

Application No: 15/0446C

Location: LAND SOUTH OF MIDDLEWICH ROAD AND EAST OF, ABBEY ROAD,
SANDBACH

Proposal: Erection of 154 two storey detached, semi detached and mews dwellings
landscaping, formation of community park, open space, parking and
associated works.

Applicant: Neil Arkwright, Redrow Homes Ltd & Anwyl Homes

Expiry Date: 01-May-2015

SUMMARY

The principle of development has already been accepted as part of the outline approval on this site. The social, environmental and economic aspects of the scheme are:

Social Sustainability

The development will not have a detrimental impact upon residential amenity, will provide benefits in terms of much needed affordable housing provision and would help deliver housing supply.

The impact upon infrastructure would be neutral and has already been considered when the outline application was approved

Although final clarification is awaited, the proposed POS via the Community Park, and the proposed play areas are considered to be acceptable.

Environmental Sustainability

With regard to ecological impacts, the impact is considered to be neutral as mitigation has been secured through contributions secured at outline stage. Additional landscaping will be required to maximise the ecological benefits of the scheme but this can be conditioned, as can final details to ensure the impact on trees is acceptable.

The drainage/flood risk implications for this proposed development are considered to be acceptable.

The proposed access point is acceptable and the traffic impact as part of this development has already been accepted. Although, a final tracking plan is awaited, the general layout and level of parking is considered acceptable. The design of the dwellings is appropriate with good levels of natural surveillance. The buffer to existing Park Lane properties is now also acceptable and accords with the outline approval.

Economic Sustainability

The development of the site would provide a number of economic benefits in the residential use of the site.

It is considered that the planning balance weighs in favour of this development.

RECOMMENDATION
APPROVE subject to conditions

PROPOSAL:

This is a reserved matters application for 154 dwellings. The issues which are to be determined at this stage relate to the appearance, landscaping, layout and scale of the development.

The access would be via a single priority junction off Middlewich Road with the provision of a right-turn lane on Middlewich Road. The access was approved as part of the outline application.

The development would consist of 1 to 5 bedroom units including some apartments. All units would be 2 stories in height. The development would consist of the following mix:

- 8 x one bed units
- 20 x two bed units
- 18 x three bed units
- 99 x four bed units
- 9 x five bed units

Discussions have recently taken place with local residents on Park Lane and the developers to consider concerns in respect of the buffer required along the eastern boundary of the site as part of the outline conditions. This has resulted in the submission of revised plans.

SITE DESCRIPTION:

This reserved matters application relates to phases 1 and 2 following the approval of application 12/1463C, phase 3 would form part of a later application. Outline application 12/1463C relates to 15.6ha of land, situated on the southern side of Middlewich Road, west of Park Lane and east of Abbey Road. The site includes two residential properties 170 and 172 Middlewich Road which are located within the Sandbach Settlement Boundary. The rest of the site lies within the Open Countryside and is bordered by residential properties to its north, western and eastern boundaries, with open fields to the south.

The site is relatively flat although the land level drops slightly to the south of the site. The site is currently used for the growing of crops with a number of hedgerows running along the existing field boundaries. There are a number of trees within the residential curtilages of the properties surrounding the site with a number of mature trees within the grass verges along Abbey Road and Park Lane.

RELEVANT HISTORY:

12/1463C - Demolition of 170 and 172 Middlewich Road, Sandbach, Formation of New Access to Serve Residential Development of up to 280 Dwellings, Landscaping, Open Space, Highways and Associated Works – Approved 7th October 2014

14/0191C - Removal of Condition 14 (25% of Housing with no more than 2 bedrooms) on approval
10/3471C - Proposed Residential Development of up to 280 Dwellings, Landscaping, Open Space, Highways and Associated Works – Withdrawn

11/0440C - Demolition of 170 and 172 Middlewich Road, Sandbach and Formation of New Access to Serve Residential Development – Approved subject to the completion of a Unilateral Undertaking 18th October 2012

10/3471C - Proposed Residential Development of up to 280 Dwellings, Landscaping, Open Space, Highways and Associated Works - Refused 18th November 2010 – Appeal lodged – Appeal dismissed – High Court challenge – Decision quashed, Appeal to the Court of Appeal – Appeal Dismissed. Appeal Allowed by Secretary of State

POLICIES

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

14. Presumption in favour of sustainable development.

50. Wide choice of quality homes

56-68. Requiring good design

Development Plan:

The Development Plan for this area is the Congleton Borough Council First Review 2005, which allocates part of the site within the settlement boundary and part of the site within the open countryside.

The relevant Saved Policies are: -

PS8 Open Countryside

GR21 Flood Prevention

NR4 Non-statutory sites

GR1 New Development

GR2 Design

GR3 Residential Development

GR5 Landscaping

GR9 Accessibility, servicing and provision of parking

GR14 Cycling Measures

GR15 Pedestrian Measures

GR16 Footpaths Bridleway and Cycleway Networks

GR17 Car parking

GR18 Traffic Generation
NR1 Trees and Woodland
NR3 Habitats
NR5 Habitats
H2 Provision of New Housing Development
H6 Residential Development in the Open countryside
H13 affordable Housing and low cost housing
E10 Re-use and redevelopment of existing employment sites

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

As the examination of this plan has now been suspended, its policies carry limited weight.

PG2 – Settlement Hierarchy
PG5 - Open Countryside
PG6 – Spatial Distribution of Development
SC4 – Residential Mix
SC5 – Affordable Homes
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE3 – Biodiversity and Geodiversity
SE5 – Trees, Hedgerows and Woodland
SE 1 - Design
SE 2 - Efficient Use of Land
SE 4 - The Landscape
SE 5 - Trees, Hedgerows and Woodland
SE 3 - Biodiversity and Geodiversity
SE 13 - Flood Risk and Water Management
SE 6 – Green Infrastructure
IN1 – Infrastructure
IN2 – Developer Contributions

Other Considerations:

The EC Habitats Directive 1992
Conservation of Habitats & Species Regulations 2010
Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System
Interim Planning Statement Affordable Housing
Interim Planning Statement Release of Housing Land
North West Sustainability Checklist
Sandbach Draft Neighbourhood Plan

CONSULTATIONS:

CEC Flood Risk Manager: Conditions suggested.

Environment Agency: Refer to standing advice.

United Utilities: As previously stated in United Utilities response to planning application 10/3471C a number of public sewers cross this site and UU will not permit building over it. UU will require access strips either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement.

Cheshire East PROW: The development does not appear to affect a public right of way.

Natural England: Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Sandbach Flashes SSSI has been notified. Natural England advise that the SSSI does not represent a constraint in determining this application.

For advice on Protected Species refer to the Natural England standing advice.

Cheshire East Countryside Access: The application documents make reference to a number of access points and crossings for pedestrians and cyclists in order to maximise the permeability of the site. Such routes should be designed and constructed to best practice in terms of shared use infrastructure and accessibility.

The S106 agreement includes a contribution towards improving accessibility on the Wheelock Rail Trail.

The legal status, maintenance and specification of proposed pedestrian and cyclists routes within the public open space of the site would need the agreement of the Council as the Highway Authority. If the routes are not adopted as public highway or Public Rights of Way with the provision of a commuted maintenance sum, the routes would need to be maintained for use under the arrangements for the management of the open space of the site.

Properties should have adequate and best practice cycle storage facilities and all highway designs should incorporate accessibility for cyclists.

The developer should be tasked to provide new residents with information about local walking and cycling routes for both leisure and travel purposes, with key routes signposted.

Cheshire Brine Compensation Board: The Board is of the opinion that the site is in an area which has previously been affected by brine subsidence, and the possibility of minor future movements cannot be completely discounted.

In particular, the Board recommends the use of raft foundations or ring beams in the subsidence hollows and heavily reinforced strip foundations outside the subsidence hollows areas. The subsidence hollows are as identified in a technical report submitted with the application.

Strategic Highways Manager: Principle agreed at outline stage.

There is some doubt as to the suitability of connections to potential Phase 2 development in terms of carriageway width and footway provision. However, the Head of Strategic infrastructure can advise in terms of access to the proposed 154 dwellings and also to the overall Phase 1

development of 280 dwellings, the layout is sufficient subject to submission of suitable tracking plans.

ANSA Open Space: No comments received at the time of writing this report.

CEC Archaeology: Condition suggested.

VIEWS OF THE PARISH/TOWN COUNCIL:

Sandbach Town Council: No objection. Although Members regret the development of Abbey Fields and its detrimental impact on the urban landscape, it is accepted that the development will proceed. 30% affordable housing and stipulation that this housing will be indistinguishable from other housing is welcomed however, Members question who will maintain the community park and seek detail of arrangements in place. Members further request the traffic implications are carefully monitored.

No objection is raised to the revised layout.

REPRESENTATIONS:

Neighbour notification letters were sent to all adjoining occupants and a site notice erected. Further consultations have taken place on revised plans.

A letter of objection has been received from 39 households raising the following points:

Principle of development

- Lack of employment in Sandbach
- Sandbach is a commuter town
- The development will not benefit Sandbach
- No further housing development is needed
- The layout of the development does not comply with the approved illustrative layout
- The layout is different to the outline application
- The development does not comply with condition 4 attached to the outline consent
- Green spaces around Sandbach should be retained
- Brownfield sites should be developed first
- Loss of the historic character of Sandbach
- Lack of consultation regarding the reserved matters application
- The affordable dwellings are located in the same location

Highways

- Increased highways congestion
- The submitted traffic data is out of date
- Increased vehicular movements in proximity to the Park Lane junction
- Highway safety
- Lack of public transport which has suffered cuts
- Problems with the cycleway improvements on Hind Heath Road
- Inadequate provision for cyclists as part of this development
- The proposed highway improvements are not clear

- No need for parking spaces to serve the community park if the development represents sustainable development
- Congestion has increased in Sandbach since the original approval
- Various road works within Sandbach are causing congestion issues
- Too many vehicles will use a single access point
- There should be no vehicular access onto Abbey Road

Infrastructure

- Local infrastructure cannot cope
- Local schools are full
- Local doctors do not have capacity

Amenity Issues

- The development is closer to the adjoining residential properties than as shown on the indicative outline plan
- Loss of light
- Loss of outlook
- Loss of privacy
- Light pollution
- Lack of a buffer between the existing and proposed dwellings
- The proposed dwellings are too close to the boundaries
- Increased noise and disturbance
- Vehicles within the site will cause noise and light pollution at unsociable hours
- The proximity of the affordable dwelling units to the boundaries
- The development would be contrary to Local Plan Policy GR1
- The development should be moved further west into the proposed community park to protect residential amenity
- The token planting of fruit trees to the boundaries is not considered to be acceptable
- The separation distances are too short to the existing dwellings which surround the site

Design issues

- The development adjacent to Park Lane does not respect the character of the dwellings which front Park Lane which are set within large plots and mature gardens
- The development would appear incongruous having regard to the character of the surrounding development
- The street-scene of the development would appear unattractive
- The development would be contrary to Policy GR2 of the local plan
- Off the peg house types do not respect to context of the site
- The dwellings are squeezed onto the site so that the developer can maximise their return

Other issues

- There is a right of access onto the site between 200 and 202 Middlewich Road. This should not be obstructed by the developer
- Brine subsidence issues on this site
- Impact upon the archaeological deposits on this site which includes a Roman Road

A representation has been received from Fiona Bruce MP raising the following points:

- The previous plans showed a buffer between the new dwellings and the nearby existing properties. This reserved matters application will diminish this to such an extent that the

properties will be far more closely abutting the existing residents homes than was shown on the plans for the site.

- When the previous application was considered the view was that the 'houses would be sparsely populated with gardens backing onto gardens and this is no longer the case.

Amended Plan comments

Some improvements but the planting of trees will cast significant shadows on Park Lane gardens Changes have taken account of some residents concerns but not others on Middlewich Road

APPRAISAL

The principle of residential development has already been accepted following the approval of the outline applications 10/3471C and 12/1463C.

This application relates to the approval of the appearance, landscaping, layout and scale of the development (the reserved matters) as part of application 12/1463C.

Amenity

A number of the objection letters have referred to the proximity to the proposed dwellings and the lack of a buffer between the site and the adjoining residential properties.

In this case the Congleton Borough SPG requires the following separation distances:

21.3 metres between principal elevations

13.8 metres between a non-principal and principal elevations

In this case the separation distances between the proposed to the adjacent dwellings all exceed those set out within the SPG. The separation distances between principal elevations range between 28.2 metres and 39 metres (with most being above 30 metres). The separation distance between non-principal and principal elevations range between 15.4 metres and 28.9 metres.

As some of the non-principal elevations include windows in close proximity to the shared boundary it will be necessary to attach an obscure glazing condition and to remove permitted development rights for new windows on the following plots; R1, R6, R10, R12, R18, A68 and A77.

Recent discussions have focused on those proposed properties closest to the rear of Park Lane. The original outline permission included a condition which required the development 'to follow' the general parameters plan and the Design & Access Statement from the outline approval. In effect this indicated a 'landscaped buffer' to be provided along the eastern boundary of the site while also indicating a less dense form of development in this location. This matter was raised by local residents as the originally submitted plans did not contain any proposed buffer planting along the eastern boundary at certain sections. There were also small blocks of dwellings (affordable units) which included end gables in close proximity to the site boundary which provided very limited scope for landscaping.

Following a recent meeting and discussions between residents on Park Lane, the developers, Ward Councillors and Officers a revised plan has now been submitted which includes a change in the layout of the scheme to include mostly detached properties backing on to existing Park Lane properties. Although this pushes the affordable units further the south, this does enable the

density to be reduced and also provides greater space for a landscape buffer. Further plans have been submitted to show the type and nature of landscaping to be provided which includes semi-mature trees. Subject to an appropriate condition concerning the timing of the planting it is considered that this strikes the right balance on this part of the site and Officers believe that this now accords with the original outline condition.

Light pollution

The concerns raised regarding light pollution have been noted and a condition could be attached to ensure that external lighting details are submitted to the Council for approval.

Noise

In terms of the impact upon the adjacent dwellings it is not considered that the proposed development would result in levels of noise from future occupiers which would harm residential amenity.

Disturbance during the construction phase of the development

In this case there are the following conditions attached to the outline approval:

- Hours of construction
- Construction Method Statement

It is considered that these conditions attached to the outline consent would be adequate to protect residential amenity during the construction phase.

Highways Implications

The wider traffic congestion issues in Sandbach and the point of access were considered as part of the outline application.

To mitigate the congestion traffic impact of this development a contribution of £60,000 has been secured towards the upgrade of Junction 17 of the M6. A travel plan also forms part of the conditions attached to the outline consent.

In terms of the proposed layout/internal highways design and parking provision an amended plan has been submitted following negotiations with the Strategic Highways Manager.

The plans are considered to be broadly acceptable at this stage of the Phase 1 development. There remain some concerns over the curved nature of some of the roads and additional tracking plans are required for clarification before final acceptance. An update on this matter will be provided accordingly.

Trees and Hedgerows

The application includes an arboricultural impact assessment (AIS) which incorporates a tree survey, an assessment of arboricultural impacts of the layout on plan, a tree constraints plan and details of proposed tree protection measures together with an arboricultural method statement.

The survey area covers the current application site and land to the west and covers 45 individual trees 16 groups of trees and 17 hedgerows.

The report indicates that one tree would be removed. This tree has already been dismantled (removal associated with the approved access off Middlewich Road). The S106 Agreement for the outline application includes a contribution of £2,400 to provide replacement tree planting within the grass verge along Middlewich Road.

In this case there are concerns in relation to the following:

- Plot R10 – Proximity of the dwelling to offsite Tree 26 (Grade A Beech)
- Plot R14 - Hard surfacing in RPA of Tree 24 (Grade C Silver Birch)
- Plot R26/33 - Fencing access and proposed 3 metre reduction of offsite Tree 20 (Grade B Sycamore)
- Plot R46 - Dwelling and hard surfacing in RPA of TPO protected Tree 13 (Grade C Oak)
- Plot R46 (south of) - Hard surfacing in RPA of Tree 14 a TPO protected (Grade A Oak tree)
- West of plot R75 - sub- station too close to (Grade A Oak Tree 25) and adjacent road
- POS south - Footpath in Root Protection Areas of trees T10 (Grade B Oak), T11 (Grade C Ash) and T12 (Grade C Ash)

These issues have been raised with the developer and an updated plan is awaited to address these concerns

In terms of hedgerows the development would result in 48 linear metres of existing hedge being removed mainly to accommodate internal access roads. However the majority of the hedgerows would be retained as part of the proposed development.

Landscape

A landscaping scheme has been submitted with this application and this is largely acceptable providing the following amendments are secured:

- The 3 Beech trees on plot 39 should be replaced with a smaller growing species
- The proposed Holly and Magnolia located next to the site boundary should be replaced with a small deciduous tree species in order to form a continuous tree screen
- The ornamental tree species within the public open space should be replaced with native species
- The landscape plans should be amended to include gapping up of the hedgerows on site with native species and where necessary to include coppicing or laying
- The footpaths within the POS should be changed from bound gravel to resin bound gravel which is more durable and requires less maintenance
- Clarification is required in terms of the proposed boundary treatments as the colours used on the submitted plan are difficult to identify

These issues have been raised with the applicant and an update will be provided in relation to this issue, albeit conditions can be imposed to cover these aspects. An additional plan has been submitted for the eastern buffer to give confidence in the nature of the planting proposed. A condition can be imposed for this aspect of the landscaping to ensure early implementation of the scheme as discussed with residents.

Design

The importance of securing high quality design is specified within the NPPF and paragraph 61 states that:

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

The positive and externally orientated perimeter blocks are welcomed with all areas of open space, footpaths and highways well overlooked by the proposed dwellings. The density of 16.4 dwellings per hectare is appropriate due to the urban fringe location of the site.

The height of the proposed development would be two-storey which is consistent with the surrounding dwellings in this part of Sandbach.

The layout plan includes centrally located open space and Country Park and includes additional planting. The Country Park forms a linear area of open space which would form an ecological corridor to the curtilage and pond at 180 Middlewich Road. The residential properties would be orientated so that the areas of open space would be well overlooked and the boundary treatments to rear gardens are obscured from view.

Avenue tree planting is proposed to reinforce the streets within the site and this is consistent with the tree lined avenues at Park Lane and Abbey Road. This is positive in terms of place making and the existing hedge lines are retained as the basis for the landscape infrastructure and associated open spaces.

In terms of the detailed design the proposed dwellings include canopies, bay windows, sill and lintel details. The design of the proposed dwellings and their scale is considered to be acceptable and would not detract from this part of Sandbach.

Abbeyfields is a Grade II Listed Building. Given the separation distance to this property and the location of the proposed Country Park it is not considered that the development would have a detrimental impact upon the setting of this Listed Building.

Affordable Housing

The s106 agreement attached to the outline application details that an Affordable Housing Scheme should be submitted which includes an affordable housing provision of 30% which will comprise 65% affordable/social rent and 35% as intermediate tenure.

The agreement requires the Affordable Housing Scheme to be submitted for each phase of development. The applicant has submitted an accommodation schedule for the affordable housing on the submitted plans. The residential mix comprises 8 x 1 bed apartments, 20 x 2 bed houses and 18 x 3 bed houses. This is acceptable to meet the identified housing need. The applicant has also submitted an Affordable Housing Scheme which provides further detail in respect of the Affordable Housing. This has been considered by the Strategic Housing Manager who has raised no objection to the principle of the development.

The location of the affordable housing did not raise objection in respect of 'pepper potting' as was indicated on the original submission. However through the discussions with local residents and the developer regarding the buffer issue along the rear of Park Lane properties (as described above), the revised layout now locates a cluster of affordable units to the southern part of the site. It is clear that this results in a larger cluster to the southern part of the site than would be ideal. However, taking account of the wider Phase 1 and 2 developments, the outline approval in terms of density across the site and discussions with local residents it is considered that an on balance assessment can be reached as to its acceptability. Comments on this particular issue are however awaited from housing colleagues.

Ecology

Landscaping of open space areas

A significant bat roost is present at retained tree 23 located on the southern boundary of the application site. To ensure there is adequate foraging and commuting habitat to support this roost it must be ensured that there is a strong belt of mature tree cover along the southern boundary of the site and up the eastern boundary of the open space area. This is partly achieved by the submitted landscape plan however, additional native tree planting is required in these areas to ensure that there is continues unbroken chain of tree cover.

To ensure the proposed landscaping is in keeping with the intended country park setting and to maximise the nature conservation value of the proposals ornamental species and varieties should be excluded from the country park area and replacement with native species.

The submitted landscaping plan should be amended to reflect these required changes.

Amphibian tunnel

An amphibian tunnel is required under the access road crossing the country park to ensure that amphibians associated with the large garden pond on Middlewich Road have access to the new habitats created within the proposed country park. This is now shown on the submitted plans and is considered to be acceptable by the Councils Ecologist.

Ponds

The provision of an additional wildlife pond is supported and would considerable enhance the ecological value of the open space associated with the proposed development.

In order to provide suitable places of shelter for amphibians associated with the new proposed ponds the Councils Ecologist has advised that two amphibian hibernacula be provided in close proximity to the new ponds.

To minimise the risks of invasive species being introduced into the proposed wildlife pond the Councils Ecologist advises that they should be fenced to minimise public access.

The submitted landscaping plans should be amended to show the location of these features.

Lighting

Inappropriate lighting of the country park area has the potential to have an adverse impact upon its nature conservation value.

If planning consent is granted a condition could be attached requiring the submission and agreement of details of any lighting proposed for the open space areas.

Public Open Space

The open space requirement for this site would be provided within the proposed community park which would benefit residents for the whole of Sandbach. This would be provided in accordance with the legal agreement.

The plan indicates the inclusion of a play area within the Community Park area. This should include at least 8 items incorporating DDA inclusive equipment, using play companies from the Councils select list. A second play area would be provided within the third and final phase of the development which will be subject to a further reserved matters application.

At the time of writing this report no updated comments had been received from ANSA (Public Open Space) and therefore an update will be provided.

Education

This issue was dealt with as part of the outline application where a contribution of £513,771.11 was secured as part of the S106 Agreement.

PROW

The development would not directly impact upon PROW and a contribution of £10,000 has been secured as part of the outline application towards improved access of the Wheelock Rail Trail.

Archaeology

The outline applications for the development of this site resulted in a recommendation for a programme of archaeological assessment and evaluation in order to define the nature and extent of any archaeological deposits present and the need, if any, for further archaeological mitigation.

An archaeological desk-based assessment was produced by Oxford Archaeology North in 2012 and this report has been submitted in support of the present application. In 2014 a programme of archaeological trial trenching was carried out by Earthworks Archaeological Services, which demonstrated that the Roman road that once crossed the site from north-west to south east had been obliterated by centuries of ploughing and that across much of the rest of the site archaeological deposits were absent.

The one exception to this pattern was in the south-eastern corner of the application, where an area measuring circa 40m by 40m was seen to contain archaeological remains. The remains (undated at present) consisted of pits, ditches, and surfaces alongside the line of the Roman road. Some of these deposits are waterlogged and may be connected with salt production.

The site master plan suggests that much of this area will remain undisturbed by the development but the northern part is affected by a new road and landscaping. It seems likely, therefore, that part of the archaeologically sensitive area will require excavation and recording before development and this may also be necessary across the rest of the zone if this is to be disturbed by landscaping. A report on all of the excavation works that prove necessary will be required and the mitigation will be secured through the imposition of a planning condition.

Flood Risk and Drainage

As identified in the submitted Flood Risk Assessment (FRA), there are areas of ground subsidence within the site boundary. These are picked up on the Environment Agency (EA) surface water flood maps as areas with a risk of flooding. Appropriate measures will need to be incorporated into the development proposals to mitigate this risk, without exacerbating the risk of flooding elsewhere.

The Council's Flood Risk Manager has considered this application and has raised no objection subject to the imposition of the following planning conditions:

- The surface water run-off generated by the proposed development shall not exceed the run-off from the undeveloped site and shall not increase the risk of flooding off-site.
- No development shall commence on any phase until a scheme for the management of overland flow from surcharging of the site's surface water drainage system during extreme rainfall events within that phase has been submitted to and approved in writing by the Local Planning Authority.

It should also be noted that a condition to secure a scheme for surface water drainage was attached to the outline permission and there is no requirement to repeat this condition on the reserved matters application.

Brine Board

The comments of the Brine Board have been noted and the case of structural stability of the development will be dealt with at the Building Control stage.

CONCLUSION and PLANNING BALANCE

The principle of development has already been accepted as part of the outline approval on this site. The social, environmental and economic aspects of the scheme are:

Social Sustainability

The development will not have a detrimental impact upon residential amenity, will provide benefits in terms of much needed affordable housing provision and would help deliver housing supply.

The impact upon infrastructure would be neutral and have already been considered when the outline application was approved

Although final clarification is awaited, the proposed POS via the Community Park, and the proposed play areas are considered to be acceptable.

Environmental Sustainability

With regard to ecological impacts, the impact is considered to be neutral as mitigation has been secured through contributions secured at outline stage. Additional landscaping will be required to maximise the ecological benefits of the scheme but this can be conditioned, as can final details to ensure impact on trees is acceptable.

The drainage/flood risk implications for this proposed development are considered to be acceptable.

The proposed access point is acceptable and the traffic impact as part of this development has already been accepted. Although, a final tracking plan is awaited, the general layout and level of parking is considered acceptable. The design of the dwellings is appropriate with good levels of natural surveillance. The buffer to existing Park Lane properties is now also acceptable.

Economic Sustainability

The development of the site would provide a number of economic benefits in the residential use of the site.

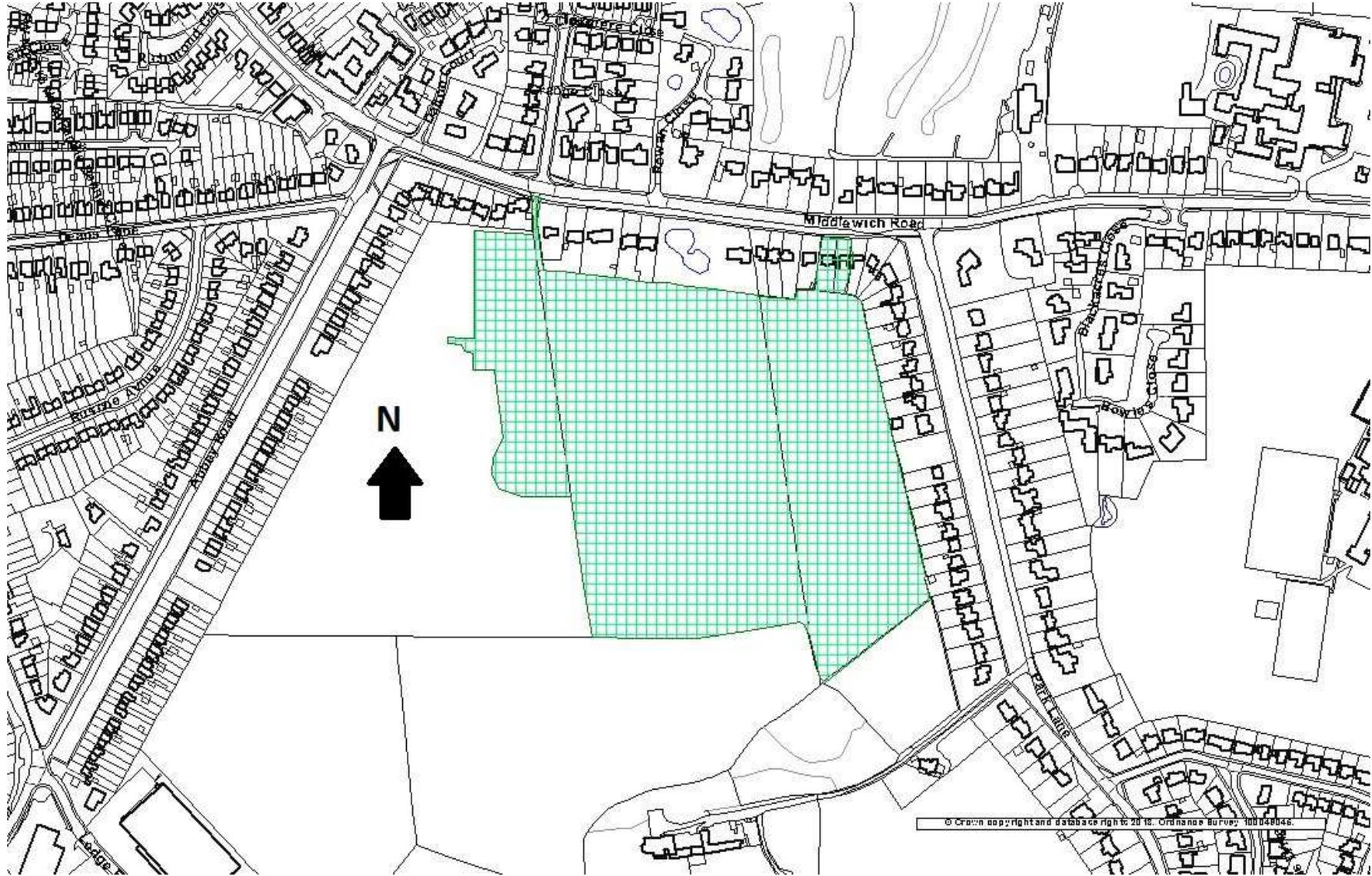
It is considered that the planning balance weighs in favour of this development.

RECOMMENDATION:

APPROVE subject to conditions

- 1. Time scale**
- 2. Scheme to be built in accordance with Approved Plans**
- 3. Accordance with submitted Affordable Housing Scheme**
- 4. Materials to be submitted and approved**
- 5. Surface water run-off to not exceed the undeveloped site**
- 6. Scheme for overland flow of water**
- 7. Archaeological report**
- 8. Construction Method Statement to be submitted**
- 9. Obscured glazed on selected plots with no further openings to be created**
- 10. Landscaping details to be submitted**
- 11. Implementation of approved / submitted landscaping details**
- 12. Landscaping buffer along the eastern boundary of the site in accordance with submitted plans and timetable**
- 13. Details of external lighting to be submitted, approved and implemented**

In order to give proper effect to the Board`s/Committee`s intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



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