

Item No 01:-

20/04343/REM

**The Steadings Development Phase IA
Chesterton
Wilkinson Road
Cirencester
Gloucestershire**

Item No 01:-

Reserved Matters (Phase IA) pursuant to Outline permission 16/00054/OUT (mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road) for scale, layout, appearance and landscaping for the erection of 68 dwellings with associated open space and landscaping at The Steadings Development Phase IA Chesterton Wilkinson Road Cirencester Gloucestershire

Approval of Reserved Matters 20/04343/REM	
Applicant:	Harper Crewe (The Steadings) Ltd
Agent:	Savills
Case Officer:	Anthony Keown
Ward Member(s):	Councillor Gary Selwyn
Committee Date:	8th September 2021
RECOMMENDATION:	RESOLUTION TO APPROVE SUBJECT TO REVISIONS

Main Issues:

- (a) Layout
- (b) Landscaping
- (c) Appearance
- (d) Scale
- (e) Environmental performance

Reasons for Referral:

Consideration of this application is central to the overall delivery of the Local Plan's Strategic Site (Policy S2). Officers therefore consider that it is appropriate for this first phase Reserved Matters application of the Strategic Site development to be considered by the Planning and Licensing Committee.

I. Site Description:

- I.1 This application relates to a parcel of land between Somerford Road and Wilkinson Road, Cirencester. The land is currently used for grazing.

- 1.2 The site area is approximately 2.85 ha. It is part of the Strategic Site south of Chesterton (Policy S2), which is allocated for housing and employment, within the current Cotswold District Local Plan 2011 - 2031. An outline planning permission, which covers an overall area of approximately 120 ha, was granted in 2019 for development in accordance with Policy S2. That proposed development is now referred to as The Steadings. This application comprises the details of the first Reserved Matters land parcel (i.e. Phase 1a).
- 1.3 The Reserved Matters application site is bounded by allotments to the north, employment buildings to the east (part of the Love Lane Industrial Estate), and existing residential development along the opposite side of Somerford Road to the west. The land to the south, on the opposite side of Wilkinson Road, is currently undeveloped. It also forms part of The Steadings outline planning permission site, and is allocated for employment development.
- 1.4 The northern, southern, and western site edges are defined by existing hedgerows. The site itself is also subdivided by an existing hedgerow. The southern edge also has a line of trees, comprising a mix of lime, maples, whitebeam and ash. Most of these trees are Category B, but two are Category A in terms of quality (i.e. trees that are particularly good examples of their species). Most of the eastern edge is defined by a boundary fence between the site and the adjacent employment development. There is a short section of evergreen hedge along part of the eastern edge, in the north-eastern corner of the site.
- 1.5 Land slopes downwards gently from the north-western corner of the site to its southern edge along Wilkinson Road. Elevation ranges from around 122 m to 118 m AOD.
- 1.6 The different land uses that surround the site have very different characters. The existing residential area on the western side of Somerford Road is characterized by large, individual homes, set within generous plots behind a near continuous green wall of trees and hedgerows. The Love Lane Industrial Estate, to the east of the site, is a busy employment area. Not surprisingly it is characterized by an assortment of bulky commercial buildings, surface parking areas and signs.

2. Relevant Planning History:

- 2.1 On the 3rd of April 2019, the Council granted outline planning permission for a mixed-use development at the Strategic Site south of Chesterton, as per Local Plan Policy S2. That site is now referred to as The Steadings.
- 2.2 The description of development was as follows:

Demolition of existing buildings and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road.

- 2.3 Outline planning permission was granted subject to 69 planning conditions, following the completion of two section 106 agreements. Matters reserved for later consideration are appearance, landscaping, layout and scale.

3. Planning Policies:

National

National Planning Policy Framework (NPPF) - updated July 2021.

Planning practice guidance (PPG).

National Design Guide - October 2019.

National Model Design Code (Parts 1 and 2) - June 2021.

Cotswold District Local Plan 2011-2031

Policy S2 - Strategic Site, south of Chesterton, Cirencester.

Policy H1 - Housing Mix and Tenure to Meet Local Needs.

Policy H2 - Affordable Housing.

Policy EN1 - Built, Natural and Historic Environment.

Policy EN2 - Design of the Built and Natural Environment.

Policy EN4 - The Wider Natural and Historic Landscape.

Policy EN7 - Trees, Hedgerows and Woodlands.

Policy EN8 - Biodiversity and Geodiversity: Features, Habitats and Species.

Policy EN14 - Managing Flood Risk.

Policy EN15 - Pollution and Contaminated Land.

Policy INF1 - Infrastructure Delivery.

Policy INF4 - Highway Safety.

Policy INF5 - Parking Provision.

Policy INF7 - Green Infrastructure.

Policy INF8 - Water Management Infrastructure.

Cotswold District Council - Climate and Ecology

Climate Emergency Strategy 2020-2030

Ecological Emergency Action Plan

4. Observations of Consultees:

- 4.1 Summaries of all responses to consultation are included below. The responses are available in full on the Council's website.

- 4.2 The Officer's Assessment (see section 8 of this report) reflects a project team approach to the Council's design appraisal role. It incorporates specialist advice from the following internal consultees.

Biodiversity Officer.

Conservation and Design Officer.

Landscape Officer.

Tree Officer.

Strategic Manager (Housing).

- 4.3 The Council's Biodiversity Officer has also provided separate comments relating to great crested newts, which are reported below. The Biodiversity Officer's advice on all other aspects of the proposals is reflected in the Officer's Assessment.

Consultee responses to the original application proposals:

- 4.4 The comments below relate to the original application proposals. They were received in response to the first consultation exercise in March 2021, as follows.

Historic England:

We do not wish to offer any comments, but we suggest you seek the views of your specialist conservation and archaeological advisers, as relevant.

Archaeologist (Gloucestershire County Council):

The Written Scheme of Investigation (WSI) for Phase 1a satisfies our requirements.

Highways Officer (Gloucestershire County Council):

Gloucestershire County Council ("GCC"), the Highway Authority, acting in its role as Statutory Consultee, undertook a full assessment of the original reserved matters application proposals. Based on that assessment, the Highways Development Management Manager recommended that the application be refused. The justification for that recommendation was set out in a letter dated the 26th of April 2021, which is available in full on the Council's website.

In summary, the Highway Authority concluded that the original application proposals would not result in safe and suitable access for all users. As such, the proposals conflicted with the requirements of the Local Plan, Local Transport Plan, the NPPF, and local design guidance in Manual for Gloucestershire Streets (MfGS).

Contracts Monitoring Officer (Waste):

- i) The layout must ensure that refuse crews will not have to manoeuvre or carry waste containers further than 10 m.
- ii) Hedgerows should not affect visibility for refuse vehicles.
- iii) Road surfaces need to be designed and built to withstand weekly use by refuse collection vehicles.
- iv) Refuse collection vehicles must have unrestricted access to the internal street (Road E), to service properties along it.
- v) Pavements need to be wide enough to accommodate waste and recycling receptacles being presented for collection, without posing hazards to pedestrians, wheelchair users, or people with children in pushchairs.
- vi) Any on-street parking should not present manoeuvring problems for collection vehicles.
- vii) If dwellings are occupied prior to completion of the development, Ubico will require formal indemnity, until the streets are adopted by GCC. It would then be the developer's responsibility to rectify any damage.

Biodiversity Officer:

The comments below relate solely to great crested newts (“GCN”).

- i) Since the outline application was approved, additional information has come to light with regard to GCN. This mainly relates to the district licensing scheme, and the recent record of GCN at a pond within 500 metres of the site, which was not previously assessed.
- ii) The Ecological Mitigation and Management Framework (“EMMF”) Compliance Statement broad objective 6 states that no direct mitigation measures are proposed for this species due to a lack of suitable habitat and likely absence from the site. However, the application site lies within the red zone of the district licensing scheme’s modelled risk map, which indicates high suitability for GCN within the landscape around the site, and moderate suitability in the surrounding area (amber zone). The district licensing scheme was not up and running at the time of the outline planning application in 2016/17.
- iii) It also appears that the previous surveys carried out to inform the outline application did not include assessments of a pond to the north of the allotments (between 226 and 228 metres from the northern boundary hedgerow, located next to 20 Oaklands) and to the east near Siddington Primary School.
- iv) The pond next to the school is approximately 395 metres to the south-east of the Phase 1a application site, and falls within the red zone. A breeding population of GCN has been recently confirmed present at this pond as a result of surveys connected to another housing development in the area. An updated data search from GCER could possibly have identified this record and stimulated further assessment to inform the current reserved matters application at an earlier stage in the process.
- v) Best practice guidance identifies that survey results more than 12-18 months old should be updated. The GCN surveys were originally carried out in 2013 and 2015, so these are considered to be out-of-date, and the updated surveys in 2018 concentrated on one of the ponds that were previously surveyed.
- vi) In light of the presence of GCN in ponds within 500 metres that were not previously identified, one of which is known to contain breeding GCN, I recommend that further assessment is required. In particular, further assessment of the pond to the north of the site is required, in order to establish the potential to support this species. Consideration of the habitat connectivity between ponds should also be provided.

Environmental Regulatory Services (“ERS”) (Noise):

A scheme of mitigation should be implemented, including glazing performance requirements (27 dB RwCtr) and an MVHR system, for specified dwellings with a line of sight to specified premises within the adjacent employment development.

ERS (Contamination):

Agree with the conclusions of the Phase I Contamination Desk Study Report, which states that no significant contamination sources have been identified, and potential ground gas risks are low/very low. No further intrusive investigation works are required at this stage.

Sections A, B and C of condition 55 attached to the outline planning permission have been complied with for Phase 1a. However, Section D remains outstanding until construction works are undertaken.

Consultee responses to the revised application proposals:

- 4.5 The comments below relate to the revised application proposals. They were received in response to the second consultation exercise in July 2021, as follows.

ERS (Noise):

The previous noise assessment should be revisited, in light of the proposed revised layout. The dwellings should be designed and constructed to incorporate measures to ensure that as a minimum, they achieve the internal and external ambient noise levels contained in British Standard 8233:2014 (or later versions). A planning condition could be imposed to secure the appropriate standards.

5. View of Town/Parish Council:

- 5.1 Cirencester Town Council Objected to the original application proposals on the following grounds.

- i) The accesses to and from the site onto the busy roads of Somerford Road and Wilkinson Road are not suitable.
- ii) With the increase in traffic, the junction at Somerford Road onto Chesterton Lane is too dangerous.
- iii) The increase in traffic will have an enormous effect on the road leading to the industrial estate, which is already busy and prone to large traffic queues.
- iv) With the importance of global warming and environmental sustainability, concerns were raised as to the lack of sustainable energy source.
- v) Parking issues on Somerford Road and Wilkinson Road.
- vi) There is no provision for a bus route.
- vii) Members noted the comments from Gloucestershire County Council Highways to recommend refusal, and the conflicts with the Local Plan, NPPF, Local Transport Plan, and Manual for Gloucestershire Streets.

- 5.2 Cirencester Town Council was also consulted on the revised proposals, but no further comments have been received at the time of writing this report.

6. Other Representations:

- 6.1 Five letters of Objection were received from third parties in relation to the original application proposals. The grounds for objection are described in summary below.

- i) The Council has failed to make public these proposals.
- ii) Objection to the layout, density, design and appearance of the proposed dwellings.
- iii) New developments should seek to protect and enhance the character of their surroundings. In terms of density and design, the proposals do not properly reflect the unique and individual aesthetics of exciting neighbouring properties in the area.

- iv) The proposed dwellings, which would face Somerford Road, do not reflect the standard of the existing individual houses on the opposite side of the street.
- v) The application material states that the site is also closely related to bus stops. There are no bus stops anywhere near this site. The nearest is around three quarters of a mile away, adjacent to the Somerford Road/Chesterton Lane junction. Perhaps the developer or Council could supply a photograph and map of these mythical bus stops.
- vi) Concerns about the Somerford Road and Cranhams Lane mini-roundabout at Elm Grove, have been ignored. During normal traffic conditions, before the pandemic, motorists emerging from Cranhams Lane found this a dangerous junction because of highly restrictive sightlines caused by the high wall outside Elm Grove. Accident debris here proves the point. This proposed development should not go ahead until the problems at this dangerous junction have been resolved.
- vii) With environmental sustainability so important, we are all being encouraged to use less energy or to obtain energy from more sustainable sources. The developer claims to be addressing the matter of sustainability. The proposals could go further, by ensuring all new dwellings produce as much of their own energy as possible, rather than drawing energy (principally electricity and gas) from outside sources. Such a measure would ensure more effective compliance with, in particular, Chapter Two of the NPPF.
- viii) This could be largely achieved if all individual new dwellings and blocks of apartments had air/ground source heat pumps and energy-gathering roof coverings; e.g. photovoltaic tiles. This is an excellent opportunity for the Council to stipulate that the developer should install these measures in all buildings on this development.
- ix) It will be more cost-effective to have this equipment installed during initial construction, rather than residents retrospectively installing it, as they will be encouraged to do in the future. It also presents an opportunity to make a positive step towards self-sufficiency and better use of energy.
- x) It is surprising that the planning authority has not already adopted a policy to have such equipment installed in all new dwellings and commercial buildings. The developer should be asked to re-visit this aspect of its development.
- xi) The design and access statement states that *"The built environment will strike a successful balance between variety and harmony. As in the best historic townscapes the scale, massing and detailing of particular buildings will respond to the character and role of the street they address."* The Somerford Road comprises large individual houses set within substantial gardens. The seven proposed new houses with access on to the Somerford Road are identical square boxes, each set equidistant from the road with small gardens. There is little harmony in the identical houses, and the only variety is the barely noticeable variation in size. They do not reflect visually or respond to the character and the role of the street they address. Sadly, an uninspiring legacy for Cirencester.

6.2 Two letters of Objection have been received from third parties in relation to the revised application proposals. The grounds for objection are described in summary below.

- i) In light of recent Met Office and other publications related to climate change, it is noteworthy that there are no proposals for carbon-neutral heating for these 68 dwellings. Bearing in mind that the residential care home built in Somerford Road some ten years ago was constructed with geothermal heating, the Council should require BDL, and all other developers of new homes in the Cotswolds, to install carbon-neutral heating.
- ii) The plot numbers have changed, making it difficult to compare designs without referring back to the original layout and the previous number each dwelling was given.
- iii) The proposed dwellings, which would face the Somerford Road, have been reduced in size, and a number of them have been scaled down from five-bedroom to four-bedroom house types. These dwellings should reflect the large houses on the opposite side of the street. Each one should be individual, with a larger footprint and a bigger plot. They should be houses people aspire to.
- iv) The street scene has been drawn without any of the existing hedgerows. It would be easier to visualise the impact on Somerford Road if the hedges were included on these drawings. It would also act as a reference for later if they are removed for any reason.

7. Applicant's supporting information:

- 7.1 Following a period of negotiations, the Applicant's team formally submitted revised application material on the 22nd of July. All of the revised material is available to view on the Council's website.
- 7.2 The covering letter from the Applicant's planning consultant lists out the updated information and the key changes. Those sections of the covering letter are included below.

The updated pack of information includes:

- a) site layout plan;
- b) accommodation schedule;
- c) affordable housing plan;
- d) materials and boundary treatments;
- e) tracking plan;
- f) parking strategy plan (now on the site layout plan);
- g) refuse strategy plan;
- h) adoption plan;
- i) electric Vehicle (EV) charging points;
- j) plans and elevations for house types and other buildings;
- k) street elevations;
- l) landscape masterplan;
- m) detailed landscape plans;

- n) updated Landscape Design Statement;
- o) updated Design and Access Statement (DAS);
- p) tracking information;
- q) updated Landscape, Ecology and Arboricultural Management and Monitoring Plan (LEAMMP); and
- r) biodiversity net gain calculation.

The key changes identified in the updated scheme are:

- a) reduction in the number of dwellings from 74 to 68;
- b) provision of an ecology corridor along the northern boundary;
- c) widening of the eastern buffer zone;
- d) omission of Road F;
- e) various internal layout changes to address highways comments and relationships between dwellings;
- f) clarification on biodiversity net gain and the relationship with the wider scheme;
- g) refinement of buildings designs; and,
- h) alteration of the mix of dwellings provided.

7.3 The Applicant's team submitted some further information on the 12th of August. That information is also available to view on the Council's website. It includes a summary of the benefits, which the Applicant considers would arise from the proposed scheme.

8. Officer's Assessment:

The scheme in summary

8.1 This Reserved Matters application seeks approval for a scheme of 68 dwellings with associated areas of green infrastructure. It comprises a mix of dwelling types, including detached, semi-detached and terraced houses, and apartments. Most of the proposed building types have two storeys, but a small number have two and a half storeys. The latter are deployed as focal buildings, to the eastern side of the central green space. All of the proposed dwellings meet the Nationally Described Space Standards ("NDDS"), and the majority exceed these standards. All ridge heights are below 11 m, as required by the DDC.

8.2 There are three proposed vehicular access points to the site, which already have approval. There are also two other access points for pedestrians and cyclists. Car Parking provision is in accordance with the CDC local parking standards, and has been calculated using the CDC Parking Toolkit. A number of parking solutions are used, including on-plot spaces and garages, car barns, and on-street spaces. A total of 162 parking spaces are proposed, to include 132 allocated spaces for dwellings plus 22 garages. A further 8 visitor spaces are also provided. All apartments are provided with 2 covered bicycle spaces in communal stores. For houses, bicycles can be stored within private gardens or garages.

The development plan

- 8.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “*If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*” The starting point for the determination of this application is therefore the current development plan for the District, which is the adopted Cotswold District Local Plan 2011 - 2031. The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

Interpreting the relevant Local Plan policies

- 8.4 As indicated earlier in this report, the site in question forms part of the Strategic Site, south of Chesterton. The Inspector appointed by the Secretary of State to examine the Local Plan gave careful consideration to this strategic allocation. He concluded that “*Policy S2, the Chesterton Vision and Objectives included as Appendix B, and various other policies in the Plan provide an effective framework to ensure that the design, layout, landscaping and access arrangements for the site are all of an appropriate quality such that development of the scale and type proposed could be achieved in a satisfactory manner.*” The framework described by the Inspector is referred to hereinafter as “the Local Plan Framework.”
- 8.5 Case law has established that when planning decisions are made, the policies of the local plan must always be properly understood and lawfully applied (e.g. *Corbett v Cornwall Council* [2020]).

Interpreting relevant policies depends on a sensible reading of their language, bearing in mind the importance of the policy to the overall objectives of the development plan.

- 8.6 Policy S2 allocates the Strategic Site for “*...a sustainable, high-quality, mixed-used development, including up to 2,350 dwellings...*” The Chesterton Vision and Objectives elaborate on Policy S2. The Vision describes (among other things) how the development “*will promote innovation in residential, commercial and infrastructure design with a view to achieving more sustainable ways of living and a place that is future-proof.*” Officers consider that a reasonable person, taking the Local Plan Framework as a whole, would read “*...sustainable, high-quality...*” to mean development that adheres to very high standards of urban and landscape design, architecture, construction, and environmental performance.
- 8.7 The NPPF reminds us that planning policies can become out-of-date. Case law tells us that the passage of time in itself is not sufficient to result in a policy becoming out-of-date. The critical question is whether or not the passage of time has led to the policy being overtaken by events (*Peel*

Investments v Secretary of State for Housing, Communities and Local Government [2019]). Planning policies typically set out broad principles, as is the case with Policy S2. The tests for whether or not those principles are met may well evolve over the Plan period. It follows that when decision-makers interpret and apply relevant policies, they need to be cognizant of current events. Since the Local Plan was adopted the Government has published the National Design Guide (October 2019), the National

Model Design Code (July 2021), and the updated NPPF (July 2021). These documents set new tests for gauging design quality. Similarly, the government's plans for tightening the Building Regulations will reset the baseline for statutory minimum building performance standards.

- 8.8 The NPPF makes it clear that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Policy S2 is entirely consistent with the NPPF in this regard. The NPPF also reminds us that being clear about design expectations, and how these will be tested, is essential for achieving successful outcomes (NPPF page 38, par 126). Officers have engaged in lengthy design discussions with HarperCrewe ("HC"), the Applicant. Officers have made clear from the outset that the Council expects development at The Steadings to adhere to very high standards of urban and landscape design, architecture, construction, and environmental performance.
- 8.9 The challenges should not be underestimated. There is no shortage of evidence to demonstrate that many new developments are failing to meet design expectations. For example, in 2019 Place Alliance published the findings from an audit of new housing developments across England. Of the 142 developments examined, only 7% were rated Very Good. The vast majority, 74%, were rated Mediocre, Poor, or Very Poor. In 2019 the Climate Change Committee ("the CCC") described how many new homes are being built to minimum standards for water and energy efficiency; e.g. just 1% of new homes in 2018 were Energy Performance Certificate ("EPC") band A. There is also evidence of a disconnect between EPC bands and actual energy consumption. Moreover, we cannot be certain that new homes are always built to meet even the minimum standards. The 2018 Hackitt Review highlighted fundamental problems with the application of Building Regulations, including inadequate regulatory oversight and enforcement. Poor compliance contributes to what is often a significant performance gap between the predicted and actual environmental performance of new homes. In July 2016 the All-Party Parliamentary Group for Excellence in the Built Environment published a report on the quality and workmanship of new housing in England, which revealed high levels of frustration and disappointment among buyers of new homes, relating to the number of defects on handover, and to the problems they encountered on getting them fixed.
- 8.10 Proposals that adhere to very high standards of urban and landscape design, architecture, construction, and environmental performance, would include effective measures to address all of the challenges above. Conversely, proposals that fail to satisfactorily address these challenges are extremely unlikely to result in sustainable, high-quality development. Officers therefore consider that such proposals would not accord with the Local Plan Framework, including Policy S2.

The master planning process for The Steadings

- 8.11 To ensure successful implementation of the Local Plan Framework, a master planning regime has been established for The Steadings. Key components of that regime are described in summary below.
- 1) The Framework Master Plan, endorsed by the Council prior to submission of the outline planning application ("the OPP").

- 2) The design framework established by the OPP, including: the approved drawings and documents; the section 106 agreements; material approved pursuant to conditions; and material that supported the outline planning application (hereinafter referred to as “the Outline Framework”).
 - 3) The Steadings Site-Wide Design Code, approved by the Council pursuant to condition 9 attached to the OPP (hereinafter referred to as “the SWDC”).
 - 4) Detailed Design Codes for sub-areas of The Steadings, which are required pursuant to condition 10 attached to the OPP (hereinafter referred to as “the DDC”).
- 8.12 As described above, the master planning process includes a two-tier approach to design coding, which has been established by planning conditions attached to the OPP. The first tier is the overarching SWDC, which will be supplemented by a series of more prescriptive Detailed Design Codes for sub-areas. The design coding context for this reserved matters application is described in more detail below.

Scope of this application

- 8.13 On the 3rd of April 2019, the Council granted outline planning permission for a mixed-use settlement extension at The Steadings (“hereinafter referred to as the Development”).
- 8.14 This application seeks approval of reserved matters relating to Phase 1a of the Development. In this case the principle of development is established by the OPP. The Council and the Applicant have therefore moved beyond the question of whether any development of the type proposed may be acceptable, to the question of what form it should take.
- 8.15 The reserved matters are appearance, landscaping, layout and scale. They have been considered within the context of national and local planning policies and priorities, and specifically within the context of the design hierarchy for The Steadings.

The design codes

- 8.16 The SWDC and a DDC for Phase 1a were approved by the Council on the 17th of March 2021. The SWDC and the DCC are to be read in conjunction with the Outline Framework. The Cotswold Design Code is also applicable to The Steadings, being part of the Local Plan. On matters of design, it takes precedence over the SWDC and the DCC.
- 8.17 The SWDC describes how Bathurst Development Limited (“BDL”) is the Master Developer for The Steadings. It confirms that BDL is committed to providing a high-quality development, which meets the needs of the local community, Cirencester, and the District. BDL has therefore developed a series of Legacy Recitals relating to: sustainability; master planning; design; and community and construction. BDL describes these as general principles, which it aspires to adhere to. BDL will continually review and evaluate its Legacy Recitals in response to changing technologies and markets, as The Steadings is developed.

- 8.18 The SWDC describes the intended architectural character for The Steadings, which reflects the Local Plan Framework. The Development is expected to be more contemporary in style, reflecting the qualities of traditional architecture of the area, including materials, proportions and roof forms, to ensure local distinctiveness. Buildings should also utilize new technologies and best practice to address the environmental and social concerns of today (see paragraph 8.6 above).
- 8.19 The DDC stipulates a mix of family housing at Phase 1a, at a comfortable density of up to 30 dwellings per hectare. Proposals should be based on a broad mix of dwelling types including terraces, semi-detached and detached dwellings. This to help create interest and variety, within an environment unified by consistent characteristics, materials (architecture and public realm), detailing and landscape.
- 8.20 The DDC does not specify a net developable area for Phase 1a. This is a matter to be determined through this reserved matters application. The Master Developer's assessment of likely site capacity (i.e. expressed in dwelling numbers) has evolved during the design coding process. The June 2019 draft of the DCC allowed for up to 70 dwellings. The approved DCC allows for up to 75 dwellings. This uplift was noted, but officers did not consider it problematical in principle. Key considerations for officers are the proposed mix and types of dwellings, which affect the built footprint of any proposed scheme.
- 8.21 The DDC describes how Phase 1a has an important frontage to Somerford Road, where it forms a key interface with the community to the west. A suburban character is proposed for this frontage, with larger detached dwellings set back from the road and screened by landscape. The DDC proposes that the development will reinforce existing green infrastructure corridors alongside the roads, thereby enhancing the semi-rural character of development. The opportunities to keep most of the existing trees that currently form the southern boundary, and the existing hedgerow along Somerford Road are highlighted. An informal Secondary Green Infrastructure Area (as defined in the section 106 agreement) within the layout is proposed, as per the Outline Framework. A Local Area for Play (LAP) will be provided, and will form the focus for this green space. Additional areas of green space will be provided in the south-western corner of the site and along the eastern edge.
- 8.22 The DDC describes how longer tertiary streets will be tree-lined on one side, and could contain areas of on-street parking. Shorter streets will also include street trees, informally arranged.
- 8.23 The relationship between the site and the Love Lane Industrial Estate to the east is highlighted in the DDC (identified as a green Rural Link on the Outline Framework). Three substantial industrial buildings are situated immediately adjacent to the eastern boundary of Phase 1a. The June 2019 draft of the DCC included a mandatory requirement, which stipulated that a *“green corridor with a minimum depth of 10 m will be provided as a landscape buffer to Love Lane Industrial Estate on the eastern edge of the residential parcel.”* This commitment was weakened in the final version of the DCC. Officers proposed reintroducing the original commitment, but it became clear that this would not be agreed by the Master Developer. In the interests of making progress, the parties agreed to disagree on this matter. Officers were mindful that the minimum area for this green Rural Link is shown on the Parameter Plans in any case. Moreover,

it is entirely reasonable for the Council to reach its own conclusions on what constitutes effective landscaping for this boundary, irrespective of any minimum requirements in the design codes.

Officers' conclusions on the original application proposals

- 8.24 The Applicant sought pre-application advice from officers, which was provided in a note dated the 8th of June 2020 (hereinafter referred to as “our pre-application note”). During subsequent discussions the Applicant proposed some modest changes to the proposals, in an attempt to resolve at least some of the concerns. Following those discussions, officers provided the Applicant’s team with a summary list of the unresolved issues on the 15th of September 2020. The application was submitted on the 17th of November 2020 and validated on the 18th of March 2021.
- 8.25 Having undertaken a thorough assessment of the original application proposals, officers reached the conclusion that they were unacceptable. The reasons are described in summary below.
- 1) The proposed mix of affordable housing did not accord with the requirements of policies H1 and H2 of the Local Plan. Nor was it consistent with the first preference affordable housing mix set out in the section 106 agreement.
 - 2) The proposed form of development necessitated the removal of species-rich hedgerow of Local ecological value. As no robust methodology for measuring and recording biodiversity net gain across the Development had been agreed, officers were unable to properly assess the value of any proposed compensatory planting elsewhere on the Development.
 - 3) Officers were not convinced that the proposals would secure maximum practicable biodiversity net gains from on-parcel opportunities provided by the Outline Framework.
 - 4) The proposals did not optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development, including green space. The proposed mix and dwellings types resulted in a developable area, which made it impossible to also provide a high-quality landscape design. Therefore, the proposals did not accord with policies S2, EN1, EN7 and EN8 of the Local Plan.
 - 5) The proposals failed to address climate change in an appropriate way. They were inconsistent with the Local Plan Framework’s clear expectation for innovation in residential design, and a place that is future-proof. Therefore, they did not accord with policies S2 or EN1 of the Local Plan Framework.
 - 6) The Highway Authority concluded that the proposals would not result in safe and suitable access for all users. As such, the proposals conflicted with the requirements of the Local Plan, Local Transport Plan, the NPPF, and local design guidance in MfGS.
- 8.26 Rather than reporting the application with a recommendation that it be refused, officers provided the Applicant with a comprehensive written response on the 19th of April. That was followed by a period of negotiations between May and July. The Applicant formally submitted revised application proposals on the 22nd of July.

Officers' assessment of the revised application proposals

Meeting local housing need

- 8.27 Policy H1 states that all housing developments will be expected to provide a suitable mix and range of housing in terms of size, type and tenure to reflect local housing need and demand in both the market and affordable housing sectors, subject to viability. Developers will also be required to comply with the NDSS.
- 8.28 In addition to meeting local housing need, officers are keen to ensure the proposals optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development, including green and other public space. Striking the right balance between the built footprint and green space is critical to achieving a sustainable, high-quality development.

Affordable housing

- 8.29 Policy H1 requires that any affordable accommodation with two or more bedrooms will be expected to be houses or bungalows unless there is a need for flats or specialist accommodation. Policy H2 stipulates that the type, size and mix, including the tenure split, of affordable housing will be expected to address the identified and prioritized housing needs of the District.
- 8.30 The Local Plan explanatory text describes how development will be required to provide an appropriate mix of dwelling sizes, tenures and types reflecting the overall Local Plan requirements and the requirements of the locality at the time of the development. Developments should meet the needs and aspirations of people requiring market and affordable housing.
- 8.31 The section 106 agreement includes obligations relating to the phased provision of affordable housing across the Development. The agreement stipulates that 30% of the dwellings across the Development shall be provided as Affordable Housing. The percentage for each Phase or Sub-phase may be higher or lower than 30%, subject to the Development as a whole meeting the Agreed Provision. The distribution of Affordable Housing is controlled through the approved Phasing Plan, which stipulates that Phase 1a will include 20% Affordable Housing.
- 8.32 The revised application proposals include the provision of 14 affordable homes, comprising 8 Affordable Rented Units and 6 Shared Ownership Units (as defined in the section 106 agreement). The proposed level of provision is consistent with the approved Phasing Plan. The mix of affordable homes comprises: 3 three-bedroom houses; 7 two-bedroom houses; and 4 one-bedroom apartments.
- 8.33 The Council's Strategic Manager considers that the Council could accept these proposals, but points out that the number of affordable homes would rise if the overall scheme included a larger number of smaller homes in the market mix.

Market housing

- 8.34 The Planning Statement submitted in support of the OPP included an indicative mix for The Steadings, which was intended to reflect the Strategic Housing Market Assessment

(SHMA) Update Note 2016 and therefore local need, as required by Policy HI. Table I below compares the market mix now proposed for Phase Ia with the Outline Framework indicative market mix, and with the suggested market mix from the SHMA.

Table I. Comparison of the proposed market housing mix with the Outline Framework				
Source of mix	Dwelling types			
	1 bed	2 bed	3 bed	4 bed (or more)
Outline Framework indicative market mix for The Steadings	3%	29%	47%	21%
Proposed market mix for Phase Ia	3.7%	14.8%	55.6%	25.9%
Suggested market mix from SHMA Update Note	3.8%	25.0%	47.4%	23.8%

- 8.35 It stands to reason that proposals for individual Sub-Phases will involve some variation from the Outline Framework indicative market mix, given appropriate variations in development form across The Steadings.
- 8.36 The original application proposals involved a market mix that was much more skewed towards the four-bedroom (or more) category (i.e. 32.2%). The degree of variation from the SHMA was sufficient to raise a concern about whether the proposals reflected local need. The revised proposals are more closely aligned with the SHMA's suggested market mix, albeit they include a relatively low number of two-bedroom homes.

Optimizing the site's potential

- 8.37 The NPPF stipulates that planning decisions should promote an effective use of land in meeting the need for homes and other uses. It also makes it clear that this involves optimizing the potential of the site to accommodate and sustain an appropriate amount and mix of development, including green space. Similarly, Policy ENI requires a balance to be struck between new development on the one hand, and the need to provide and enhance green infrastructure, and avoid habitat loss and fragmentation, on the other. Getting this balance right is critical to achieving sustainable, high-quality development. In addition to the question of meeting local housing need, officers' previous concerns about the proposed market mix and the choice of house types were twofold.
- 8.38 Firstly, the proposed mix and choice of house types meant that the net developable area occupied too large a proportion of the site. In effect, the original layout did not strike the right balance between the built footprint and green space. As a consequence,

the landscape design was unsatisfactory in various respects, and did not adhere to the Outline Framework. The revised proposals address some of the original concerns, but the landscape design is still not completely satisfactory, for reasons we describe in more detail below.

- 8.39 Secondly, the additional space (per plot) required for the larger homes contributed to various design tensions within the layout: e.g. insufficient space for planting large trees at key locations; and unsatisfactory relationships between some dwellings and private amenity spaces. To illustrate the issue, the nine detached homes proposed along the western edge of the site account for some 13% of the scheme by number, but around 23% of the net developed area. While the revised proposals have alleviated those tensions to some extent, they have not completely resolved them.

Landscaping

Biodiversity net gain

- 8.40 The Environment Bill creates a new requirement in planning legislation for a 10% biodiversity gain for new developments. The government will use the Defra Biodiversity Metric to measure changes to biodiversity.
- 8.41 The application is supported by an updated assessment of the ecological baseline, which (among other things) categorizes the existing hedgerows on the site. The proposals allow for the retention of the existing hedgerows on the northern, western and southern boundaries of the site (hedgerows H1, H2 and H4). All three are categorized as species poor. Hedgerow H3 is a field boundary within the site. The field boundary is around 180 m in length, but there are some gaps in the hedgerow. The ecological assessment concluded that while H3 did not meet the criteria to qualify as 'important', it is species-rich. The hedgerows are considered to be of Local ecological value, because they support, or are likely to support, a range of protected species, including nesting birds and foraging/commuting bats.
- 8.42 Officers agreed to support a form of development, which necessitates the removal of H3, providing the requirements of policies EN7 and EN8 would be met. In practice, this means securing maximum compensatory benefits from the Phase 1a landscape design, together with further compensatory measures on the main part of The Steadings site.
- 8.43 Following protracted negotiations, the revised layout now adheres to the minimum requirements of the Parameter Plans for green space along the eastern boundary (the Rural Link). This in turn creates opportunities to plant and maintain a new hedgerow along the eastern boundary. It also creates sufficient space for new tree planting between that hedgerow and the proposed development. The revised layout also allows for a minimum 3 m buffer strip along the northern boundary hedgerow. This will facilitate the implementation of a long-term management regime, to significantly improve the ecological value of that hedgerow.
- 8.44 The Applicant's team have assessed the revised landscape design using the Biodiversity Metric, which generates area and linear calculations. The Metric indicates that the proposals are capable of delivering biodiversity net gain, subject to implementation details and management arrangements: i.e. 3.15% (area calculation); and 19.53% (linear

calculation). Officers have obtained specialist advice to assist in validating the calculations.

- 8.45 Policy EN7 stipulates that where “trees, woodland or hedgerows are proposed to be removed as part of development, compensatory planting will be required.” The Metric outputs assisted officers in assessing whether the landscape design for Phase 1a includes sufficient compensatory planting, given the proposed removal of Hedgerow H3. Bearing in mind the Environment Bill benchmark, officers concluded that additional compensatory planting will be necessary.
- 8.46 BDL and the Applicant have now agreed that additional compensatory planting will be delivered on the main part of The Steadings site. Officers are confident that this can be controlled and if necessary enforced using the OPP approval regime (i.e. planning conditions and obligations). BDL has agreed to work with officers in jointly recording and monitoring the arrangements, as the Development progresses.
- 8.47 Moreover, BDL has agreed that 10% biodiversity gain should be the starting point target for The Steadings as a whole. The Outline Framework creates an opportunity for around 15 ha on the main site to be managed specifically for biodiversity (i.e. 37% of the designated main open green spaces, or 12.5% of the overall OPP site area). Early application of the Metric to the Development as a whole indicates that the agreed 10% starting point target should be achievable.
- 8.48 In order to deliver sustainable, high-quality development at Phase 1a, it is important to ensure that implementation of the proposed landscape design achieves the potential gains assumed in the Metric. The Council also needs to ensure that the Landscape, Ecological and Arboricultural Management and Monitoring Plan (LEAMMP) for Phase 1a marries up with the approved Ecological Mitigation and Management Framework (EMMF), which forms part of the Outline Framework. The Council’s Biodiversity Officer has some outstanding concerns in relation to the above, which will need to be satisfactorily addressed before the details are approved.

Street trees

- 8.49 The original design concept was predicated on planting large (forest scale) trees at key locations across the layout, to act as way markers. Street trees were to provide a green approach along streets, helping to soften the built form. Officers accepted this concept as a starting point, as the layout does not lend itself to avenue tree planting (see below).
- 8.50 During the negotiations officers became concerned that the original concept for tree planting was being lost. Officers previously suggested a number of revisions to the layout, which were intended to free up more space within the developed area of the site, including space to properly implement the original tree planting strategy.
- 8.51 The updated NPPF has thrown this issue into sharp relief. It stipulates that planning policies and decisions should ensure that new streets are tree-lined (i.e. unless there are clear, justifiable and compelling reasons why this would be inappropriate). In this case the proposed new streets would not be tree-lined. However, officers consider that this could be justified, if the original design concept, as described above, were to be properly executed across the proposed landscape design (see also the comments

on layout below). It is not at present, and the current proposals are therefore not NPPF compliant.

Rural Link

- 8.52 The Parameter Plans approved as part of the OPP safeguarded a minimum 10 m green corridor (Rural Link) along the eastern boundary of Phase 1a. This minimum landscape buffer was intended to facilitate (among other things) tree planting, thereby creating a natural screen between the new homes and the existing industrial buildings immediately adjacent to the eastern boundary. Planting in this location is complicated by an existing sewer easement. The revised proposals provide more space for the Rural Link, and officers are now satisfied that the necessary tree planting is deliverable, despite the constraint of the sewer easement.
- 8.53 Officers consider that the detailed landscape design proposals for the Rural Link could be revised to better support the Council's ecological objectives. We believe the necessary revisions were previously agreed with the Applicant, but the landscape design details still need to be updated.

Amenity spaces

- 8.54 The layout includes a central green space, which meets the minimum quantitative standard stipulated in the design codes. The contemporary 'village green' concept, described in the Landscape Statement, is considered appropriate for this space. The small number of specimen trees will, in the fullness of time, create a significant green focal point within the layout. The smaller trees, proposed closer to the main terrace, provide opportunities to bring colour to the space. The proposed variations in grassland height will give it some gentle three-dimensional character, while the trees are maturing. This space will also include a Local Area for Play (LAP).
- 8.55 The layout also includes green space in the south-west corner of the site, which includes a SuDS attenuation basin. The Landscape Statement highlights the opportunities to create a trim trail within this area. The proposed sections indicate that the side slopes of the attenuation basin would not be any steeper than a 1:3 gradient, which is acceptable. The proposed headwalls/inlet features within the attenuation basin will need to complement the visual character of the site. Officers have proposed a bespoke design approach, making use of natural stone. Detailed designs will need to be submitted and agreed in due course.

Layout

Block structure

- 8.56 Generally, the public edges of the proposed blocks are defined by coherent frontages, which is very positive in urban design terms. The various short terraces help in this regard, defining main routes and key spaces. Officers support the retention of this approach in any revised layout.
- 8.57 Building setbacks are generally limited to modest areas of defensible space. While this will help to create a positive sense of enclosure and natural surveillance, it means the

street designs are not suited to avenue tree planting. In most cases there would not be sufficient space to allow street trees to grow to maturity.

- 8.58 The layout includes a number of parking solutions, but relies quite heavily on courtyard parking. Courtyard parking facilitates the terraced forms described above. For this reason, officers support the use of this parking solution, in principle. The parking courts are arranged within block interiors, ensuring that parked cars will not dominate the public domain.
- 8.59 Officers remain supportive of the design approach described above, providing revisions are made to create sufficient space to properly execute the original concept of planting large trees in key locations. This will necessitate some revisions to the layout, including some house type substitutions. For example, officers previously suggested replacing some of the large detached houses, proposed along the Somerford Road frontage, with semi-detached house types. This would free up more space within the two main blocks in the western part of the layout (e.g. adjacent the turning head in the north-west corner).
- 8.60 A number of third parties referred to the Somerford Road frontage, arguing that the proposals fail to reflect the character of existing development on the opposite side of the street. Respondents variously argued that the proposed houses are not large enough, or that they lack design flare, or that their designs and layout are too uniform and lacking in variety. The revisions previously suggested by officers would help to address at least some of these points. Substituting semi-detached types for some of the detached types would introduce more variety in terms of massing and spacing, whilst retaining the rhythm and order envisaged in the DDC. The Applicant's design team originally included two pairs of semi-detached houses as part of the Somerford Road frontage, when the design concept was still evolving (see page 13 of the Design and Access Statement).

Central walkway in the western part of the layout

- 8.61 The original layout included a cul-de-sac street between the two main blocks in the western part of the layout. That street has now been removed, and the corridor has become a walkway. Officers fully support the principles of ensuring maximum permeability for pedestrians, and convenient access for all to the central green space. That said, officers are not convinced by the overall design proposals for this central part of the layout. We have previously suggested a rethink of this aspect of the layout, maintaining pedestrian permeability between the blocks, but concentrating the greenspace in a location immediately opposite the central green space. This is one of the locations where creating space for larger trees would further the original concept. It would create an attractive green gateway, which would also serve as a natural speed maintaining feature. It would also strengthen the link between new trees in the western boundary hedge and new trees within the central green space. As things stand, the central walkway is a space with very little purpose.

Relationships between buildings and private amenity spaces

- 8.62 Officers have also expressed concerns about some of the proposed relationships between dwellings and private amenity spaces. The revised proposals have sought to address those concerns to some extent, but there are a few locations within the layout

where relationships remain on the borderline of acceptability. Again, officers have proposed potential solutions, which would improve the situation. Those solutions should be revisited, in the context of an overall rethink of the layout.

Appearance

Architectural style

- 8.63 Generally, the design approach to individual dwellings is acceptable and as discussed at the pre-application stage (see also the comments on ancillary buildings below). Most of the house type designs exhibit quite a strong vernacular flavour with the use of traditional forms and roof pitches, etc. However, other elements are given a more contemporary treatment, and the incorporation of robust chimneys and deeply recessed doorways and windows results in a positive 'contemporary' interpretation of the Cotswold vernacular.
- 8.64 Officers have some concerns about the appropriateness of the house type designs proposed for plots 12 and 13, which feature pyramidal roofs. However, the two plots in question are not in prominent locations.
- 8.65 The proportions of windows and their more contemporary design, works with the form of the buildings. The suggested use of a recessive colour for the windows, such as a stone shade to blend with the adjacent stonework, is welcomed. The strong palette of colours for the front doors is also welcomed. The solid to void ratio seen throughout the buildings is appropriate and reflects traditional buildings in the area.

Materials

- 8.66 The use of natural stone throughout the site is welcomed, and will be a positive unifying factor. However, the Applicant's decision to specify natural stone for Phase 1A will have no bearing on the Council's approach to the SWDC's mandatory requirement for natural stone to be the first choice material for specified locations across the Development. For clarity, officers regard its use across Phase 1a to be additional to those requirements. Officers therefore assume the Master Developer is confident that the Applicant's decision will not preclude (e.g. for viability reasons) the specification of natural Cotswold stone elsewhere on the Development, as per the SWDC.

Scale

Building heights

- 8.67 Officers are satisfied that buildings heights, and the three-dimensional envelope of the scheme, are consistent with the Outline Framework.

Building types of concern

- 8.68 Officers have concerns about the scale of the proposed home office/garage buildings, particularly at plots 1 and 14. At plot 1 the home office/garage building would be the most prominent feature/element, as viewed from the adjacent non-vehicular access point. Officers are concerned that this is a weak design solution at a site entrance.

Building performance

- 8.69 As described earlier in this report, Policy S2 allocates the Strategic Site for “...a sustainable, high-quality, mixed-used development...” The Chesterton Vision and Objectives (Local Plan Appendix B) elaborate on Policy S2. The Vision describes (among other things) how the development “will promote innovation in residential, commercial and infrastructure design with a view to achieving more sustainable ways of living and a place that is future-proof.” Policy EN1 stipulates that “New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by...addressing climate change...” (among other things). Given the content of Policy S2 and Local Plan Appendix B, officers consider that the Policy EN1 requirement to address climate change is engaged in relation to The Steadings.

The national context

- 8.70 The government has set out its plans to radically improve the energy performance of new homes through the introduction of the Future Homes Standard (“the FHS”) by 2025. Homes built under the FHS will be zero-carbon ready. Their levels of energy efficiency will enable them to become zero-carbon homes, without any retrofitting, as the electricity grid continues to decarbonize.
- 8.71 On the 20th of April 2021, the government announced that it will enshrine the Sixth Carbon Budget, as proposed by the CCC, into law. It requires all new buildings to have high levels of energy efficiency and low-carbon heating (e.g. heat pumps or low-carbon heat networks) by 2025 at the latest.
- 8.72 The government has also announced an interim uplift to the Building Regulations in 2021, which is intended to reduce carbon emissions by 31%, relative to the current Building Regulations, which date from 2013. The Building Regulations 2021 will be the new statutory minimum standard for all new developments (subject to transitional arrangements).
- 8.73 Expert opinion is divided on the wisdom of short-term, incremental changes to the Building Regulations at this point. The CCC has strongly urged the government to: publish robust definitions of the FHS and the Future Buildings Standard (“the FBS”); to ensure these are legislated in advance of 2023; and to ensure that no fossil fuels are burnt in new buildings.
- 8.74 On the face of it, the interim Building Regulations 2021 will be the new statutory minimum standard for homes at Phase 1a. However, the transitional arrangements are such that at least some of the new homes at Phase 1a may only be required to meet the Building Regulations 2013 (i.e. to secure Building Regulations approval).

Reducing energy demand

- 8.75 Space heating is the dominant driver of energy consumption in new homes. It also accounts for the majority of residents’ annual energy costs. In 2017 the Home Builders Federation (“the HBF”) highlighted that in new homes, space and hot water heating accounted for 62% and 24% respectively of residents’ annual energy costs. Limiting space heating demand is therefore critical to reducing energy demand in new homes.

- 8.76 The Council's Net Zero Carbon Toolkit (June 2021) recommends limiting space heating demand to 15 kWh/m²/yr. It also recommends limiting Energy Use Intensity ("EUI") to 35 kWh/m²/yr. These metrics are described as key performance indicators.
- 8.77 It is important to be clear on the status of the Council's Net Zero Carbon Toolkit. It is not part of the development plan, nor is it a Supplementary Planning Document. It is a resource for participants in the development process, which provides advice on design approaches and good practice within the field of Net Zero buildings. The Toolkit is the output of funding from the Local Government Association ("LGA") Housing Advisers Programme, which is designed to support councils seeking to innovate in meeting the housing needs of their communities. It is cited here as an appropriate benchmark of high standards in relation to building performance, but officers have afforded it no weight in terms of decision-making.
- 8.78 It is also important to note that in 2019 the CCC urged the Government to ensure that new homes achieve ultra-high levels of energy efficiency (i.e. space heating demand between 15 to 20 kWh/m²/yr) as soon as possible, and by 2025 at the latest. This is a material consideration, given the government's decision to enshrine the CCC's Sixth Carbon Budget in law.

Low-carbon heating

- 8.79 The government views the 2021 uplift to the Building Regulations as an interim step towards the FHS in 2025. In the meantime, it wants as many new homes as possible to be built with low-carbon heating. The government is convinced, from feedback it has received from developers, that many will start to install low-carbon heating systems in response to the interim uplift. The government envisages that this will increase the capacity of supply chains and improve installer skills for the introduction of the FHS. The government's objectives are material considerations.

The Outline Framework

- 8.80 The Energy Statement submitted in support of the Master Developer's outline application described how The Steadings will continue to be designed in accordance with the nationally recognized Energy Hierarchy: i.e.
- reducing energy demand in the first instance;
 - using energy more efficiently; and
 - only then, supplying clean renewable energy where appropriate.
- 8.81 The outline planning application described how photovoltaic panels ("PV") and air source heat pumps ("ASHPs") were low-risk technologies, which could be used as part of a 'suite' of effective solutions, subject to detailed design issues.
- 8.82 The outline application reflected undertakings that BDL and the Council gave to the Inspector during the Local Plan examination. A joint statement from the parties explained that while no on-site energy generation was proposed, the Local Plan Vision and Development Objectives would be achieved through careful consideration of the master plan, high performance building fabric, and low-carbon energy technologies such as PV, and air/ground source heat pumps, etc.

- 8.83 The current application seeks approval of reserved matters details, pursuant to the OPP. Reserved matters details should be consistent with the Outline Framework, which includes the Energy Statement,

The Applicant's current proposals

- 8.84 Irrespective of the transitional arrangements, the Applicant has committed to meet, and where possible exceed, the interim Building Regulations 2021. The Applicant considers that, with careful specification, it may be possible to achieve a further 10% (as an average) reduction in carbon emissions; i.e. over and above the 31% reduction required by the new statutory minimum standards.
- 8.85 The Applicant's team has advised officers that new homes at Phase 1a will achieve space heating demand of 23 kWh/m²/yr, and EUI of between 43 and 45 kWh/m²/yr. If these design stage predictions were achieved in use, it would represent a significant improvement on Building Regulations 2013. However, we need to bear in mind that Building Regulations 2021 will significantly raise the statutory minimum standards.
- 8.86 The Applicant's proposals do not include low-carbon heating technologies, as described in the Outline Framework. Instead, the Applicant cites ongoing trials to test the feasibility of using hydrogen to decarbonize the gas grid. The absence of low-carbon heating is problematical, bearing in mind the government's objectives, and the fact that the Outline Framework specifically identified low-carbon energy technologies, which it said could be used as part of a 'suite' of effective solutions.

Oversight and compliance

- 8.87 We know that partial privatization of building control has raised some fundamental concerns about how the Building Regulations are applied, including to strategic developments such as The Steadings. Those concerns revolve around: developers being able to choose Approved Inspectors: inadequate regulatory oversight and enforcement; lack of clarity about roles and responsibilities; inadequate levels of competence; and the recording and conveying of key information. We also know that there is often a significant performance gap between the predicted (i.e. at the design stage) and actual energy efficiency of new homes.
- 8.88 The current application is supported by the Phase 1a Sustainability Framework - November 2020 (Draft) ("Sustainability Framework"). It describes how BDL and the Applicant will ensure "a careful approach to applying the Building Regulations, with high-quality outcomes as the primary objective." This proposal could help to address concerns identified above, and provide a mechanism for ensuring that any enhanced performance standards agreed at the design stage are actually achieved at the construction stage. For example, this might involve Local Authority Building Control ("LABC") providing oversight, if the Applicant chooses to use the National House Building Council ("the NHBC") building control service. The objectives would include improving the inspection regime, and ensuring independent verification of compliance, etc.

Evaluation

- 8.89 The Sustainability Framework also describes how information will be disclosed to purchasers as part of a bespoke Home Information Pack ("HIP") for The Steadings,

supplementary to the EnergyPerformance Certificate (“EPC”). The Council’s Toolkit also recommends Post Occupancy, or Building Performance Evaluations (“POE/BPE”) during the first five years of use, to verify that key performance indicators have been met. The RIBA also advocates for POE, and the government is extending its use. The Applicant has expressed concern that future residents might find POE/BPE intrusive. Officers consider that any such issues should be surmountable. Moreover, POE would be extremely valuable at The Steadings, where the Council and the Master Developer are committed to learning lessons and continual improvement, as the implementation period progresses.

Other issues

- 8.90 Members will note that a number of issues were raised in response to consultation, which are not addressed by the officers’ comments above. These are addressed in turn below.
- 8.91 Cirencester Town Council considers that the accesses to and from the site are not suitable. Members are advised that the accesses are not within the scope of this application, having been approved at the outline stage. Similarly, issues relating to traffic impact were considered and addressed at the outline stage. There is a requirement for a bus route through the main part of the site, but not through the Phase 1a site. The Highway Authority’s objections to the original application proposals relate to the internal arrangements on the site.
- 8.92 One of the third-party respondents suggested that the Council failed to make the proposals public. Members are assured that both the original and the revised proposals have been subjected to public consultation in accordance with appropriate Council procedures. Consultation included site notices, which were posted at the site.

9. Conclusion:

- 9.1 As indicated above, the principle of development is established by the OPP. Implicit in the grant of outline planning permission, is that at least one form of development is acceptable. However, it is also implicit that some forms of development will not be acceptable. While the original application proposals were not considered acceptable, significant progress has now been made through the negotiations. Officers consider that while the revised application proposals are not yet consistent with the Local Plan Framework and the NPPF, the outstanding areas of concern could be satisfactorily addressed through further negotiations.
- 9.2 The Steadings is central to successful delivery of the Local Plan Strategy. In this context there are clearly shared benefits in reaching a point where mutually acceptable Reserved Matters details can be approved by the Council, as the local planning authority. Officers are also confident that the Applicant and the Master Developer remain committed to meeting Local Plan requirements, and to the Local Plan Vision and Objectives for The Steadings.
- 9.3 While significant progress has been made over recent months, the negotiations have now reached a point where difficult decisions need to be made on all sides. In addition, the July NPPF necessitates reconsideration of both the Applicant’s and officers’ approach to the proposed landscape design. The primary purpose of this report is

therefore to update Members on the current position, and provide all involved with confidence about a potential route to approval of the application.

Options in relation to the building performance issue

- 9.4 Members have at least two options in relation to the building performance issue, which are described in summary below.
- 9.5 Members may conclude, from the information conveyed in this report, that the Applicant's current proposals to meet, and where possible exceed, the Building Regulations 2021 adhere to very high standards of environmental performance, which will address climate change. Members may therefore conclude that in this respect the proposals meet the requirements of policies EN1 and S2, and are consistent with the Local Plan Vision and Objectives for The Steadings.
- 9.6 Alternatively, Members may conclude that in order to meet requirements of policies EN1 and S2, the Applicant's proposals for building performance need to go further: e.g. meeting the government's objective that as many new homes as possible are provided with low-carbon heating; and reflecting the CCC's recommendations for low-carbon heating combined with ultra-high levels of energy efficiency (i.e. space heating demand between 15 to 20 kWh/m²/yr) by 2025 at the very latest.
- 9.7 Officers consider that the second option certainly adheres to good practice in relation to building performance, as described in the Council's Toolkit. Moreover, supporting the government's objectives in relation to low-carbon heating would be more consistent with the Outline Framework, which described how low-risk, low-carbon energy technologies could be used as part of a 'suite' of effective solutions.
- 9.8 When considering these options, Members will want to reflect on relevant aspects of PPG and the NPPF. The former describes how local planning authorities may set energy efficiency standards in their development plan policies that exceed the energy efficiency requirements of the Building Regulations. Such policies must not be inconsistent with relevant national policies (PPG Paragraph: 012 Reference ID: 6-012-20190315 - Revision date: 15/03/2019). While policies EN1 and S2 refer to climate change and high-quality development, they do not set energy efficiency standards. It is also noteworthy that the updated NPPF has increased the weight (i.e. from great to significant) that decision-makers should give to outstanding or innovative designs, which promote high levels of sustainability, or help raise the standard of design more generally in an area. The government clearly wants to encourage innovative and high-performing design, albeit without making it a mandatory requirement for securing planning permission. As described earlier in this report, the Local Plan Vision describes how The Steadings "*will promote innovation in residential, commercial and infrastructure design with a view to achieving more sustainable ways of living and a place that is future-proof.*" The Master Developer has previously cooperated with the Council in demonstrating to the Local Plan Inspector how the Vision would be delivered in practice, including the use of low-carbon heating technologies.
- 9.9 Whichever option Members favour, it would be prudent to also seek to agree arrangements for oversight of inspection and compliance during construction, and appropriate arrangements for post occupancy evaluation. These matters would require planning conditions in due course, if agreed in principle with the Applicant.

Viability considerations

- 9.10 The Applicant and the Master Developer consider the current proposals in relation to building performance to be entirely satisfactory and policy compliant. For that reason, they have not to date considered it necessary to submit a viability assessment; e.g. to make a case that enhanced performance standards would render development at Phase 1a non-viable. Nonetheless, officers have previously made it clear that the Council would carefully consider any such evidence, before reaching a decision on the application.

Recommendations

- 9.11 With all of the above in mind, officers recommend that Members consider passing a resolution to grant Approval of this application at a subsequent meeting, subject to satisfactory resolution of the limited number of outstanding issues listed below:

- a) revision of the proposed landscape design, to better reflect the original design concept of planting large trees at key locations across the layout (i.e. in addition to the tree planting currently proposed); and
- b) revision of the proposed layout to facilitate the above, including substitution of house types wherever this proves necessary to free up additional space. This will also present opportunities to revisit the very small number of locations where separation distances between buildings are currently on the borderline of acceptability; and
- c) substitution of ancillary buildings on plots 1 and 14 with similar buildings of more appropriate design; and
- d) refinement of the landscape design, and updating of documents (e.g. LEAMMP) as necessary, to support the agreed approach to securing biodiversity net gain; and either,
- e) a scheme to address the building performance issue, which is based on the Applicant's current proposals to meet, and where possible exceed, the Building Regulations 2021:

or,

- f) a scheme to address the building performance issue, which meets the government's objective that as many new homes as possible are provided with low-carbon heating, and reflects the CCC's recommendations for low-carbon heating combined with ultra-high levels of energy efficiency (i.e. space heating demand between 15 to 20 kWh/m²/yr).
- 9.12 If Members are minded to pass such a resolution, they are asked to confirm whether they want officers to secure building performance option e) or option f) above. It is further recommended that whichever option Members favour, the building performance scheme should also include: bespoke arrangements for oversight of inspection and compliance during construction; and appropriate arrangements for post occupancy evaluation.

- 9.13 For the avoidance of doubt, officers are not recommending that Members Approve the current proposals. As explained throughout this report, officers consider that they are not yet consistent with the Local Plan Framework and the NPPF. Instead, officers consider that a demonstration of Member support for the potential route to approval described above, would provide the confidence required for officers and the Applicant to bring the negotiations to a successful conclusion in a timely fashion.
- 9.14 Members will note that a list of draft planning conditions follows this report. The intention here is to provide Members and the Applicant with as clear a picture as possible of the potential construction of a subsequent planning permission, following resolution of the outstanding matters above. Members are asked to note that these draft conditions, which include a number of pre-commencement conditions, remain to be discussed and agreed with the Applicant.
- 9.15 Officers appreciate that Members may reach a different conclusion in relation to the current application proposals. In that event, and should Members be minded to grant Approval of this application based on the current details, officers recommend that they be given delated authority to discuss and agree the necessary planning conditions with the Applicant, before the application is Approved.
- 9.16 In the event that Members decide to pass a resolution, as described at paragraphs 9.11 and 9.12 above, officers propose to continue the negotiations with the Applicant, with a view to providing Members with a follow-up report and recommendation at a subsequent meeting of the Planning and Licencing Committee.

10. Draft conditions:

1. The development hereby approved shall be carried out in accordance with the following drawing numbers(s): **[drawing numbers to be added once drawings are agreed]**.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

2. No development shall take place until a scheme for inspection and verification of the enhanced building performance requirements set out in the approved document **[NB. no such document has yet been submitted or agreed]** has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for its implementation alongside the Building Regulations approval process, and for formal reporting of specified 'as-constructed' information to the Local Planning Authority at RIBA Stage 5 - Construction. Development shall be carried out in accordance with the approved scheme.

Reason: To ensure design standards that facilitate sustainable use of the development in accordance with Cotswold District Local Plan S2 and EN1.

3. No development shall take place until a scheme for Post Occupancy Evaluation (POE) of the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. As a minimum, the scheme shall include detailed arrangements for:

- a) its implementation over the specified evaluation period;
- b) the formal submission of energy and CO₂ calculation outputs for the dwellings immediately prior to handover (at RIBA Stage 6 - Handover and Close Out);
- c) the provision of metering in the dwellings, to allow the total energy and water consumption of individual dwellings to be reported annually in the first 5 years after handover;
- d) formally reporting on the annual energy and water consumption for a target of 20% of dwellings via specified means;
- e) user surveys for a target of 20% of dwellings at appropriate intervals over the evaluation period; and
- f) the appointment of an independent POE consultant, who will be responsible for implementation of the approved scheme.

Development shall be carried out in accordance with the approved scheme.

Reason: To evaluate the effectiveness in use of enhanced building performance measures, which are intended to facilitate sustainable use of the development in accordance with Cotswold District Local Plan S2 and EN1.

4. The dwellings hereby approved on plot numbers **[to be confirmed]** shall be designed and constructed to incorporate noise mitigation measures to ensure that as a minimum, they achieve the internal and external ambient noise levels contained in British Standard 8233:2014 (or later versions). These standards currently require:
 - a) Resting 35 dB LAeq,16hour;
 - b) Dining 40 dB LAeq,16hour;
 - c) Sleeping 30 dB LAeq,8hour;
 - d) 45dB LAFmax; and
 any external amenity space(s) should achieve 55dB.

Reason: To ensure the dwellings in question are adequately protected from noise emanating from neighbouring development in accordance with the NPPF.

5. None of the dwellings specified in condition 4 above shall be occupied until a pre-occupation validation noise survey has been carried out, in order to demonstrate that the incorporated noise mitigation measures are effectual in reducing noise to an acceptable level, and a certificate of compliance by an approved acoustic assessor has been submitted to the Local Planning Authority confirming that the noise levels required under BS 8233:2014 (as set out in condition 12 of the same) have been achieved, and the Local Planning Authority has confirmed acceptance in writing. The incorporated and so certified measures, shall thereafter be retained.

Reason: To ensure the dwellings in question are adequately protected from noise emanating from neighbouring development in accordance with the NPPF.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or

replacing it, no rear garden boundary treatments shall be erected on plots **[to be confirmed]** other than those specified on approved drawings **[to be confirmed]**.

Reason: To safeguard the ecological corridor adjacent to the retained northern boundary hedgerow, in accordance with Cotswold District Local Plan EN7 and EN8.

7. No works shall commence on site on the development hereby permitted until details of the defined highway works have been submitted to and approved in writing by the Local Planning Authority and no occupation/opening to the public shall occur until the approved works have been completed and are open to the public.

Reason: In the interest of highway safety and to ensure that all road works associated with the proposed development are: planned; approved in good time (including any statutory processes); undertaken to a standard approved by the Local Planning Authority and are completed before occupation.

8. No building or use hereby permitted shall be occupied or use commenced until the means of access for vehicles, pedestrians and/or cyclists have been constructed and completed in accordance with the approved plans.

Reason: In the interest of highway safety.

9. No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and turning space) shown on the approved plans Drawing number **[to be confirmed]** has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

10. The development hereby permitted shall not be first occupied until the proposed dwellings have been fitted with an electric vehicle charging point in accordance with the approved plans Drawing number **[to be confirmed]**. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 [and Manual for Gloucestershire Streets]. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging points shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable travel and healthy communities.

11. Prior to its installation, a scheme shall be submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the level of illumination of the site and the control of light pollution. The scheme shall be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent light pollution and to ensure an acceptable impact on biodiversity in accordance in accordance with Cotswold District Local Plan policies EN2, EN8 and EN15.

12. Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed in 'Development Phase 1a Arboricultural Method Statement (Incorporating Impact Assessment and Tree Protection Measures) Report Reference edp6352_r008b (October 2020) shall be installed in accordance with the specifications set out within the Report and BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' and shall remain in place until the completion of the construction process. No part of the protection shall be removed or altered without prior written approval of the Local Planning Authority.

Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave. Materials that would contaminate the soil such as cement or diesel must not be discharged within 10m of the tree stem. Existing ground levels shall remain the same within the Construction Exclusion Zone and no building materials or surplus soil shall be stored therein. All service runs shall fall outside the Construction Exclusion Zone unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.

13. No development shall take place until a comprehensive landscape scheme for the site has been submitted to and approved in writing by the Local Planning Authority **[to be reviewed when the final landscape design is agreed]**. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences (including headwalls, inlet features and fencing/railings within the SuDS basin) and hard surface materials, to be used throughout the proposed development. The details must also include a Public Access & Management Statement/plan for the open space area. The submitted details will need to be consistent with, and conform to, the details of the Landscape, Ecological and Arboricultural Management and Monitoring Plan (LEAMMP) to be approved under Condition 61 of the associated Outline permission (16/00054/OUT).

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2 and EN8, and the provisions of the NPPF.

14. The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN4.

15. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

16. The external walls of the development hereby permitted shall be built of a mix of extensive rubble stone with selected use of ashlar detailing, and rendered walls in a carefully selected palette of stone colours, and shall be permanently retained as such thereafter **[to be reviewed when the final design details are agreed]**.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

17. The roof slopes of the development hereby permitted shall be covered with reconstituted Cotswold stone roofing and shall be permanently retained as such thereafter **[to be reviewed when the final design details are agreed]**.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

18. Prior to the construction of any external wall of the dwellings hereby approved, a sample panel of walling to the dwellings of at least one metre square in size showing, where applicable, the contrast and junction of ground floor and first floor walling finishes and the proposed corner treatments of:- i) stone, ii) Stone and render, iii) and Render, and showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development **[to be reviewed when the final design details are agreed]**.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

19. Prior to the construction of any boundary treatments to the dwellings hereby approved, a sample panel of i) boundary walls (showing capping treatment), ii) dry stone boundary

walling, iii) masonry (stonework) and timber boundary walling, showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

20. All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2 and the provisions of the NPPF.

21. Prior to the first occupation of the development hereby permitted, the windows and doors, including garage doors, shall be finished in a colour(s) to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2 and the provisions of the NPPF.

22. No eaves (notwithstanding the details shown on the submitted elevation drawings), verges, solar panels, rooflights, windows, doors, garage doors, porch canopies, balconies, or gates shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority. The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

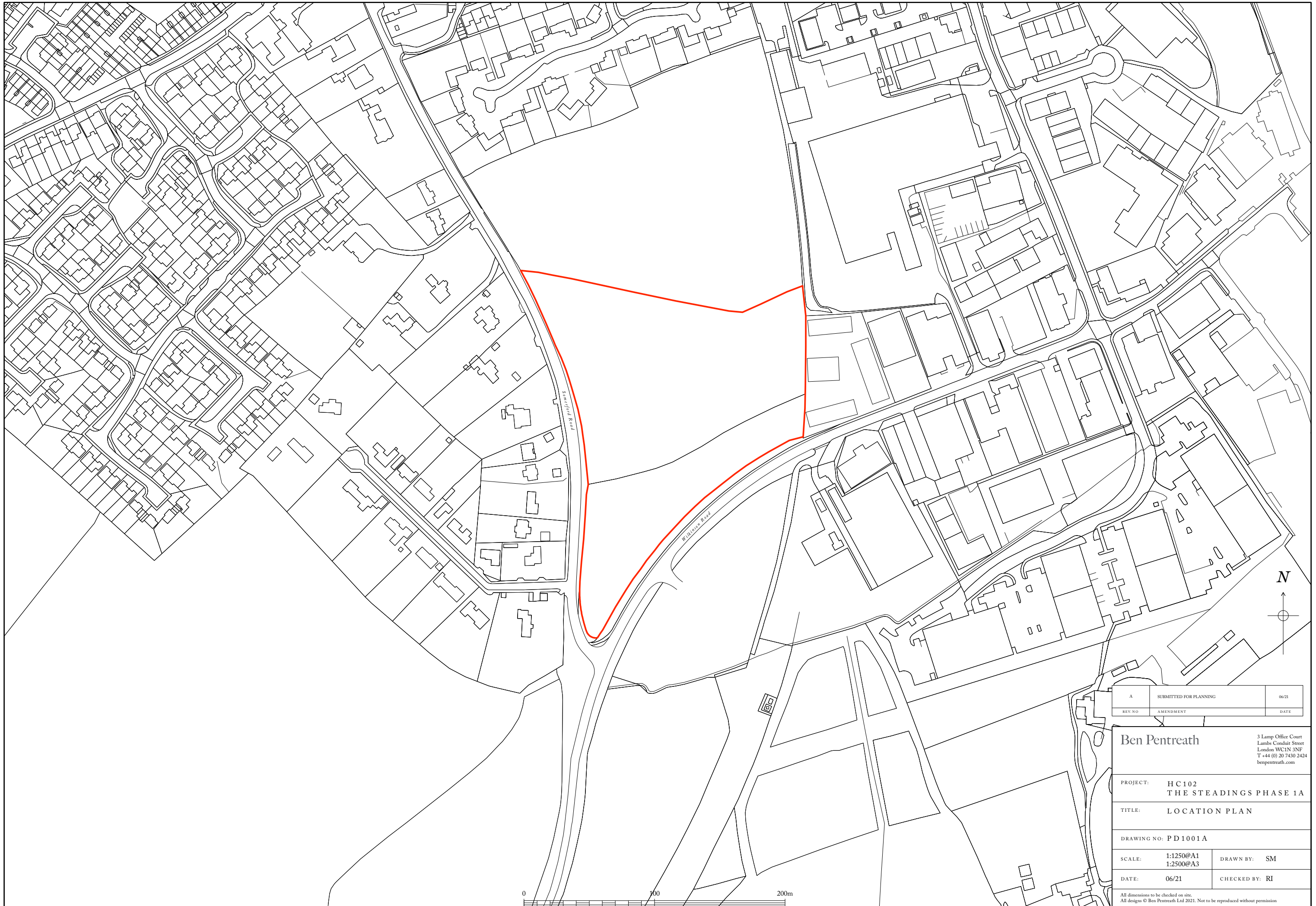
Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2 and the provisions of the NPPF.

23. Rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflights is/are located and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2 and the provisions of the NPPF.

INFORMATIVES:-

1. Works on the Public Highway ***[to be added before the application is determined]***
2. A description of the arrangements for delivering compensatory planting on the main site, pursuant to the outline planning permission and the section 106 agreement ***[to be added before the application is determined]***
3. Importance of conveying the approved LEAMMP details to the Steadings Community Management Trust, to ensure that future management of the retained and new natural assets supports nature recovery ***[to be added before the application is determined]***
4. Please note that this development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), as the Strategic Site south of Chesterton is rated £0/m² for residential development.



A	SUBMITTED FOR PLANNING	06/21
REV. NO.	AMENDMENT	DATE

Ben Pentreath
 3 Lamp Office Court
 Lamba Conduit Street
 London WC1N 3NF
 T +44 (0) 20 7430 2424
 benpentreath.com

PROJECT: HC102
 THE STEADINGS PHASE 1A

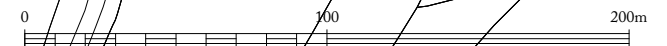
TITLE: LOCATION PLAN

DRAWING NO: PD1001A

SCALE: 1:1250@A1 DRAWN BY: SM
 1:2500@A3

DATE: 06/21 CHECKED BY: RI

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PROJECT: HC102
 THE STEADINGS PHASE 1A

TITLE: SITE LAYOUT PLAN

DRAWING NO: PD1004A


























SCALE: 1:625 @A1
 1:1250@A3

DRAWN BY: SM

DATE: 06/21

CHECKED BY: RI

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Unit Type	Number
 1 Bed 2P Flat - 51m ²	1
 1 Bed 2P Flat - 50.5m ²	1
 1 Bed 2P Flat - 64.1m ²	1
 1 Bed 2P Flat - 64.8m ²	1
 2 Bed 4P Flat - 60.7m ²	1
 2 Bed 4P Flat - 84.6m ²	1
 Type CH1a - 2 Storey - 1Bed 2P Coach House - 70.7m ²	1
 Type CH1b - 2 Storey - 1Bed 2P Coach House - 70.7m ²	1
 Type CH2a - 2 Storey - 2Bed 4P Coach House - 85.8m ²	1
 Type CH2b - 2 Storey - 2Bed 4P Coach House - 85.8m ²	1
 Type CH2c - 2 Storey - 2Bed 4P Coach House - 87.7m ²	1
 Type 2A - 2 Storey - 2Bed 4P House - 74.7m ²	1
 Type 2C - 2 Storey - 2Bed 3P House - 70m ²	2
 Type 2D - 2 Storey - 2Bed 3P House - 78m ²	7
 Type 3A - 2 Storey - 3Bed 5P House - 105.3m ²	6
 Type 3B - 2 Storey - 3Bed 5P House - 93.10m ²	2
 Type 3C - 2 Storey - 3Bed 5P House - 99.30m ²	3
 Type 3D - 2 Storey - 3Bed 5P House - 102.70m ²	3
 Type 3E - 2 Storey - 3Bed 5P House - 107m ²	5
 Type 3F - 2 Storey - 3Bed 6P House - 124.30m ²	5
 Type 3G - 2 Storey - 3Bed 6P House - 106m ²	1
 Type 3H - 2 Storey - 3Bed 4P House - 97m ²	8
 Type 4A - 2 Storey - 4Bed 6P House - 122.30m ²	6
 Type 4B - 2 Storey - 4Bed 7P House - 160.90m ²	6
 Type 5A - 2 Storey - 5Bed 9P House - 192m ²	2
Total Units	68



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PROJECT: HC102
 THE STEADINGS PHASE 1A

TITLE: ACCOMMODATION
 SCHEDULE PLAN

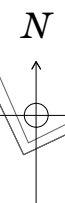
DRAWING NO: PD1005A

SCALE: 1:625 @A1
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DATE: 06/21

DRAWN BY: SM
 CHECKED BY: RI

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50 100m

KEY

Affordable Rent

- 4x 1B2P Apartment
- 3x 2B4P House
- 1x 3B6P House

Shared Ownership

- 4x 2B4P House
- 2x 3B5P House

Total Affordable Units 14



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PROJECT: HC102
 THE STEADINGS PHASE 1A

TITLE: AFFORDABLE HOUSING
 PLAN

DRAWING NO: PD 1006 A

SCALE: 1:625 @A1
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DRAWN BY: SM

DATE: 06/21

CHECKED BY: RI

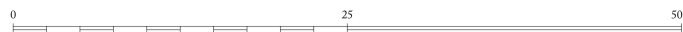
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+115m



I SOMERFORD ROAD
1:200



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PROJECT: HC102
THE STEADINGS PHASE 1A

TITLE: STREET SCENE 4

DRAWING NO: PD1020A

SCALE: 1:200@A1
1:400@A3

DATE: 06/21

DRAWN BY: CG
CHECKED BY: RI

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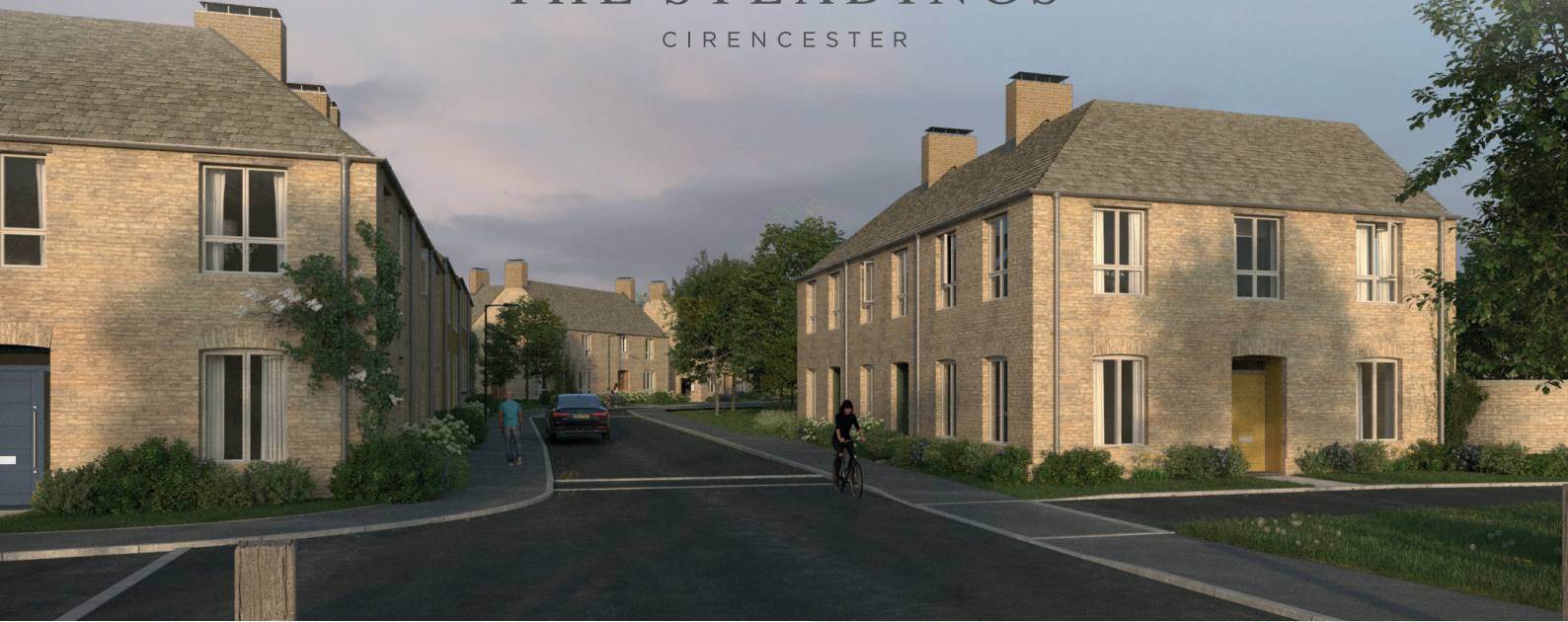






THE STEADINGS

CIRENCESTER



The Steadings Phase 1a

HarperCrewe are working in collaboration with Bathurst Development Limited to bring forward Phase 1a at The Steadings.

Our vision is to create a neighbourhood with an enduring appeal, that draws upon the rich heritage of Cirencester and the Cotswolds, but is forward looking in the best possible way. Our proposals place Design, Sustainability and Stewardship at the forefront.



In line with the Council's Climate Emergency Phase 1a will achieve:

- Improvement over current building regulations requirements;
- Minimising water usage for properties to 110 litres per day and incorporating water butts;
- 68 fast electric vehicle charging points;
- Building with Nature accreditation;
- A linear biodiversity net gain;
- Heat recovery through tried and tested fit and forget systems;
- Dwellings designed to enable battery storage once technology allows;
- Use of low energy systems future proofing properties should alternative sources of heat become prevalent.

Top: Illustrative image of the proposed entrance into Phase 1a

Left: Phase 1a masterplan



Jobs and Economy



- Total of 1,800 new jobs on site in the employment areas, local centre and schools;
- 352 full time jobs in the construction phase and 350 indirect jobs in the supply chain.

Phase 1a

- Jobs created during the construction phase;
- Initial appointments associated with the Community Management Trust.

Education



- Provision of a new three form entry primary school;
- 3.2 million contribution to secondary schools.

Phase 1a

- Financial contributions towards primary and secondary schools;
- Process of providing temporary accommodation at existing primary school begins.

Drainage and Wastewater



- Sustainable drainage systems will be used;
- Thames Water new sewer will be provided.

Phase 1a

- Phase 1a will be drained through a sustainable drainage system which ensures surface water flows are at greenfield rates;
- Work on the new sewer has begun and the new development will connect to this as it become available;
- Properties will be provided with water butts to re-use water on site and can include rainwater harvesting systems and an option on properties.

Highways Improvements and Walking & Cycling Links



- Extensive off site highways improvement works along with a £1.8 million contribution towards extended bus services;
- £0.5 million contribution to improve car parking in the town centre;
- Existing footpath a bridleway links to be improved.

Phase 1a

- New junction arrangements will be provided at the Cherry Tree Lane Junction and the Chesterton Lane and Somerford Road Junction and the Wilkinson Road and Somerford Road (in accordance with the details approved at outline stage);
- Footpath and cycleway improvements will be made to routes 7 (Somerford Road), 8 (Oaklands to Sperrington), and 9 (Wilkinson Road, Love Lane, Midland Road).

New and Affordable Homes



- Up to 2,350 new homes from 1-5 bedrooms;
- 705 new affordable homes;
- Homes for the elderly.

Phase 1a

- 68 new homes in a range of 1-5 bedrooms;
- 15 affordable homes in a split of sizes and tenures to meet local needs.

Health and Wellbeing



- Healthcare facility will be provided;
- Publicly accessible routes and spaces provided;
- Walkable neighbourhoods.

Phase 1a

- Trim trail provided for exercise;
- Two areas of open space provided for leisure and social interaction;
- Properties all constructed to or above national space standards requirements;
- Footpaths are provided within the site, connecting to existing footpaths and onward connections.

Community and Leisure Facilities



- 2.4 acres of space identified for formal sports;
- £0.9 million financial contributions to sports facilities off site;
- Provision of a community building;
- Setting up the Community Management Trust;
- £100,000 financial contribution to CDC for town centre improvements.

Phase 1a

- Approximately 5,400 square metres of open space is provided in a variety of forms to promote community interaction;
- The inception of the CMT will be triggered by the delivery of Phase 1a .

Open Space



- 100 acres of open space to be provided, including sports pitches, new planting, woodlands, water retention areas etc;
- Provision of a number of play areas in a variety of forms;
- Scheduled Ancient Monument will be retained and opened as public space.

Phase 1a

- Approximately 5,400 square metres of open space provided;
- Variety of spaces created including sustainable drainage areas, wildflower areas and edible streets;
- Linear Biodiversity net gain created;
- Local Area of Play provided.