel. This is not considered suitable for use by disabled or visually impaired users and should be amended to provide a hard paved surface. This can be controlled by condition when approving the hard landscaping details.

Parking

All of the residential plots within the proposed development have parking provision in accordance with Supplementary Planning Document 3: Parking Provision for New Developments (SPD3) however, the drive lengths should be reviewed in areas that are served by a shared surface, following provision of the required 2m service margin, to ensure the required parking bays / drives can be achieved without the inclusion of the service margin.

The community facilities located at the centre of the proposed development which includes a commercial unit, gym (including pool), hall, cafeteria, bowling green and tennis court have 14 car parking (including 2 disabled bays). Applying the standards set out in SPD3 for each of the proposed uses a minimum of 55 spaces are required a set out below.

Facility	Parking requirement	No. of spaces
Café (55 seats)	1 per 2 seats	27
Salon (32m ²)	1 per 30 m ²	1
Sport facilities (595m ²)	1 per 22m ²	27
	Total	55

The applicant has indicated that 43 spaces will be provided, whilst this does not meet the standards set out in SPD3, when considering the nature of the proposed development and the fact that some uses will have linked trips the level of car parking offered is considered acceptable.

The proposed car home has 24 car parking spaces, as shown on drwg ref. 1404402, and this is considered acceptable based on the reduction in bedrooms from the 100 originally proposed to current level of 80 set out in this application.

The applicant has indicated that cycle parking for 8 spaces and 23 spaces will be provided at the Community Facilities and the Car Home respectively and this is considered acceptable. The details of cycle parking to be provided, at each location, should be secured by condition.

Several visitor parking bays have been provided within the development and this is welcomed.

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Landscape & Visual Comments

The following comments are made regarding the updated landscape drawings and plans listed below,

- Drawing 1505.10 - Care Home Shrub Planting Plan
- Drawing 1505.11 A - Community Hall Planting Plan
- Drawing 1505.12D - Village 1 and Care Home Structure Planting Plan 1 of 6
- Drawing 1505.13B - Village 2 and Community Hall Structure Planting plan 2 of 6
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The woodland planting on the north western boundary next to Village 6 now includes a proposed storage tank and related drainage runs (with easements) within the planting (as shown on plan reference 1505.17E) to allow for a greater depth of planting to soften views of the development. The width of woodland planting is considered acceptable to effectively screen views of the site from Roundhill.

The developer has proposed to create advance woodland planting commencing in the autumn 2016 planting season and this is considered acceptable to create faster effective screening of the development, reference email from Leeming Associates received Mon 08/02/2016 07:52.

The planting drawings now show a sufficient level of tree planting and shrub planting within the general site and plot gardens to create an attractive development. Tree planting should be informed by the lighting drawings and where trees need to be moved (to avoid a column for example) they should be relocated as closely as possible to the original tree position. The planting and maintenance specification and Landscape Management Plan and plant schedules are acceptable.

The tree protection information shown on the relevant structure planting plans is acceptable. Protective fencing must be in place prior to any site work starting.

The Enclosure details for the gardens as estate style railings is acceptable

Environmental Policy

The Design and Access statement highlights a fabric first approach will be adopted and constructed to Part L (2010) Building Regulations. While the Code for Sustainable Homes has been withdrawn, in accordance with Core Strategic Policy 3 (CS3), the applicant is required to submit an Energy Statement demonstrating how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of onsite renewable energy

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equipment and / or design efficiencies, and these must exceed what is required to comply with Part L (2010) building regulations. These calculations will need to be assessed and agreed by the local authority prior to commencement, and before the development is occupied the equipment or design efficiency measures shall have been installed, and the local planning authority shall be satisfied that their day to day operation will provide energy for the development for so long as it remains in existence. This information is to be secured by condition.

Flood Risk Management

The information submitted in support of the proposed application, relating to Flood Risk Management, has been considered and following the receipt of additional information it is now considered that the surface water run-off from the proposed development can be accommodated within the proposed site, through either the indicated ponds or other measures such as tanks and oversized pipes. Planning conditions that were imposed on the outline planning approval, for the development to accord with the flood risk assessment and to secure a scheme for surface water drainage, require the final details regarding surface water drainage to be submitted for approval. This information should include provision for exceedance, quality control of construction and the on-going maintenance and management of the system. Whilst this information is required, for final approval, it is considered that a satisfactory drainage solution can be provided and that there will be no increased flood risk.

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