

PLANNING AND LICENSING COMMITTEE
8th September 2021
ADDITIONAL PAGES UPDATE

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

ADDITIONAL REPRESENTATIONS ON SCHEDULE ITEMS : Page 5 - 9		
Item:	Ref No:	Content:
01	20/04343/REM (The Steadings Development Phase 1A Chesterton Cirencester)	<p>Additional correspondence from Agent:</p> <ol style="list-style-type: none"> 1. A covering letter from Bathurst Development Ltd 2. A note updating Committee on the Steadings Development 3. A note on the benefits of the development 4. A note on Energy Performance <p>Please see attached</p>
03	21/00736/FUL (Haydons Bank Station Road Chipping Campden)	<p>Case Officer Update:</p> <p>Additional condition:</p> <p>Prior to the construction of any external wall of the development hereby approved, full details of the proposed PV slates to be used to the south elevation shall be submitted to and approved in writing by the Local Planning Authority, and only the approved materials shall be used.</p> <p>Reason: To ensure that, in accordance with Cotswold District Local Plan Policies EN2 and EN11, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.</p>

Bathurst Development Limited

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3rd September 2021

Dear Councillor,

We write to you following the publication of the Agenda and Committee pack for the Planning and Licensing Committee to be held on the 8th September 2021. Application 20/04343/REM appears on the Agenda for this meeting and relates to Phase 1a of The Steadings development (previously land at Chesterton Farm, south of Chesterton).

We set out below a summary of the reserved matters application and the key benefits. We, the Applicants, seek your support for the proposals and ask you to approve the application.

Latest Update on the Steadings Development

BDL and its development partners have been busy progressing matters to bring forward the development. A summary is set out in the attached Update note. Work has recently commenced on off-site highway improvements at the Cherry Tree Lane junction which will have significant benefits to the wider area reducing queuing traffic. Works have also commenced on the road infrastructure at Chesterton Lane/Somerford Road and at Wilkinson Road/Spratsgate Lane.

Heads of Terms have been signed in relation to the first parcel of employment land off Wilkinson Road paving the way for much needed jobs and benefits to the local economy. In addition, Thames Water in conjunction with BDL has now completed the installation of the new sewer connection from Chesterton to the treatment works at South Cerney. This will serve the new development as well as circa 800 existing dwellings in the Chesterton area and greatly alleviate the current sewerage issues in the town.

BDL is also progressing work on phase 2 which will include extensive landscaping and biodiversity net gains. The Community Management Trust has been formed and is now formulating plans for community initiatives and land management.

The Principle of the Development

The Steadings development is allocated in the Cotswold Local Plan 2031 under policy S2 for a mixed use development (2,350 houses, plus new school, district centre, open spaces, and employment land). It forms a fundamental component of the Council's strategy to deliver sufficient housing to meet its needs over the plan period. The Council's housing delivery trajectory includes delivery on the Steadings site from 2021 and therefore making timely

decisions will reduce the impact on the Council's five year housing land supply. Outline planning permission was granted in April 2019 subject to conditions and two legal agreements which followed extensive discussions.

Given the above, the principle of the development is already established for the proposals along with means of access.

Accordance with Development Plan Policy

The Committee report notes that decisions should be made in accordance with the Development Plan unless other material considerations indicate otherwise. Paragraph 11 of the NPPF reiterates that where proposals accord with an up-to-date development plan they should be approved without delay.

We are firmly of the view that the proposals before you accord with the Local Plan policies and those within the NPPF. Indeed, the Officers report does not set out any clear departures from the policy that would justify refusal of the current scheme. The report acknowledges (paragraph 9.2) that the proposal is central to the successful delivery of the Local Plan Strategy. This reserved matters application addresses siting, appearance, landscaping and layout, and represents the first phase of residential development. It should be considered within the context of the exciting and extensive range of benefits that the wider Steadings development will offer (please see attached benefits note). The first phase of development will trigger these benefits which will increase as the wider development progresses.

In light of the above, the scheme should be approved without delay.

Design Changes

The scheme has been designed by architect Ben Pentreath who has been responsible for numerous high quality schemes across the country including much of the Duchy of Cornwall's Poundbury development since 2009. His experience at these leading edge schemes has been invaluable in designing Phase 1a at the Steadings and producing the exceptional scheme that is before you.

The layout and design of the scheme has followed extensive pre-application discussions with your officers resulting in several revisions during the determination period to respond to the points they have raised. The scheme has been well received during two extensive periods of consultation with no material comments from only five people to the original submission and only two letters on the latest changes. The Scheme currently before you represents a high quality, sustainable design that is future proofed and accords with Local Plan policy and the NPPF.

Whilst officers acknowledge the above and the high quality of the design and appearance of the buildings, they are seeking changes to the proposal (see para 9.11 of the Officers report). We do not agree that without these changes the scheme is contrary to the Local Plan. The

changes sought are unnecessary. We reiterate that what is before you accords with Local Plan policy and the NPPF.

Our view is that the changes sought (principally to landscaping and two garages) if deemed absolutely necessary can be adequately secured via appropriately worded planning conditions. The changes that would be acceptable to us cover:

1. Additional tree planting to the north-west turning head to be submitted prior to the first occupation;
2. Changes to the design of the garages at plots 1 and 14 prior to their commencement; and
3. Changes to the visibility of parking at plot 68 prior to laying out the parking bay.

Notwithstanding the above, approval of the scheme before you will facilitate early commencement on site and delivery of much needed housing.

We urge you to approve the application in its current form.

Building Performance

BDL and Harper Crewe are proposing highly sustainable and efficient homes through a fabric first approach which will minimise energy demand and be future proofed. In addition, the proposals exceed Building Regulation 2021 standards by on average 10% and also meet the Future Homes standard which is not expected to be introduced until 2025.

The comments of officers in relation to low-carbon heating modes are noted. Please refer to the attached note on building performance. In summary, there is uncertainty in the market as to which methods of low carbon heating will prevail in the future and it is likely that various technologies will be required to meet demand. For example, experts have raised concerns regarding the potential issues around the use of air source heat pumps on the national grid, particularly during the winter months. The provision of the infrastructure to deliver gas to each dwelling and the provision of heating systems designed from the start to work at 55 degrees future proofs the ability of occupiers to choose how to heat their homes whether that be air source measures, hydrogen, micro or other types of boilers. This ensures that innovative advances in technology can be utilised as they develop. The proposal offers maximum flexibility and does not lock into one solution only.

Conditions are recommended by Officers to ensure the energy efficient measures are implemented and these are acceptable in principle to us, subject to agreeing the precise wording with officers.

Conclusion

We hope that the above and the enclosed documents provide you with additional useful information in relation to the application to assist in your deliberations.

Bathurst Development Limited

This is a high quality proposal that exceeds current policy requirements and is in line with the NPPF. For these reasons we respectfully request you approve the application and delegate powers to officers to agree the list of planning conditions. This will enable delivery of the benefits, including homes, to commence immediately.

If you have any queries regarding this information please do not hesitate to contact us.

Yours faithfully,



John Manners
BDL Chairman



Peter Clegg
CEO – The Bathurst Estate

The Steadings – Latest Updates

Following extensive public consultation, outline planning permission for development at land south of Chesterton, Cirencester was granted on 3 April 2019. The permission was the subject of a comprehensive legal agreement and a number of conditions were attached to the planning permission.

The approved plans included a series of parameter plans which set guidelines for development heights and land uses as well as green infrastructure.

Following the approval of planning permission a number of the conditions were discharged through an application to the District Council. The conditions discharged on the 17 March 2021 included the Site Wide Design Code prepared to guide development at the site.

Phase 1a

BDL entered into a partnership arrangement with HarperCrewe to deliver Phase 1A in March 2020.

Following ongoing liaison with the planning officers, a reserved matters application for 74 homes was formally registered on 23 March 2021.

In conjunction with the Planning Officer the scheme has further evolved such that it now provides 68 homes of which 14 are affordable.

Infrastructure Progress

During 2020, BDL entered into discussions with Homes England to explore ways of facilitating the infrastructure necessary to open the Eastern Gateway to the main Steadings site and enable future parcels of residential land to be brought forward to the market.

Negotiations were concluded in March 2021. Since then BDL has commenced infrastructure works to divert services and create a gateway into the site from Spratsgate Lane. This is taking place along with highways improvement works at the Cherrytree Lane Junction and other footpath enhancement works required by the S.106 obligations.

In addition, Thames Water and BDL have worked together to complete a new sewer which will not only serve homes in the new Steadings development, but also 800 existing homes in and around Chesterton. This will significantly ease pressure on the current Cirencester network and help to alleviate the existing sewerage issues experienced at Chesterton.

BDL and Homes England hope to commence marketing the next phases of development (encompassing some 300 homes) to SME development partners early in 2022. All future partners will need to adhere to the approved Site Wide Design Code as they develop their own detailed parcel designs.

BDL has also been progressing designs for the public open space which runs to the south of the residential development. The first phase will be created for the benefit of the new Steadings Community and the wider community including large areas of parkland, woodlands, and wetlands and, with later phases will also provide recreational areas and sports facilities.

Community Management Trust

A charitable not-for-profit Community Management Trust (CMT) has been set up with its Business Plan approved by Cotswold District Council. A shadow board is appointed and is already meeting regularly.

The CMT will, amongst other duties, be responsible for maintaining and equipping the various parks, landscaped areas, woodlands, playing fields, recreational amenity spaces, community buildings and ensuring that new residents are integrated into the existing local community and welcomed to their new homes.

Energy

As explored in the attached building performance and sustainability note, BDL is reviewing a variety of options for the broader Steadings in response to the challenges posed by the declared Climate and Biodiversity Emergencies. In support of these discussions, Bathurst Estate has submitted a planning application for a 200-acre solar farm which if approved would generate green energy far in excess of the Steadings needs. BDL expects to be able to present its energy strategy to Councillors during the early Autumn.

A strategy has been agreed with the Planning Officers to ensure that there is a net Biodiversity Gain across the whole Steadings development.

Employment Land

Following extensive marketing, BDL has received a good level of interest in the first employment site located off Spratsgate Lane and hope to be able to conclude terms with a preferred development partner in the early Autumn.

Schools provision

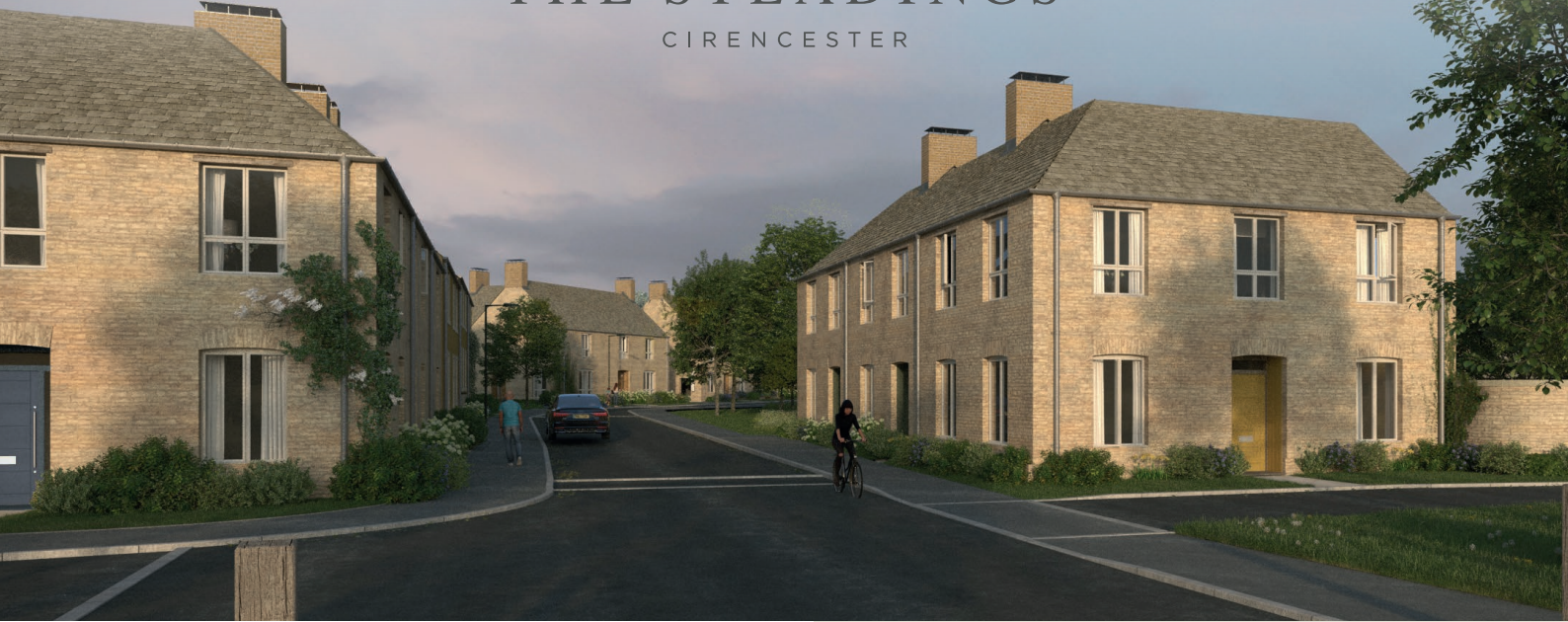
BDL is in discussion on the location of the temporary primary school in conjunction with the Corinium Education Trust, Gloucestershire County Council and Cotswold District Council.

As the development progresses a new primary school will be provided within the heart of The Steadings close to the new neighbourhood centre.



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 and forthcoming building regulations requirements;
- Significantly improved U-Values and air tightness in line with the Future New Homes 2025 standards;
- 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 (MVHR and WWHR);
- Using locally sourced materials wherever possible;
- Use of low energy heating systems (capable of upgrading when technology evolves) thereby future proofing and allowing residents to select the best form of energy when the time arrives.

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.

The Steadings – Phase 1a - Building Performance and Sustainability

The Outline Planning Permission for the Steadings, with its underlying masterplan, design codes and phased infrastructure and S106 requirements will deliver a high quality socially, economically and environmentally sustainable development along with employment opportunities. It also safeguards the delivery of homes which exceed the prevailing Building Regulation standards.

The emergence of the climate change emergency and the need to further increase the energy performance of homes, and reduce carbon emissions, has triggered an accelerated response by Government and Local Authorities alike. The Government, mindful of the need to transition without experimentation, is seeking to implement accelerated transitional arrangements which adopt a fabric first approach and utilises known and/or tested technologies. This approach also seeks to facilitate a post 2025 adaptation to a number of potential fossil free energy solutions which not only deliver better building performance but will also keep future heating and hot water bills as low as possible.

The Future Homes Standard, scheduled to be introduced in 2025, will realise the policy step change towards zero carbon housing. In the meantime, Interim Measures, designed to achieve a 31% uplift against the Part L Building Regulations, set a transitional standard for the industry and stakeholders to strive to achieve.

The Future Homes Standard will introduce a post 2025 ban on Fossil Fuel heating systems. Subject to the results of ongoing research, they will be replaced by a combination of solutions including the conversion of gas boilers to hydrogen, the use of heat pump solutions (to individual properties and/or in district heating networks), the use of micro-wave powered boilers and the possible use of fan coil heating systems which are more efficient than heat pumps. Each of these systems is currently being developed and tested through accelerated trials and Research and Development (R&D).

In practice, homes delivered under these interim measures should combine enhanced fabric efficiency, low temperature hot water and heating systems (55 degrees centigrade) elements of renewable energy where required to achieve the new standard, whilst also safeguarding the flexibility to enable future adaptation to any of the above systems (whichever proves to be the favoured and most practical solution which is cost efficient to run).

In addition to the accelerated R&D associated with the above technologies, BDL, in conjunction with its energy partner GTC, and Solar PV operator Aurora Power, are actively investigating how a district wide heat pump network could be introduced into the Steadings to replace the gas-based energy network originally proposed. There is a 2-year lead in to the potential implementation of such a system. The feasibility study will be completed in September 2021 and the energy strategy options to deliver fossil free zero carbon solutions on the main body of the development will be shared with CDC in the autumn.

In the meantime, Phase 1A at the Steadings is being delivered during this transitional period. In accordance with Government guidance and good practice, it has adopted a fabric first approach which exceeds the draft requirements of the Future Homes Standard (FHS). Furthermore, the homes on Phase 1a will be future proofed and be almost zero carbon ready through the following measures which are all incorporated into the design:

- 150mm wall cavities, very low floor and roof u-values all meet the FHS draft specification.
- Showersave waste water heat recovery system. This is a lifetime system requiring no maintenance, saving both energy and carbon. (If the dwelling needs to replace the heating system it will remain in place continually working).
- All systems in the houses will be designed at a 55-degree flow temperature, retaining the ability to switch to Hydrogen or microwave powered boilers, ASHP or other new emerging technology without installing a whole new heating system.
- Mechanical Ventilation with Heat Recovery (MVHR) systems are being installed, providing heat recovery from the wet rooms.
- MVHR also delivers improved indoor air quality, removing damp air and replacing it with warm air.
- Some dwellings will have photovoltaics, to ensure the overall carbon and energy reduction is met where the size of the dwelling demands it and it is required to meet the interim measures.
- High levels of Air Tightness that exceed the FHS.
- Appliances will be A+ rated and water saving systems will be installed.
- Electric vehicle charging points for all properties along with secure cycle parking.

All of the above not only meets FHS 2025 standards but are also capable of meeting zero carbon standards and are therefore fully future proofed without tying the owner to only one of the potential future technologies. This is particularly relevant as ASHP currently have a significantly higher cost for home owners for heating hot water than either gas, hydrogen or microwave technologies of the future.

The utilisation of all of these measures enables the space heating energy requirements and operational energy requirements of the new homes to be 54% and 68% lower, respectively, when compared to a house built to Part L statutory minimum building regulation requirements.

