

Application Number 17/00719/OUT

Proposal:- Outline application for residential development and associated works.

Site Location:- Former Hartshead High Secondary School, Greenhurst Road

Applicant:- Tameside Metropolitan Borough Council

Recommendation:- Approve subject to conditions.

REPORT

1. APPLICATION DESCRIPTION

- 1.1 This planning application seeks outline permission for residential development including details of access at the former Hartshead High Secondary School, Greenhurst Road, Ashton.
- 1.2 Details of appearance, layout, scale and landscaping are reserved for later applications, however, an indicative layout drawing has been submitted with the application which shows a development of 132 dwellings comprising of a mixture of detached and semi detached dwellings. The indicative layout is not for approval, it suggests how the site could be developed with dwellings arranged with a frontage to Greenhurst Road and a series of internal cul de sac's accessed from a perimeter link road.
- 1.3 The site is effectively split in two by the presence of Greenhurst Road and the public footpath which runs to Knot Hill Reservoir beyond the site boundary. Vehicular access is shown from Greenhurst Road to both the northern and southern sides of the proposed development.
- 1.4 The following documents have been submitted in support of the application;
 - Arboricultural Survey Report
 - Contaminated Land Desk Study Risk Assessments
 - Design and Access Statement
 - Ecological Site Audit
 - Flood Risk Assessment
 - Planning Statement
 - Proposed Access Arrangement
 - Indicative Layout
 - Statement of Community Involvement
 - Transport Assessment
 - Topographical Survey
 - Tree Survey and Constraints Plan
 - Utility Report
 - Geotechnical Report
 - Coal Mining Risk Assessment
 - Landscape Visual Impact Assessment
 - Noise and Impact Assessment
 - Playing Pitch Investment Strategy
- 1.5 Tameside Council as the applicant undertook a community engagement exercise in relation to the application in accordance with the Council's Statement of Community Involvement prior to the submission of the application, which comprised sending newsletters to 985 homes in the locality explaining the proposals and inviting attendance to a public exhibition. Opportunities were given to provide feedback on the proposals before, during and after the exhibition.

- 1.6 The statement of community involvement submitted with the application outlines the consultation and responses received, these centre around transport, access and parking concerns, as well as the loss of playing fields and green space and the need to maintain access to the reservoir together with concerns regarding the potential for devaluation of property, an excessive amount of houses being built and concerns regarding social housing and drainage / sewage concerns.

2. SITE & SURROUNDINGS

- 2.1 The application site is 6.10 hectares in area and is located to the east of Lees Road, Ashton. The site is effectively split into 2 by Greenhurst Road and the footpath which runs to Knot Hill reservoir. Existing residential development lies to the south, east and west of the site fronting Woodlands Road, Lees Road, Greenhurst Lane and St Christopher's Avenue. The area is characterised by a mix of detached, semi detached properties. Ashton Under Lyne golf club and Knot Hill Reservoir lie beyond the boundary of the site to the East.
- 2.2 The site comprises of the grounds of the former Hartshead High School which merged with Stamford High School in September 2008. Both schools were subsequently replaced on a new site off Broadoak Road to the west of Lees Road. The former school on the proposal site was subsequently demolished and all that remains of the former school buildings is the concrete foundation slab and tarmac areas which formed the car park and playground areas to the north of Greenhurst Road and the former playing fields located to the south. Some piles of rubble related to the demolition of the buildings also remain on the northern part of the site.
- 2.3 The northern part of the site is set behind a stone retaining wall with a native species hedge on top which fronts Lees Road, behind which the land level rises to the east. The southern part of the site is relatively level but is surrounded by steep banks as the contour of the land rises to the east.
- 2.4 The northern part of the site is currently secured by a mixture of chain link and palisade fencing and is generally unkempt. The southern part of the site which contains the former school playing fields is surrounded by palisade fencing on the northern and eastern sides and by wooden fencing to the southern and western sides where it bounds the rear of existing residential properties fronting Woodlands Road and St Christopher's Avenue.
- 2.5 The site is within 240m of the nearest primary school and 1.3km of the nearest doctors surgery.
- 2.6 The nearest bus stops immediately front the site on Lees Road, a further 4 bus stops are located within 400m of the site. A total of 6 bus services operate from these 5 stops offering access to Ashton, Hurst, Hartshead, Smallshaw, Manchester, Backstones and Stalybridge. The nearest railway stations are located at Ashton and Stalybridge which are approximately 2.9 and 2.7km from the site respectively. Weekday services operate at half-hourly frequencies both westbound to Manchester Piccadilly, once per hour onwards to Liverpool Lime Street, and eastbound towards Leeds and beyond. Extra trains are provided to and from Manchester Piccadilly during peak hours. Monday to Saturday daytimes there are three trains per hour westbound to Manchester Victoria and eastbound to Huddersfield.
- 2.7 As such the site has good access to public transport and it is considered to be a sustainable location for residential development.

3. PLANNING HISTORY

- 3.1 12/00218/NDM – Notification of Demolition of school buildings – Granted April 2012

4. RELEVANT PLANNING POLICIES

- 4.1 Tameside Unitary Development Plan (UDP) Allocation
Part protected green space

4.2 Tameside UDP

4.3 Part 1 Policies

- 1.3: Creating a Cleaner and Greener Environment
- 1.4: Providing More Choice and Quality Homes
- 1.5: Following the Principles of Sustainable Development
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

4.4 Part 2 Policies

- H2: Unallocated Sites
- H4: Type, size and affordability of dwellings
- H5: Open Space Provision
- H6: Education and Community Facilities
- H7: Mixed Use and Density
- H10: Detailed Design of Housing Layouts
- OL4: Protected Green Space
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management
- T11: Travel Plans
- T14 Transport Assessments
- C1: Townscape and Urban Form
- C9: Historic Parks and Gardens
- N4: Trees and Woodland
- N5: Trees Within Development Sites
- N7: Protected Species
- MW11: Contaminated Land
- MW12: Control of Pollution
- MW14: Air Quality
- U3: Water Services for Developments

Other Policies

- 4.5 Greater Manchester Spatial Framework – Publication Draft October 2016
The Greater Manchester Joint Waste Development Plan Document April 2012
The Greater Manchester Joint Minerals Development Plan Document April 2013
Residential Design Supplementary Planning Document
Trees and Landscaping on Development Sites SPD adopted in March 2007.
Tameside Playing Pitch Strategy

National Planning Policy Framework (NPPF)

- 4.6 Section 2 Achieving sustainable development
Section 6 Delivering a sufficient supply of homes
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change

Planning Practice Guidance (PPG)

- 4.7 This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5. PUBLICITY CARRIED OUT

- 5.1 As part of the planning application process 138 notification letters were sent out to neighbouring properties on 13 November 2017 notices were also posted at the site and displayed in a local newspaper on 9 November 2017.

6. RESPONSES FROM CONSULTEES

- 6.1 Arboricultural Officer: The indicative outline plans retain many of the significant trees and green areas within the footprint of the development. The additional landscaping, using native species on the boundaries, will benefit the visual amenity of the surrounding area and provide adequate mitigation for existing trees that need to be removed.

- 6.2 United Utilities: No objection to the proposed development subject to conditions requiring details of foul and surface water drainage are attached to any approval.

- 6.3 Greater Manchester Ecological Unit: The site is dominated by hard standing, species-poor grassland and recently colonising vegetation and is not of high ecological value.

The outline plans show the Cherry orchard trees as being retained as part of the scheme. No overall objections to this application on nature conservation grounds, recommend conditions to erect fencing to prevent encroachment into the woodland to the north of the site (Greenhurst Clough SBI) and prevent surface water drainage from the site through the woodland into the stream to the north. Conditions are also suggested to protect trees during any construction period, require that no vegetation clearance be undertaken during the optimum period for bird nesting (March to August inclusive) and that a Landscape Plan be required.

- 6.4 Contaminated Land: Recommend that a standard contaminated land condition is attached to any planning approval granted for residential development at the site. The information provided to date will go some way towards satisfying the requirements of this planning condition.

- 6.5 Environmental Health Environmental Protection: No objections subject to conditions restricting the hours of demolition and construction works and requiring the design of noise mitigation measures to be submitted and agreed prior to the implementation of the development.

- 6.6 Highways: No objections subject to conditions; The indicative layout submitted with the application would not appear to provide adequate access for refuse collection. It is anticipated that finalisation of the estate highway layout will follow at reserved matters stage. The Transport Assessment submitted in support of the application indicated an overall reduction in traffic with the development when compared with the previous school use. No significant detrimental impact on the operation of the local highway network is anticipated. The Transport Assessment was based on a greater number of dwellings (213) than has been indicated within the application so is considered to have been robust in assessment. The TA has been considered by TfGM who concur with the conclusions and methodology.

- 6.7 Sustainable Travel Officer: Proposal will have an impact on the setting of public footpaths ASH/50 and ASH/52.
- 6.8 Sport England: No objection subject to the following commitments being secured as part of the planning application and signed by the Council's Chief Executive:
- (1) Clear timescales of delivery, to be agreed with Sport England, for the following investment proposals:
 - (2) New Charter Academy, Ashton - Community Use Agreement (CUA) and Sports Development Plan(CUA) for use of AGP and pitches. The CUA and SDP should be prepared in consultation with the relevant National Governing Bodies of Sport
 - (3) Ashton Ladysmith Cricket Club - Installation of practice nets
 - (4) Provision of 2 new pitches at land south of Smallshaw Lane and land adjacent to New Charter Academy. The pitch improvement works should be informed by a Feasibility Study on both sites and carried out by an Agronomist/Sports Turf Specialist.
 - (5) Commitment to review the current Playing Pitch Strategy in partnership with Sport England and within a timescale to be agreed with Sport England.
 - (6) Commitment to carrying out a School Sports and Leisure Investment Strategy to inform future proposals for playing field development. Scope and timescales to be agreed with Sport England.
 - (7) Final design of the housing development to incorporate the principles of Active Design in order to ensure opportunities for physical activity are embedded within the design of the site.
- 6.9 Greater Manchester Police: Due to the size and nature of this proposal we would recommend that a full Crime Impact Statement (CIS) report should be submitted in order to show how crime has been considered for the proposal and the surrounding area.
- 6.10 Highways England: No objections as the development would not result in a significant impact on the strategic road network.
- 6.11 The Coal Authority: Site is likely to have been subject to past coal mining activity due to the presence of thick coal seams beneath the site. In addition, the zone of influence of an off-site recorded mine entry extends into the extreme southern part of the application site. The Coal Authority sent a holding objection letter to the LPA dated 16 November 2017 as Coal Mining Risk Assessment (referred to in Section 7. 2 of the Geotechnical Interpretive Report prepared by TPS (dated September 2016) had not been submitted as part of the supporting documentation for this planning application.
- 6.12 Further comments on receipt of Coal Mining Risk Assessment;
The number / location of the rotary boreholes undertaken are not sufficient to establish the exact ground conditions throughout the application site in order to completely eliminate the risk to the proposed development from the presence of recorded coal seams outcrops which may have been worked in the past.
- 6.13 Coal seams are present within the application site, however due to a very thick drift in that vicinity (as much as 46.4m) these coal seams would not have been identified as part of the site investigation works. Therefore in order to ensure that sufficient competent rock cover is present above these coal seams, further investigations are deemed necessary to establish the absence / presence of coal workings beneath the site.
- 6.14 In light of the above, the Coal Authority has no objections subject to conditions to secure a

scheme of intrusive site investigations, designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity together with the implementation of remedial works and/or mitigation measures identified as necessary.

- 6.15 Leisure / Recreation / Play Space Consultation: No response received
- 6.16 Transport for Greater Manchester: Confirm agreement to the trip generation figures although some of the traffic flows have been overestimated. Note that nearby junctions are nearing capacity and that the cycle times of the signals could be revisited to form mitigation.
- 6.17 In order to maximise the benefits of the site's sustainable location, it should be ensured that the pedestrian and cycling environment, within and around the site, is designed to be as safe, attractive and convenient as possible, including natural surveillance where possible. The TA does not include details of the pedestrian and cycling infrastructure at the development. There are no improvements proposed to the cycling and walking provision in the immediate vicinity of the proposed developments. These should be considered to help reduce the reliance upon motorised transport.
- 6.18 It is important to influence people's travel patterns at the beginning of occupation, establishing a culture of sustainable travel behaviour at the outset, rather than on changing already established travel practices. A full Travel Plan should be required include tailored measures to overcome specific barriers, or take advantage of opportunities, presented by the site in order to encourage future residents and employees to use sustainable modes of travel for appropriate journeys.
- 6.19 Environment Agency: No objection in principle to the proposed development. Request condition to be applied in relation to land contamination.
- 6.20 Local Lead Flood Authority: No response Received
- 6.21 Councillor Leigh Drennan: I object to the planning application on the former Hartshead school site. I am concerned that the infrastructure cannot support a large number of homes being built there and I am cautious of the safety of people when gaining access to the land by car.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 In response to the original notifications 50 objections have been received from 22 households. The grounds given for objecting are:

Transport

- No mention of existing permission for Hindu temple and other housing developments on Lees Road
- Traffic volumes have increased by 60% over recent years
- Lees Road one of only 2 roads providing a link between Ashton and Oldham
- Further houses will exacerbate issues on already busy road
- Only 1 access to site off Lees Road will place pressure on this junction
- Parking restrictions should be placed on Les Road during construction
- Public footpath linkages and access through the development should be maintained and improved
- Traffic survey based upon a small snapshot
- Will increase traffic pollution
- Access not fit for purpose

- Increased risk to pedestrians and pupils of nearby schools
- Transport Assessment references Huddersfield Road which is nowhere near the site
- Increase to congestion
- Surrounding road network at breaking point
- Traffic survey doesn't take into account other developments.
- Danger from construction traffic
- Greenhurst Lane should be widened and have lights if it is to be used
- Each house will have 2/3/4/ cars
- Junctions locally would be required to operate over capacity if the development goes ahead
- Pedestrian access to Knott Hill Country Park must be maintained
- Emergency exit will effect use of driveway
- Gated access points do not work
- Why does the TA refer to Huddersfield Road

Amenity

- Query controls over construction traffic and whether this is likely to be delivered during the construction period for the former Hurst Methodist site.
- Will lose open aspect to the rear of property
- Impact on privacy / overlooking
- Noise and disturbance from extra traffic flow and footfall

Drainage / Flooding

- The flood risk assessment ignores existing highway flooding at the junction of St Christopher's Rd and Greenhurst Lane
- Field suffers with drainage issues, further development will be detrimental
- Not uncommon for the reservoir to overflow onto the surrounding land
- No flooding only surface water, when it rains there is nowhere for this to go

Crime / Disorder

- Fewer playing fields could lead to increased crime and anti social behaviour
- How is extra policing of the development going to be dealt with

Impact Upon / Access to Community Facilities

- Query occupants of houses will access doctors, dentists, schools and hospitals
- Local Schools and Dentists and Doctors full
- Community already require a new school
- Additional pressure on emergency services

Open Space / Loss Of Playing Fields

- Green space part of the site should be removed from the proposal
- The proposed development should provide a good level of open space provision within the development
- Greenhurst field is the only useable outdoor space in the area
- Field used by walkers, dog walkers, children and families as well as for sledging/ building snowmen
- Field is recognised / protected green space in the UDP
- Field has been allowed to get into a bad state
- Field used by football and cricket teams
- New School built on former community / sports centre
- Community has to pay to use the facilities at the new school
- UDP calls for retention of recreational and amenity open space

- Only ward without a public park
- Council appears to think that building on the playing field is a 'done deal'
- Green field site, Mayor of Manchester has said that Green Field sites would not be built on
- Negative impact on public health
- Retention of field would benefit new residents
- Playing field was maintained after the school closed

Landscape / Visual Impact

- Should be significant emphasis on landscaping proposals to minimise both the visual, ecological and biodiversity impact of the development. There should be a particular focus on the landscaping proposals to the perimeter of the development site to reduce the impact on the neighbouring green belt land.
- There should be appropriate landscaping proposals within the development area
- Development is too large
- Out of character
- Detrimental to appearance
- Cramped / overly dense

Ecology

- Stoats, otters, owls, foxes and bats all present on the site.
- Loss of trees

General

- Proposed houses all high end detached and semi-detached with no affordable housing
- Concerned that proposal is to gain consent and then sell to a developer who may bank the land
- Asks that Councillors defer the application until deficiencies and inaccuracies are dealt with
- Documentation highlights the high ecological value of part of the playing field (overall an amber assessment), but goes no further on this key issue
- Proposals have not taken account of community consultation
- SHLA identifies site as Green belt
- Former Hurst Primary School should have been used for housing
- Damage done to neighbouring property when fence erected has not been
- Financial gain at the expense of the people that the Council should be protecting
- Unable to view plans
- Several statements on the documents are inaccurate / misleading
- 70% of residents objected to the proposals [reported in the SCI]
- Building should be on brownfield sites

1 comment received neither objecting or supporting ;

- Suggest that the field is turned into a concrete skatepark and chill out area.

8. ASSESSMENT

8.1 The principal issues in determining this application are:

- Principle of Development and effect on protected Green Space
- Layout, Design and Landscaping
- Amenity
- Highway Safety and Accessibility

- Ground Conditions
- Ecology
- Trees
- Drainage, Flood Risk
- Heritage
- Minerals
- Planning Obligations

9. PRINCIPLE OF DEVELOPMENT AND EFFECT ON PROTECTED GREEN SPACE

- 9.1 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to determine the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 212 - 217 of the NPPF set out how its policies should be implemented and the weight which should be attributed to the UDP policies. Paragraph 213 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development and would support the delivery of a wide choice of quality homes with housing applications being considered in the context of a presumption in favour of sustainable development.
- 9.2 In terms of emerging policy the Greater Manchester Spatial Framework (GMSF) is at a very early stage in the adoption process and as such cannot be afforded weight as a material consideration. In any event the GMSF does not, at this point in time, propose any alteration to the green belt or other boundaries that would affect the principle of the proposal. The application is identified in the evidence base for the GMSF as well as the Council's Strategic Housing Land Availability Assessment (SHLAA) 2016 (AH021) as a possible development site but it has not been brought forward into the current publication draft as a strategic housing site.
- 9.3 In policy terms the land to the south of the site and part of the land to the east of the northern part of the site are comprised of Protected Green Space. UDP policy H2 confirms that the Council will generally permit the redevelopment of previously developed land for residential use. In this case, the site is no longer in active use as an education site and currently lies vacant, and can therefore be deemed as previously developed (in part) and available. The key issue is therefore the effect of the development upon the protected green space as required by UDP policy OL4.
- 9.4 Paragraph 64 of the NPPF states that on major developments, planning decisions should secure a minimum of 10% of the proposed homes on an affordable home ownership basis. This policy should be applied unless it would exceed the level of affordable housing required within the Local Authority area. Tameside has recently reviewed its Housing Needs Assessment which was adopted as of September 2018. The Assessment identifies that all development should seek to secure 15% of units on an affordable basis (As defined in Annex 2: Glossary of the NPPF). Recognising that the Council is the applicant and the outline nature of the proposals the requirements for affordable housing would need to be secured by way of a planning condition to be reviewed on the submission of Reserved Matters.
- Effect upon Protected Green Space**
- 9.5 As stated above the southern part of the site and part of the eastern side of the northern part of the site are allocated as protected green space. The site lies immediately to the west of Knott Hill reservoir.

9.6 Policy (OL4) seeks to retain areas of protected green space but does, however, allow for sites to be released for built development in light of certain considerations. One such consideration is if a playing field or green space which will be lost as a result of a proposed development would be replaced by a playing field or green space of an equivalent or better quality and quantity, in a suitable location and subject to equivalent or better management arrangements, prior to commencement of development. This wording is broadly equivalent to the provision within paragraph 97 of the NPPF.

9.7 The application is supported by a Playing Pitch Investment Strategy which states that the site was formerly occupied by;

- 1 adult football pitch
- 1 Cricket pitch
- 2 junior football pitches

9.8 The Playing Pitch Investment Strategy states that replacement facilities were provided at the New Charter Academy. The following tables identify the playing pitch provision of former schools and that provided at the Combined New Charter Academy

	Former Stamford High School	Former Hartshead High School	Former Samuel Laycock School	Former Broadoak Sports Centre	Total of all former sites (square meters)
Sports pitch	28,558	13,728	4,044	30,454	76,784
All-weather pitch	1,091	3,428	0	0	4,519
Hard surface courts	320	1,410	0	5,537	7,267
Hard and soft play etc	800	4,258	4,114	0	9,172
Marginal areas	0	0	822	0	822
Habitat areas	0	0	0	0	0
Parkland	0	0	0	0	0
Total	30,769	22,824	8,980	35,991	98,564

9.9 An analysis of the total provision at the combined site of New Charter Academy and Samuel Laycock School, and at Inspire Academy is shown below.

	Combined New Charter Academy and Samuel Laycock School site	Inspire Academy	Total (square meters)
Sports pitch	44,276	11,000	54,276
All-weather pitch	12,852	0	12,852
Hard surface courts	8,664	0	8,664
Hard and soft play etc	31,351	0	31,351

Marginal areas	0	0	0
Habitat areas	10,115	0	10,115
Parkland	0	0	0
Total	107,258	11,000	117,258

- 9.10 Although there has been a loss in playing field area after the new school development (76,784 – 54,276 = 22,508m²), this has been mitigated through a quantitative increase in the areas for all-weather pitches and hard surfaced courts.
- 9.11 The report confirms that there has been no recorded formal use of the playing pitches at the former Hartshead School site and they are presently not subject to any routine maintenance.
- 9.12 The Council undertook a strategic review of their playing pitch provision in the form of the 'Playing Pitch Strategy (July 2016)'. This review presents a supply and demand assessment of playing pitch facilities within the borough and acknowledges that there are pressures on all types of playing pitches in Tameside, particularly for youth and mini football, for which the preference is for central venue leagues and hub sites and a desire for 3G pitch provision.
- 9.13 At the time of adoption The Playing Pitch Strategy identified the pitches at the site as disused. This is defined as pitches that are not being used at all by any users and are not available for community hire either. Once these sites have been disused for five or more years they are categorised as 'lapsed sites'. A Lapsed sites last known use was as a playing field more than five years ago (these fall outside of Sport England's statutory remit but still have to be assessed using the criteria in paragraph 97 of the National Planning Policy Framework). Recognising that 2 years have passed since the adoption of the Strategy the correct classification for the pitches condition should be as lapsed. Whilst investment could bring the pitches into recreational use, this would not appear to align with the principles of the Playing Pitch Strategy which, prioritises investment towards improving the quality and not necessarily the quantity of playing pitches. It is identified that current demand lies with 3G pitches to support mini and youth football at dedicated Hub Sites. Bringing the Hartshead Pitches into future supply would go against the grain of the strategy.
- 9.14 In order to ensure that the requirements of Policy OL4 are met the proposals include 3 items of investment to enhance the quality of existing facilities at other locations, to compensate for the loss of the pitches on the application site. The proposed offer comprises of the following investments;
- Service level agreement for the use of facilities at New Charter Academy, Ashton
 - Improvements to Cricket training facilities at Ashton Ladysmith Cricket Club.
 - Provision of 2 new full size pitches (Small Shaw Lane & Ashton Rugby Club)
- In addition to the is the applicant (Council) has committed to undertaking;
- The formal review of the adopted Playing Pitch Strategy and its publication
 - The development of a School Sports Strategy to maximise the use of school sports facilities across the borough.
- 9.15 Sport England have reviewed the mitigation package in detail. They have confirmed that the combination of all of all of the above matters is sufficient to mitigate the loss of playing field and provide an appropriate level of additional formal and informal sport opportunities for the future residents of the Hartshead site.

9.16 Policy H5 of the UDP states that where there is a deficiency of children's play areas, informal local recreational open spaces or sports pitches in an area, either prior to or as a result of the scheme involved, developers seeking planning permission for housing will be required to provide open space and facilities, proportional to the intended number of occupants, in a safe and convenient location within or in close proximity to the site, and to make suitable arrangements for on-going maintenance.

9.17 Where it is not practical or desirable to accommodate some or all of the required open space and facilities as part of the development itself, the Council will seek an equivalent payment for the remainder or all of the provision. This will contribute to the provision and maintenance of new or enhanced facilities in the area which are fairly and reasonably related to the needs of the proposed housing development and which will be of direct benefit to the occupiers.

This policy will apply to all housing developments, excluding those which do not result in a net increase in the number of dwellings and specialised schemes where the occupiers will have no need for open space. Where necessary, developers will be expected to enter into planning agreements to secure the provision.

9.18 Compliance with policy H5 is assessed against detailed criteria contained within the Open Space Technical Guidance SPG which requires all households to be within certain distances of category 1, 2, 3 and 4 open space as set out below;

Category 1 – Play areas / general amenity 400m

Category 2 – Playing fields, courts and greens 1000m

Category 3 - Urban Parks, 1500m

Category 4 – Country Parks / Water areas 2000m

In the case of this application the site is within 750m of New Charter Academy which contains playing fields & courts (Category 3), 900m of Cedar Park (Category 3), 750m of Knott Hill Reservoir (Category 4). There is no Category 1 open space within 400m of the site, the nearest being at Cedar Park 900m away.

9.19 In recognition of the deficiency in access to category 1 play space, in accordance with policy H5, there is a requirement for this to be provided on site to address both existing and anticipated demand. Owing to the outline nature of the proposals this would need to be addressed as a planning condition on the development to guide the design of the future developments layout. This approach would also be aligned to Sport England's observations that the final design of the development shall incorporate the principles of Active Design in order to ensure opportunities for physical activity are embedded within the design of the site.

9.20 It is also noted that whilst many representations have been received regarding the loss of green open space which is used for recreational purposes the playing pitches to the southern part of the site state that they are still used, however, the pitches lie behind a locked gate and are not 'public open space' with any use of the site by the public effectively being unauthorised.

9.21 A distinction needs to be drawn between the former use of the site as formal playing pitch provision and the current unauthorised use as informal open space referred to by many local residents with regard to the interpretation of policy OL4.

9.22 The use of the playing pitches on site has lapsed and the applicant has confirmed that the pitches have not been used for formal sports provisions within the last 5 years. No groups have come forward with any plans to use the southern part of the site as open space, nor has it been registered as an Asset of Community Value with an intention for any such group to acquire the site for community use. The continued ability of the playing pitches to

contribute towards sport in the area is therefore highly questionable, whereas the proposed mitigation measures are a definite proposition which would mitigate the impact of the development and enhance sports provision within the area.

- 9.23 The proposal must be weighed in the planning balance, whilst it could be considered that the playing pitches have potential value for sports provision in the future this would not necessarily align with the Playing Pitch Strategy, the way in which this would be delivered is also unclear and this must be balanced against the pressing need for additional housing in the Borough.
- 9.24 In the light of an overriding need for the provision of additional housing together with the mitigation measures proposed that would deliver definite improvements to sports provision in the area. The playing fields have not served a formal public function and their retention is not aligned to the recommendations of the PPS . In recognition of the current limitations associated with the playing fields use, on balance their loss would be acceptable.

10. LAYOUT, DESIGN, LANDSCAPING AND VISUAL IMPACT

- 10.1 The current application seeks only to establish the principle of residential development being accessed from Greenhurst Road. The indicative plan which has been submitted is not for approval and exact details of design, scale, layout and landscaping would need to be submitted under a subsequent Reserved Matters application should planning permission be approved. The design, layout and number of unit would therefore be assessed with full consideration to the adopted Residential Design Guide as well as relevant design chapters of the NPPF. In addition to the indicative plan the application is accompanied by a landscape visual impact assessment (LVIA).
- 10.2 The LVIA identifies that the proposed development would have the potential for a Moderate Negative impact upon views from Hartshead Pike as well as a Major Negative impact upon close views from residential properties although this would be reduced to moderate negative once planting has matured.
- 10.3 The submitted LVIA acknowledges the Public Right of Way (PRoW) which crosses the site and states that the development has potential for a Minor Positive effect upon this footpath.
- 10.4 The LVIA contains a number of recommendations to minimise the visual impact of the proposed development as follows;
- Ensure that the proposed planting contributes to the surrounding landscape's well wooded feel
 - Create a landscape buffer to the sites perimeter
 - Give careful consideration to the treatment of the site's boundaries, especially along Greenhurst Road taking into account local character and vernacular.
 - Ecological and recreational landscaped links between the site and the ecological and recreational resources in the area.
 - Protected Green Space to the southern sector of the site should be retained and opened up.
 - If the green space is to be developed the density of development should be higher in this sector with lower density along the northern edge of the site
 - Retention of the sloping, rough grass embankment along the site's eastern boundary as open space to create a buffer between the development and the PRoW / golf course to the east.
 - Creation of a pleasant walk along the PRoW which bisects the site, through a

generous, well planted corridor, retaining the rural character of the path and maintaining the view of Hartshead Pike and the tower at the path's eastern end by keeping the view corridor across the corner of the site as open grassland with no fences or trees.

- New pedestrian / cycle access from the north western corner of the site to Lees Road, from the North – eastern corner of the site to the PRow and from the southern sector of the site to the adjacent housing estates if feasible without adverse effects on the character and visual appearance of the boundaries.
- A well designed and welcoming access to the site that respects / improves local and wider context and views.

- 10.5 Whilst landscaping is a reserved matter the indicative plan shows a wooded area retained to a central corridor across the northern part of the site, the line of which continues into the southern part of the site. The line of the PRow is also shown to be landscaped with substantial additional tree planting along its route together with a deep landscaped buffer to the western edge of the development fronting Lees Road.
- 10.6 The indicative layout shows plots orientated facing Greenhurst Road, together with landscaped areas opening up towards the centre of the northern part of the site opposite the proposed vehicular entrance to the southern part of the site which shows that careful consideration has been taken to avoid the impression that the development has 'turned its back' on the road.
- 10.7 A link is proposed to the north of the site to the existing PRow and the line of the path is maintained through the centre. The PRow is also shown to be given additional space and the fences which currently enclose the PRow are shown to be removed with a landscaped walkway fronted by the proposed houses created and views along the footpath towards Hartshead Pike maintained. Additional pedestrian routes are shown to be created within the site which connects into the PRow and although a pedestrian linkage from the north western corner of the site is not created as suggested this would be impractical due to the level change between the application site and Lees Road.
- 10.8 Although only detached and semi and detached houses are identified on the indicative plan there are no reasons why a more varied mix of house types could not be considered as part of the details of Reserved Matter's. It would be hoped to achieve character areas which include varied densities and streetscapes which address RDG and Building for Life requirements.
- 10.9 The indicative layout identifies that existing trees can be largely retained, there is also ample opportunity to secure additional planting throughout the site and its margins to increase tree cover and improve the appearance of the development. The regeneration benefits would include the removal of existing unkempt vegetation, piles of rubble and the removal of the existing palisade and mesh security fencing.
- 10.10 The indicative layout would equate to an overall density of approximately 22 units per hectare. NPPF paragraphs 122 and 123 promote the efficient use of land, it recommends that low densities should be avoided where there is an existing or anticipated shortage of housing supply land. The indicative proposals would not equate to an efficient development of land. The Transport Assessment was based on a notional development of 213 dwellings. Recognising that the full matters of design, scale and layout are not for consideration it is considered that the number of units can be adequately assessed as part of the Reserved Matters and there is no reason why this should be restricted. Ultimately the design would need to show full compliance with amenity standards to ensure that any subsequent development would be in-keeping with the edge of settlement location on the urban fringe.

- 10.11 Greater Manchester Police have requested a Crime Impact Statement in relation to the proposals, however, It is the details that determine opportunities for designing out crime in developments and since this is an outline application with all matters reserved it is more appropriate to deal with such matters at RM stage.
- 10.12 In summary of the considerations on design/visual amenity grounds, the application is not considered to raise any significant issues at the outline stage for the development the site for residential purposes. It is considered that a high-quality development can be achieved at the site which incorporates sustainable techniques and complies with policies H7, C1, N5 and OL10 and relevant criteria of SPD. It is recommended that a condition should be imposed to ensure that the reserved matters application comes forward accordance with the submitted LVIA.

11. AMENITY

- 11.1 In terms of consideration to amenity the assessment is limited recognising the outline nature of the proposals. The indicative layout does however, allow for the general impact of the development to be considered and some conclusions can be drawn.
- 11.2 The Council's Residential Design SPD sets out minimum distances between habitable rooms and blank walls of 21m and 14m respectively, these distance are moderated where steep slopes exist or where development is at an angle. The submitted indicative layout demonstrates compliance with these requirements of the Residential Design SPD and this along with LVIA can guide the detail of design of Reserved Matter's.
- 11.3 Whilst residents have commented on the likely impact of the development on neighbouring properties it will be possible to maintain a good separation distance from the majority of houses neighbouring the development.
- 11.4 It is clear that the detailed relationship between the proposed houses and the neighbouring dwellings, particularly between the properties at 41 to 43 St Christopher's Road, 1 to 7 & 34 Greenhurst lane and 4 to 10 St Christopher's Avenue, will require closer examination at reserved matter stage with regard to the detailed relationship between existing principle windows and the position of the proposed dwellings. As approval is not sought for layout at this stage this detail is not currently for consideration.
- 11.5 Comments have also been received from neighbours regarding the potential for disruption from construction traffic / activities. Some level of disruption is an inevitable consequence of development and would arise wherever new housing was delivered. As such this cannot be used as a reason to resist planning proposals. Conditions are suggested to mitigate some of the impacts in terms of the hours in which works.
- 11.6 Due to the proximity of the site to Lees Road the applicant has carried out an acoustic assessment to assess the suitability of the noise environment for potential future occupants of the proposed dwellings. The submitted report concludes that external and internal noise criteria recommended in the World Health Organisation (WHO) guidelines will generally be met with the use of close boarded fences to some garden areas and use of acoustic glazing. The Council's Environmental Health Officers have no objections to the proposals subject to conditions restricting the hours of demolition and other works and requiring the submission of noise mitigation measures to be submitted and agreed prior to the implementation of the development.
- 11.7 Officers are thus satisfied that the site is capable of accommodation residential development in a manner which would not be unduly detrimental to the amenities of occupants of the proposed or neighbouring dwellings subject to conditions. This matter will, however, require further detailed consideration at reserved matters stage.

12. HIGHWAY SAFETY AND ACCESSIBILITY

- 12.1 The application is supported by a transport assessment which sets out the sustainable transport options for the site and analyses the likely impact in terms of traffic generation.
- 12.2 As outlined above the application site is in a sustainable transport location with good access to local services as well as bus and rail services.
- 12.3 Vehicular access to both the northern and southern parts of the site will be taken off Greenhurst Road with Greenhurst Road being extended to the west to access the southern part of the site. Additional points of access are also likely to be created for pedestrians, although the exact details of such arrangements will be addressed as part of the final layout at reserved matters stage.
- 12.4 As a school site the previous use would have generated significant vehicle movements, this is reflected in the submitted transport assessment (TA) which identifies a net reduction of 27 vehicle movements in the morning peak and a reduction of 128 in the evening peak. It should be noted that the TA was based on a notional 213 dwellings, whereas the development proposed is for 132 units and as such the TA significantly overestimates level of traffic associated with the proposed development and the reduction in vehicular movements would be likely to be even greater than predicted by the TA.
- 12.5 No objections have been received to the proposals from Highways England, and whilst TfGM disagree with some of the findings of the submitted TA they do not object to the proposals and suggest conditions to secure a full residential travel plan and that the pedestrian and cycling environment are safe and have been designed in accordance with current guidelines. A detailed travel plan can be secured by condition as suggested and full design details of footpaths and cycle ways to facilitate walking and cycling will be submitted for consideration at reserved matters stage.
- 12.6 The Council's own Highways Engineers have commented on the proposals stating that the Transport Assessment submitted in support of the application indicates an overall reduction in traffic with the development when compared with the previous school use. No significant detrimental impact on the operation of the local highway network is anticipated and it should be noted that the Transport Assessment was based on a greater number of dwellings than are included within the application. As such Highways consider the TA to be a robust assessment. Highways further comment that the TA has been considered by TfGM who concur with the conclusions and methodology.
- 12.7 Whilst Highways comment that the indicative layout submitted with the application would not appear to provide adequate access for refuse collection. It is anticipated that finalisation of the estate highway layout will follow at reserved matters stage and as such have no objections to the proposals subject to conditions.
- 12.8 A number of objections are raised on grounds of highways safety and convenience, however, there is no evidence to suggest that the proposal would result in any issues over and above those which arose from the former use of the site as a school.
- 12.9 As noted above the application site is crossed by footpaths ASH / 50 and ASG / 52 and the impact of the development upon these paths needs to be considered. As outlined above a link is proposed to the north of the site to the existing PRow and the line of the path is maintained through the site. The PRow are also shown to be given additional space to either side and the fences which currently 'hem in' and enclose the PRow are shown to be removed with a landscaped walkway created which is fronted by the proposed houses. Additional pedestrian routes are shown to be created within the site which connect into the PRow which would enhance its connectivity. It is thus considered that the proposals would enhance rather than have a detrimental effect upon the PRow. Whilst there would inevitably be some disruption to the use of the PRow during the

construction period this would be for a limited period of time only and could be optimized by careful planning of the construction phases of the development or by temporary diversion of the right of way.

- 12.10 In overall terms therefore officers are satisfied that the proposed development is acceptable in terms of access, highway safety and parking provision and the development complies with UDP Policies T1, T7, T10 and T11 as well as Section 4 of the NPPF.

13. GROUND CONDITIONS

- 13.1 The application is supported by a contaminated land risk assessment, the Council's Environmental Health Contaminated Land officer has reviewed this document and has stated that whilst there are some issues to still be addressed they have no objections subject to a standard contaminated land condition. The information provided to date will go some way towards satisfying the requirements of this planning condition and there is no evidence to suggest that any contamination that may be present on site can not adequately be dealt with.
- 13.2 Whilst the site is identified as being an area which is at risk from former coal workings the application is accompanied by a Coal Mining Risk Assessment. The Coal Authority whilst initially submitting a holding objection as they were not able to access the mining report now have no objections subject to further survey and mitigation work which can be conditioned.
- 13.3 In consideration of the above the development is acceptable in accordance with policy MW11: Contaminated Land.

14. ECOLOGY

- 14.1 The application is accompanied by a baseline ecology audit including phase 1 habitat survey. The ecology audit concludes that the proposals will not have an adverse effect on the nearby Knott Hill and Rocher Vale Local Nature Reserves (LNR's). The report flags up the potential loss of the cherry orchard as something which is likely to have a negative impact upon biodiversity, however, these trees fronting Lees Road to the western part of the site are proposed to be retained.
- 14.2 No significant protected species or evidence of these was observed on site although it is acknowledged that some such as deer and hedgehogs could occur and that some such as shrews were likely to occur and wood pigeon, carrion crows and magpies were observed during the survey.
- 14.3 The ecological assessment has been reviewed by GMEU who agree that the site has no substantive ecological value and do not object to the scheme on ecological grounds. Both the baseline ecology report and GMEU highlight the significance of existing trees on site, which is addressed below in section 15 of this report and highlight the importance of any tree / vegetation removal taking place outside of the bird nesting season (March to August) which can be secured by condition.
- 14.4 Whilst comments have been received regarding the potential impact of the proposals upon wildlife there is no evidence of any adverse effect upon protected species and the proposals are thus in accordance with policy N7: Protected Species.

15. TREES

- 15.1 The application site has a number of trees of varying maturity predominantly located to the frontage of the site with Lees Road and a grouping to the centre of the northern part of the site with other smaller groups located to the perimeter of the southern part of the site.
- 15.2 The submitted tree survey report identifies 3 category A (high value) trees, groups of trees or hedges on site, 23 category B trees, groups of trees or hedges of intermediate value trees and 23 category C trees, groups of trees or hedges of low value.
- 15.3 The indicative outline plans retain many of the significant trees and green areas including the grouping of trees fronting Lees Road and within the central area of the northern part of the site. Significant additional landscaping is indicated to be possible on the submitted plans which, as explored above, will be of benefit the visual amenity of the surrounding area and provide adequate mitigation for any existing trees that need to be removed.
- 15.4 The Council's tree officer has been consulted and raises no objections to the proposals commenting that the additional landscaping, using native species on the boundaries, will benefit the visual amenity of the surrounding area and provide adequate mitigation for existing trees that need to be removed.
- 15.5 In light of the limited impact of the proposals on tree cover on site and the significant amount of additional tree planting which can be accommodated it is considered that the development accords with the requirements of policies N4 and N5.

16. DRAINAGE, FLOOD RISK

- 16.1 The application site is located in Environment Agency flood zone 1, the area with the lowest probability of fluvial (river) flooding. As a major development proposal the application is accompanied by a flood risk assessment.
- 16.2 The submitted flood risk assessment identifies a low risk of surface water pluvial (rainwater) flooding of less than 0.01% in any one year and there is no record of historic sewer flooding. There is no identified risk of flooding from canals and reservoirs.
- 16.3 Potential is identified for groundwater flooding at the surface in the south corner of the site and below ground level in the north eastern part of the site. The overall risk of groundwater flooding across the site is, however, assessed as being negligible and given there is no indication that basements will be included as part of the proposals this should not prove to be a constraint upon the development.
- 16.4 United Utilities state they have no objection to the proposed development subject to conditions requiring details of foul and surface water drainage. Whilst neighbour comments query whether drainage will be adequate United Utilities have been engaged at pre – application stage and raise no concerns regarding sewer capacity or objections to the development.
- 16.5 In the absence of any technical objection the proposal is considered to accord with policy U3.

17. HERITAGE

- 17.1 The application site does not lie within the immediate of any designated heritage assets such that it is likely to have a material impact.

17.2 The proposal is therefore considered to accord with policy C9.

18. MINERALS

18.1 Parts of the site are located within Mineral Safeguarding Areas within the Greater Manchester Minerals Plan for Brickclay and Coal.

18.2 The designation of Mineral Safeguarding Areas is intended to prevent the sterilization of mineral resources by development which would preclude their later extraction. Development is not precluded as long as consideration is given to extraction of these minerals prior to development or the value of the development is considered to outweigh the value of the underlying mineral resources.

18.3 In this case the application site is constrained by its size and location in that it can only be accessed through a residential area and the site is relatively small. As such mineral extraction is unlikely to be a suitable activity in the area or economically viable. It is also considered that the need for the development of the site for housing outweighs the need to extract the underlying minerals and the proposal is therefore considered to comply with Policy 8 of the Greater Manchester Joint Minerals Development Plan.

19. DEVELOPER OBLIGATIONS

19.1 Recognising that the Council is the applicant planning obligations cannot be secured by a Section 106 agreement. Any contributions would therefore need to be considered as part of the details to be submitted as part of the details of the Reserved Matters conditions are therefore recommend with respect to affordable housing, education and open space.

20. PLANNING BALANCE AND CONCLUSION

20.1 At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.

20.2 The application site does not have a particular designation for residential use and part of the site is designated as Green Open Space. As such a decision as to whether or not it is suitable for development must be made balancing the social, economic and environmental benefits of the proposal and taking into consideration the need to protect Green Open space versus the need for the Council to deliver housing.

20.3 The redevelopment of the site would bring about a number of benefits including;

- Re – use of a redundant site
- Visual amenity improvements
- Additional planting / ecological improvements
- Contribution to housing need in the borough
- Short term employment
- Economic contributions by future occupants

20.4 In terms of dis-benefits the development would involve some short term noise and disruption during construction. Some low level impact upon outlook and privacy may also be anticipated but this is not unusual with new residential development.

- 20.5 The development would also lead to the loss of Protected Green Space, however, a package of mitigation measures are proposed by the applicant to off set the impact of the proposal on playing pitches by investing in other pitches within the borough and the proposal complies with the Council's guidance in respect of the distance of the development to various categories of open space as set out in policy H5.
- 20.6 On balance it is therefore considered that the benefits of the scheme outweigh any dis-benefits and planning permission should therefore be granted.

21. RECOMMENDATION

21.1 To grant planning permission subject to the conditions set out below:-

1. Application for approval of reserved matters must be made not later than the expiry of three years beginning with the date of this permission and the development must be begun not later than the expiry of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before any development is commenced approval shall first be obtained from the local planning authority with respect to the reserved matters, namely the layout, scale, appearance, and landscaping of the development.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

3. The plans and particulars to be submitted with the reserved matters shall include full details of both hard and soft landscape works, inclusive of existing vegetation cover and ancillary built structures. These details shall include:-

a) hard - existing and proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures [eg: furniture, play equipment, refuse or other storage units, signs, lighting etc], proposed and existing functional services above and below ground [eg; drainage, power, communications cables, pipelines etc indicating lines, manholes, supports etc];

b) soft - planting plans, written specifications [including cultivation and other operations associated with plant and grass establishment], schedule of plants [noting species, plant sizes and proposed numbers/densities where appropriate], implementation programme).

c) details of bin storage areas

d) details of the type, height, position and materials to be used in the construction of any boundary treatments

e) details of the pedestrian and cycling environment within the proposed site

Reason: To safeguard the character and appearance of the area.

4. Detailed plans shall accompany the reserved matters submission for any phase of the development indicating existing ground levels, finished floor levels of all

dwellings and associated structures, road levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.

Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with UDP Policy H10: Detailed Design of Housing Layouts.

5. The development hereby permitted shall be carried out in accordance with the following approved plans: the 1:2500 location plan drawing reference SD9501SW prepared by Bill Boaden and, in so far as it relates to access to the site only drawing ref. HH-CL-5202 'Hartshead Proposed Access Arrangement'.

Reason: For the avoidance of doubt to clarify the site boundary and ensure that a safe access can be achieved.

6. Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority;

i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.

ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.

iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time.

Reason: To safeguard against the risks of contamination.

7. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site including those in the woodland to the North have been enclosed with temporary protective fencing in accordance with BS:5837:2012 Trees in relation to design, demolition and construction. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To ensure the long-term retention of trees in accordance with UDP Policy N5.

8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall be discharged to the public sewerage system either directly or indirectly. Foul and surface water shall be drained on separate systems unless otherwise agreed in writing and in the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 10 l/s. The development shall be completed in accordance with the approved details

Reason: To ensure the development is adequately drained

9. The gradient of driveways shall not be steeper than 1 in 15.

Reason: In the interests of highway safety.

10. The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented and retained in operation through the duration of the building works

Reason: In the interests of highway safety and convenience.

11. Prior to commencement of work on site, the proposed car parking provision shall be submitted to and approved in writing by the LPA. The car parking spaces shall be provided to the full satisfaction of the LPA and thereafter kept unobstructed and available for their intended purposes. Parking areas or driveways must be at least 3.1 metres wide and 6 metres long where in front of house doors or 5.5 metres long where in front of a garage. The areas shall be maintained and kept available for the parking of vehicles at all times.

Reason: In the interests of highway safety and convenience.

12. During demolition and construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
13. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless evidence showing that breeding birds are absent at the site has been provided by a suitably qualified ecologist and approved in writing by the Local Planning Authority.

Reason: To safeguard protected species

14. No development other than site preparation works and remediation shall take place unless and until the design of the noise mitigation measures recommended in the Noise Impact Assessment undertaken by Capita, reference CS087106-01, dated 23 June 2016, and submitted as part of the planning application have been submitted to

and approved in writing by the Local Planning Authority. No dwelling shall be occupied unless the requisite attenuation measures relevant to that dwelling have been implemented in accordance with the approved scheme. The approved remediation measures shall thereafter be retained.

Reason: To protect the amenities of future occupants of the development.

15. No development shall be commenced unless and until a full Residential Travel Plan together with measures to secure its implementation and monitoring have been submitted to and agreed in writing with the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved details.

Reason: To enhance the provision of or access to sustainable modes of transport in association with the development.

16. The development hereby approved shall not be occupied/brought in to use until the road works and traffic management measures necessary to secure satisfactory access to the site have been completed in accordance with details having first been agreed in writing with the Local Planning Authority.

Reason: To secure the provision of satisfactory access to the site and in the interests of road safety.

17. A clear view shall be provided on each side of any site access/drive where it meets the footway or any shared accessway. Its area shall measure 2.4 metres along the edge of the site access and 2.4 metres along the footway/roadway. It must be kept clear of anything higher than 600mm above the access.

Reason: To allow users of the site access and highway to see each other approaching, in the interest of highway safety.

18. The development hereby permitted shall not be commenced unless and until a scheme of intrusive site investigations, designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity has been undertaken and the submission of a report of findings arising from the intrusive site investigations and any remedial works and/or mitigation measures considered necessary submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved report with any necessary mitigation measures implemented in full in accordance with the recommendations of the approved report.

19. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.

20. The layout to be submitted as part of the Reserved Matters application shall make appropriate provision for an area of on-site children's play and informal recreation. The design and layout of this area and wider development shall incorporate the principles of active design and include a minimum of 5 items of play equipment. Full management responsibilities and maintenance schedules and a programme for installation, shall be submitted for approval in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the agreed

timetable for installation.

Reason: In the interests of residential and visual amenity to ensure adequate provision of public open space in accordance with UDP Policy H5 Open Space Provision

21. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:
- i. The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 15% of housing units/bed spaces;
 - ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii. The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord involved;
 - iv. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To meet identified housing need in accordance with UDP Policy H4 Type, Size and Affordability of Dwellings.

22. The development hereby permitted shall not begin until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of or enhancement to off-site public open space in accordance with Unitary Development Plan Policy H5. The provision or enhancement of the off-site open space shall be provided prior to completion of the development in accordance with the approved scheme.

Reason: In the interests of residential and visual amenity to ensure adequate provision of public open space in accordance with UDP Policy H5.

23. No development shall commence until a suitable air quality impact assessment has been undertaken to determine what the impact of the completed development will have on local air quality. The methodology shall have been approved in writing with the local planning authority prior to the start of the assessment. Any required mitigating measures identified as being necessary shall then be implemented to the satisfaction of the local planning authority prior to the first occupation of the dwellings and shall be retained thereafter.

Reason: To protect the amenities of occupiers of the development and occupants of nearby properties in accordance with UDP policy T14.