

Application Number 21/00320/REM

Proposal	Reserved matters application for 25 dwellings with associated works (layout, appearance, scale & landscaping to be considered) pursuant to outline planning permission ref. 16/00403/OUT.
Site	Land at former Prospect House, Stockport Road, Mossley, OL5 0RB
Applicant	Prospect House Mossley Limited
Recommendation	Grant planning permission subject to conditions.
Reason for Report	A Speakers Panel decision is required because the application constitutes major development.

1. APPLICATION DESCRIPTION

- 1.1 The application seeks reserved matters approval for the erection of 25 dwellings with associated works including car parking and landscaping, following the granting of outline planning permission for up to 25 dwellings on the site in March 2019. A section 106 agreement was completed as part of the outline consent which secured financial contributions for off-site Education, Green Space and Highway improvements.
- 1.2 The proposed development would include 11no. three bedroom properties, and 14no. two bedroom properties.
- 1.3 There are 8 house types proposed, these properties would be a mix of two and three storey dwelling houses some of which are split level to account for the topography. 14no. would be three storey, 8no. would be two storey, and 3no. would be two storey including a roof space to create a third habitable floor. The majority of the dwellings would be terraced or semi-detached except for a single detached.
- 1.4 Amendments submitted during the consideration of the application have re-orientated plots within the development to improve the relationship to Stockport Road and provide improved surveillance within the site.
- 1.5 The proposed development would include one access point, off Stockport Road. The internal highway would lead from south to north, with a bend in the road and then running from north to south. An area of landscaping would be created centrally between the two carriageways. A stepped pedestrian access would also be created to allow access for pedestrians from the site entrance to the houses to be situated at the base of the cul-de-sac.
- 1.6 A total of 46no. car parking spaces would be provided in total throughout the development.
- 1.7 The following documents have been submitted in support of the planning application:
 - Planning and Design & Access Statement;
 - Extended Phase 1 Habitat Survey;
 - Covering Letter;
 - Landscaping Details.

2. SITE & SURROUNDINGS

- 2.1 The application site comprises 0.7ha of previously developed land set on the hillside above Stockport Road. The site was originally a substantial Victorian residence set in landscaped

terraced gardens on the hillside above Stockport Road. All the buildings on the site have been demolished, but the grounds have been left undisturbed. There are a number of protected trees within the development boundary which include individual specimens as well as groups. Over the years the site has become very neglected and overgrown with self-seeded trees and shrubs so that it is difficult to identify the individual trees which are protected. There are still remnants of development within the site including an area of hardstanding, foundations and retaining walls. The lack of stewardship has attracted fly-tipping with evidence of dumped material throughout the site.

- 2.2 There are existing residential properties to the north, south and west of the site and the character of the surrounding area is largely determined by its position on the fringe of Mossley town centre but comprising mainly residential uses with open land to the east.
- 2.3 With reference to topography, the land slopes significantly from the existing properties to the north on Beechwood Drive steeply down to Stockport Road with existing retaining walls within the site. The site boundaries consist of retaining structures to the rear of properties on Stockport Road and a stone wall running along the Stockport Road frontage to the southern boundary.
- 2.4 The site is located within 1km of Mossley railway station providing regular services to Leeds, Liverpool and the rest of Greater Manchester to the west. The site is within 500m of the nearest primary school and within close proximity to a wide range of shops, services and facilities found within Mossley town centre.

3. PLANNING HISTORY

- 3.1 The site has a long planning history with various permissions granted for residential use. Previous permissions on the site include:

07/01341/FUL – Development of 17no. houses – Approved December 2007.

10/00890/FUL – Request to extend time limit of extant planning permission 07/01341/FUL – Development of 17no. Dwelling houses – Approved December 2010.

13/00923/OUT – Proposed residential development of 17no. houses – Outline (Approval for Access Only) – Approved March 2014.

16/00403/OUT – Outline planning application for erection of 25 dwellings with associated works (access to be considered with all other matters reserved) – Approved March 2019.

4. RELEVANT PLANNING POLICIES

4.1 National Planning Policy Framework (NPPF)

Section 2: Achieving Sustainable Development
Section 5: Delivering a sufficient supply of homes
Section 8: Promoting healthy and safe communities
Section 11: Making Effective use of Land
Section 12: Achieving well-designed places
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

4.2 Planning Practice Guidance (PPG)

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.

4.3 Tameside Unitary Development Plan (UDP) Allocation:

Unallocated

4.4 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.

4.5 Part 2 Policies

C1: Townscape and Urban Form;
H2: Unallocated Sites;
H4: Type, size and affordability of dwellings;
H5: Open Space Provision;
H7: Mixed Use and Density;
H10: Detailed Design of Housing Developments;
N4 Trees and Woodland;
N5: Trees within Development Sites;
N7: Protected Species;
OL10: Landscape Quality and Character;
T1: Highway Improvement and Traffic Management;
T10: Parking;
MW: Contaminated Land;
MW12 Control of Pollution; and
U3: Water Services for Developments.

4.6 Other Policies

Residential Design Supplementary Planning Document (SPD);
Trees and Landscaping on Development Sites SPD adopted in March 2007; and
Tameside Open Space, Sport and Recreation Study (2010).

5. PUBLICITY CARRIED OUT

- 5.1 The application has been advertised as a major development by a notice displayed adjacent to the site for 21 days, in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement. In addition to this, and to reflect amendments to the development neighbour notification letters have been issued on three occasions.

6. RESPONSES FROM CONSULTEES

- 6.1 Environmental Health Officer (EHO) – No objections to the proposals.
- 6.2 Greater Manchester Ecology unit (GMEU) – The updated ecological report found no change in circumstances with regards to the presence of bats. No evidence of badger setts or activity has been discovered on the site, however may be present off site; and as they may utilise

the site, a condition is recommended requiring a re-survey of the site to take place. No further information is required with regards to nesting birds. It has been confirmed that three invasive species remain present, and two further species have been discovered, and a condition is recommended requiring a methodology statement be submitted for control of such. No further information has been provided with regards to contributing to and enhancing the natural environment.

- 6.3 Local Highway Authority (LHA) – No objections to the proposals and recommend approval subject to recommended conditions. Comment that the access/egress arrangements along with internal gradients are satisfactory to how safe and convenient access for all highway users. There is sufficient capacity on the local highway network to accommodate the proposals and the provision of 44 parking spaces is in line with adopted guidance. Recommend that a condition that the applicant carries out further studies, including the preparation of a land instability risk report to demonstrate that the risks can be appropriately mitigated. An Agreement in Principle (AIP) for retaining works will be required to be submitted on approval for LHA approval.
- 6.4 Tree Officer – The submitted landscape plan and schedule are considered appropriate. Comment that the amended plan allows for improved tree planting within the site. Recommend that landscaping (tree planting) is conditioned to ensure heavy standards trees are provided within the site.
- 6.5 Lead Local Flood Risk Authority – Outline planning conditions are required to be discharged at the appropriate time.
- 6.6 Mossley Town Council – No comments at the time of writing the report. Meeting scheduled for w/c 10/01/21. Verbal update to be provided at meeting.
- 6.7 GMP Secure by Design – No comments received.
- 6.8 National Grid – No comments received.
- 6.9 United Utilities – No objections to the proposed development. Recommend conditions for the sites drainage are applied to ensure that all options for the sustainable drainage of surface water are followed. There is a public sewer which crosses the site and a 6m easement (3m either side of the centre line) needs to be observed. Any diversion would be at the applicant's expense.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 Thirty-eight letters of objection have been received in relation to the proposals. The main issues raised are summarised as follows:
 - Incorrect/misleading drawings submitted by applicant;
 - Close proximity of development to existing neighbouring properties would unduly affect privacy and amenity;
 - Proposals may disrupt foundations of neighbouring properties;
 - Proposals may cause land slip and would affect existing land levels;
 - Properties are too close to existing properties, not achieving required distances between properties, and therefore does not comply with Residential Design SPD;
 - Notes presence of invasive species on the site;
 - Submitted bats and protected species surveys are disputed;
 - Existing and protected trees not shown on plans;
 - Design of some properties present a fire risk;
 - Local infrastructure and services have no further capacity for additional housing;

- Undue parking issues would arise as a result of the development;
- Highway safety concerns raised as a result of the development;
- The development would be out of character with surrounding area and properties;
- General disturbance and noise concerns created by construction of development;
- Site should be adequately secured (fenced off) whilst undeveloped;
- Insufficient publicity has been carried out by the Council; and
- The proposals would create drainage issues.

7.2 In response to the last neighbour notification letters

- Concerns about wider impact on social infrastructure within Mossley with doctors/schools already oversubscribed;
- Site is an important wildlife asset;
- Direct overlooking to neighbouring properties;
- Concerns about the impact of the development upon the structural integrity of the gabion wall supporting properties on Beechwood Drive;
- Overdevelopment of the site;
- Plots 24/25 will directly overlook properties on Sandbed Lane;
- Difficulties with parking already for residents on Stockport Road;
- Existing retaining structures are at risk;
- Highway safety concerns;
- Separation distances of 32m should be achieved between the site and Beechwood Drive;
- Inaccuracies within the supporting documentation; and
- The number of units should be reduced.

8. ANALYSIS

- 8.1 The principle of the erection of a residential development of up to 25 dwellings on the land and the means of access into the development via connections to Stockport Road has been established through the granting of outline planning permission ref. 16/00403/OUT. The principle of the re-development of the site predates the outline approval with initial planning permission being granted back in 2007. Both the outline and previous consents have established that the site represents previously developed land within a sustainable location.
- 8.2 The development of the dwellings would be consistent with conditions applied on the outline planning permission. Conditions 5 and 17 of the outline permission make specific reference to the need for the development to be constructed in accordance with the approved (indicative) layout plan. The indicative layout plan which was approved shows the dwellings accessed and laid out within the site in manner which is consistent with the details submitted as part of the current reserved matters submission.
- 8.3 Recognising that the development follows the principles established on the approved outline planning permission there should be no fundamental objections to this recognising that the application would be consistent with the principles established on the extant outline consent.

9. DESIGN AND FORM OF DEVELOPMENT

- 9.1 The Council cannot currently demonstrate a five year housing land supply. The indicative site layout shows that the site would be developed for 25 dwellings, where this application is wholly consistent with this and shows (broadly) that the development would be constructed in a like for like manner, in terms of the positioning and scale of dwellings. The application demonstrates a commitment to the principles of the outline permission, the delivery of housing on a previously developed site is fully aligned to national planning policy guidance.

- 9.2 Paragraph 124 of the NPPF states that 'planning policies and decisions should make efficient use of land. Paragraph 125 states that 'where there is an existing.....shortage of land for meeting identified housing needs (as is currently the case in Tameside), it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. The development would equate to a building density of 36 units per hectare (UPH). Recognising the site's constraints established by the changing levels, this is an efficient development of the site where it would not be desirable to reduce numbers given the current housing supply issue within the borough.
- 9.3 Policies C1 and H10 seek to ensure that developments are designed to respect their surroundings and contribute positively to the character of the area, having particular regard to the layout, density, design, scale, height, massing, appearance, materials and landscaping prevalent in the area. New development should be compatible with the local character and encourage local distinctiveness through the use of appropriate and high-quality building materials, architectural detailing and boundary treatment.
- 9.4 As identified, the proposals have endorsed the concept of layout plan conditioned as part of approved outline permission. The layout has been informed by the challenging site levels with dwellings being set around a central winding access road. The revised scheme would provide active frontage to the public highway, where Stockport Road fronting terraces are of a scale, design, orientation and building line which responds to the character established by existing dwellings which also front the highway.
- 9.5 The proposed mix of eight different house types would create visual interest. The elevations are traditional in appearance and draw upon the appearance found in the historic/traditional local vernacular. Overall the design and choice of materials would be of a desirable quality and this can be secured via conditions.
- 9.6 The siting of the properties follows a structured hierarchy based around an internal access road. The larger dwellings would be sited on the upper portion of the site with maximum front facing elevations standing at 3 storeys in height. Where levels dictate these dwellings (types 'C' and 'E') are split in design meaning that their rear elevation would be single storey in height only. To respect the established vernacular of Mossley, a condition is recommended that the dwellings be constructed from good quality stone. The overall appearance of the dwellings would be relatively simple, a vertical emphasis to the fenestration, heads sills and chimney stacks would provide consistency with the appearance of the existing housing stock. The proportions of the Stockport Road fronting dwellings are akin to those of the established housing stock which flanks the site, these would read as a natural continuation of the frontage in a manner which is respectful to local character.
- 9.7 Given Mossley's challenging topography, there are established precedents for developing steeply sloping sites. The development would achieve this in a satisfactory manner which is akin to developments elsewhere in the town. As established on the outline permission, the layout responds positively to the site constraints. The properties would largely follow the established street pattern of the locality which aids legibility, security and is also more sensitive to protecting amenity standards. The central retaining structure would form a prominent feature but this will be largely limited to vistas within the site, and would be largely screened by the dwellings proposed along the Stockport Road frontage. The applicant has submitted a number of suggestions on how the external finish of the retaining structure could be treated to reduce its dominance and improve its overall appearance. Such proposals would include a variety of soft landscaping options, this is recommended as a condition to be attached to any approval.
- 9.8 With regard to parking arrangements, from existing public vistas this would be well screened. Within the site, the situation is more mixed as the rear of the Stockport Road fronting dwellings would be largely hard surfaced to provide appropriate parking and bin storage

areas. Soft landscaping including structured tree planting to boundaries of plots 1 and 8 would help to break up the massing of hard surfacing. Elsewhere parking is more integrated being located either to the frontage or side of dwellings and softened by landscaping.

- 9.9 Conditions are required and thus recommended to cover all aspects of external materials as well as hard and soft landscaping. This approach would ensure a consistent and quality finish can be achieved, it would also ensure that important matters relevant to design details for boundary treatments and bin storage are secured.
- 9.10 Having full consideration to the design merits of the proposal and the layout of the scheme it is considered that the development would deliver an attractive residential environment which would enhance the existing area. The scale and density of the development is reflective to that of properties within the locality, and the largely traditional design would allow the development to integrate successfully and promote the regeneration of what has become an overgrown and unmanaged site. The proposal adheres to the objectives of policy C1 and H10.

10. DESIGN AND RESIDENTIAL AMENITY

- 10.1 The policies of the adopted Residential Design Guide strive to raise design standards; they should be applied along with the criteria of Building for Life (BfL). Good design is aligned to the delivery of high residential amenity standards, this should reflect equally on the environment of existing residents as well as that of future residents. Technical standards (spacing distances policy RD5) form part of the criteria to the assessment of good design, but this should not override principles of successful place making. Good design is about how buildings relate to one another, their place within the streetscape and interaction within their surroundings.
- 10.2 The lack of stewardship and overall unkempt appearance has an influence upon levels of outlook and amenity of neighbouring residents which border the site, it is however, accepted that the redevelopment of the site introduces the potential for perceived overlooking in addition to a general influence upon amenity levels of existing residents.
- 10.3 The Residential Design Guide SPD provides guidelines for spacing distances. The layout observes sufficient compliance to the standards. The SPD identifies that on infill sites, variation of guidelines may be acceptable where existing spacing/relationships should be taken into account. Representations have suggested that the properties should be sited some 32m from the rear of the Beechwood Drive properties which are located across the north/north-western boundary being at an oblique angle at an elevated position. In recognition of the sharp change in levels, the properties within the site would be sited at a much lower level (approx. 6m below) than those on Beechwood Drive, the interface distance being between 15m and 18m on an oblique angle. Levels of outlook and privacy to these properties would not be affected, the rear elevation presented would be single storey in height meaning that views would not be interrupted and outlook would be across the roofscape of the properties much like many properties within Mossley. In a similar manner, the relationship of the site to properties on Sandbed Lane and Highland View is also deemed to be acceptable given the oblique angle of the properties and their higher elevation. Elsewhere the re-orientation of plots 24 and 25 and a reduction of highway within this area has secured an improved relationship to the occupants within the terrace at 75-85 Stockport Road.
- 10.4 The layout demonstrates that spacing standards would be acceptable given the mitigating factors associated with the site levels and relationship to existing dwellings. The spacing which would be achieved taken with levels, landscaping and orientation of properties ensures that amenity levels are consistent with development within the locality.

- 10.5 Other representations centred upon disturbance arising during the construction phase. To address these concerns conditions were attached on the outline planning permission restricting working hours. Best practice guidelines to working practices would also be secured within a construction method statement which was also conditioned on the outline approval. This would control noise and dust across the site. Further conditions are recommended relating to phasing and construction methodology specific to ground works, these conditions will allow the full extent of the works and influence on residential amenity to be properly assessed.
- 10.6 With regard to the amenity which will be afforded to the residents of the development it is of note that each of the properties meets with the technical housing standards. It is noted that some garden areas are compromised with a north facing outlook or limited size, these factors are comparable to housing within the immediate locality and is largely a consequence of site topography. Locally there is access to designated open space to mitigate against any perceived shortcomings. The close proximity of the site to existing transport links, nearby local amenities, employment opportunities and Mossley town centre represents a highly sustainable location giving future residents good access to local services.
- 10.7 It is clear from the representations that some local residents are concerned about the proposals and its associated environmental impact. Re-development of the site is clearly a departure from what is the current site circumstances. However, the redevelopment of an accessible previously developed site is aligned to good planning practice, any associated impacts have been assessed by consultees whom have identified that associated impacts can be adequately mitigated.
- 10.8 The design approach would be sympathetic in terms of its siting, scale, massing, design, roofline, materials and landscaping. It would build upon local distinctiveness of the street scene. The density of development reflects that which prevails within the locality and strikes the correct balance between the need to protect residential amenity, local character, and the efficient use of land. The layout and form of development represents a considered response to its context, and would avoid any undue impact on the amenity of neighbouring properties which overlook the site, and for future occupiers by reason of visual intrusion, overshadowing, loss of daylight, overlooking or loss of privacy and accords with the provisions of policy H10 and the adopted SPD.

11. HIGHWAY SAFETY AND ACCESSIBILITY

- 11.1 The outline permission established the principle of the access arrangements onto Stockport Road. It was also deemed that there was sufficient capacity on the local highway network to accommodate the associated trips of 25 dwellings.
- 11.2 The LHA remain satisfied that the access/egress from the development onto Stockport Road are appropriate, noting that they meet requirements for max gradients/minimum from existing junctions. The LHA would however require traffic regulation orders (TRO's) to be extended 10m from the junction along the kerbline of Stockport Road to achieve the visibility splays required for safe access from the site.
- 11.3 The layout ensures that all vehicles entering the site can manoeuvre within the site and leave in a forward gear. Parking spaces are also proportionate to the size and number of dwellings with 44 spaces being deemed acceptable. The internal geometry also provides for on street parking which can accommodate the needs of visitors and deliveries alike. Conditions are proposed to secure electric vehicle charging points for properties which can be easily secured within in-curtilage parking spaces. Whilst it is noted that there is dependence for on-street car parking along Stockport Road from existing properties the associated onsite parking capacity should ensure that there is no need for vehicles to be displaced onto the existing highway.

- 11.4 The layout demonstrates that the highway can be constructed to an adopted standard. The LHA will require prior to the commencement of the development approved, details of the proposed arrangements for future management and maintenance of the access road. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.
- 11.5 There are retaining structures required to support the highway. These, along with other structures within the site, will be subject to detailed design informed by further site investigations, being secured by condition on the outline approval. In designing any highway retaining structure an Agreement in Principle (AiP) will be required with the LHA relevant to the design and construction methodology of the structure.
- 11.6 Highways have confirmed that they are satisfied with the proposed access arrangements subject to the visibility splay onto Stockport Road which was conditioned on the outline approval. The transport assessment submitted on the outline application established that the highway has adequate capacity to accommodate the scale of development. The layout is acceptable from a highways perspective and it is considered that the development adheres to the provisions of policy T1 and T10 and the NPPF, in that it will not have an adverse impact upon highway safety.

12. LANDSCAPING TREES & ECOLOGY

- 12.1 The site is dominated by regenerated broad-leaved woodland and dense scrub. A number of these trees (approx. 20) are subject to tree preservation orders (TPO). An Extended Phase 1 Habitat Survey was undertaken at the site in 2017 and this was updated as part of the current submission (July 2021). The granting of the outline permission established that the majority of vegetation, including those trees subject to preservation orders would be cleared from the site. The arboricultural assessment identified that TPO trees had become, individually and as groups, quite low in value due to being in relatively poor condition. It was recommended that their loss can be adequately mitigated with a replacement planting scheme of suitable native species. A commuted sum for off-site open space improvements would also secure some additional tree planting within the Mossley area. The submitted proposals are consistent with the principles established on the extant outline consent as well as earlier planning approvals and have been met with approval from the Tree Officer.
- 12.2 The more recent habitat survey identified that the site had become considerably more overgrown since the last survey. No protected species constraints were identified on site but conditions were applied to eradicate invasive, non-native species and protect nesting birds. The habitats were similar to those previously identified albeit the condition of tree species had deteriorated. An assessment of protected species was undertaken and no onsite activity was detected. Consultation with GMEU supports the conclusions of the assessment. No badger setts have been found on site but as a precaution conditions are recommended that a further survey is undertaken and a reasonable avoidance measures statement be provided for approval.
- 12.3 The layout plan demonstrates that a good provision of soft landscaping and tree planting can be accommodated across the site. Initial review of the landscaping strategy has identified that this could be improved through the wider use of native species above ornamental. The planting strategy is a detail which can be conditioned on approval. Where trees are to be retained within the site or are located just off site, tree protection measures will be required during the development to ensure they remain unaffected.
- 12.4 The proposals have been considered by the Council's Tree Officer who is supportive of the strategy and the overall level of planting which is proposed. Likewise a suitable provision for

wildlife habitat can be created to mitigate for any perceived loss. 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 in accordance with policies N4: Trees and Woodland, N5 Trees within Development Sites and N7: Protected Species.

13. FLOOD RISK/DRAINAGE

- 13.1 The application site is located in flood zone 1, the area with the lowest probability of fluvial (river) flooding. There are conditions on the outline planning permission relevant to the sites drainage and these were informed by the comments of United Utilities and the LLFA.
- 13.2 United Utilities have confirmed that there is a sewer crossing the site. No objections are made to the layout and it is advised that compliance with United Utilities 'Standard Conditions' is applied.
- 13.3 The full methodology of the site's drainage is a matter of detail to be addressed through the discharge of conditions on the outline approval. Compliance with the condition will ensure that surface water would be positively drained and attenuated to ensure that greenfield run-off rates can be achieved. For the purposes of the reserved matters flood risk, overall water management has been appropriately investigated.

14. LAND STABILITY AND RETAINING STRUCTURES

- 14.1 Paragraph 184 of the NPPF states; 'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner'.
- 14.2 There will be a requirement for several retaining walls and structures across the site in order to make safe and secure the levels within the site and the higher ground immediately behind the site. There is an existing retaining wall immediately behind the existing properties on Stockport Road upon which the development will sit and another to the north between the site and the properties on Beechwood Drive. Concern has been raised over the impact the construction work would have on the structural integrity of the walls and surrounding properties.
- 14.3 Matters of ground stability were addressed on the outline planning permission. Condition no.16 requires further investigations into the site conditions and full details of all retaining works.
- 14.4 The layout is consistent with that indicated on the outline planning permission. Plans and sections detailing the indicative locations of the proposed retaining structures have been submitted but the detail of this design will be addressed through the discharge of condition no.16. The ground investigation submitted with the outline consent identified that the stability issues don't pose a significant risk but to mitigate any potential the foundations of all properties should extend to bedrock and the foundations for retaining structures should also extend to that level. A continuous watching brief should also be maintained throughout all groundworks stage. Notwithstanding concerns raised within representations, the conditions are considered to secure sufficient safeguards to address the requirements of paragraphs 183 and 184 of the NPPF and the associated technical guidance.

15. OTHER MATTERS

- 15.1 Conditions were attached to the outline planning permission limiting the hours of work during the construction phase of the development. In addition to this a construction method statement will ensure best practice measures are employed to reduce overall noise and disturbance to neighbouring properties.
- 15.2 The site is not within an air quality management area. Dust will be controlled throughout the construction phase and the level of traffic movements associated with the development would not be significant to present any local air quality issues.
- 15.3 It is recommended that a condition be applied requiring full details for the bin storage and collection arrangements for all dwellings within the development. This will ensure that the practical arrangements can be secured which do not detract from the appearance and environmental quality.
- 15.4 Developer contributions have been secured as part of a section 106 agreement on the outline planning consent. The provisions of this agreement do not need to be revisited and will remain an obligation on the developer.
- 15.5 Recognising the sites constraints associated with the change in level it is considered pertinent to remove all permitted development rights for properties within the site. This can be secured via conditions.

16. CONCLUSION

- 16.1 The redevelopment of the site for residential purposes has been established on previous planning permissions. The redevelopment of this previously developed land within an accessible location conforms to established planning principles and represents an efficient and sustainable use of land. The principle of developing the site for residential use was established at the outline stage and it is considered that the reserved matters conforms to the parameters which were established within the site's outline planning consent.
- 16.2 The development will make a valued contribution to housing supply contributing to social, environmental and economic objectives of the NPPF. A suitable density would be achieved taking into account the site's challenging topography. The scheme is considered to preserve the residential amenity of neighbouring properties and that of the amenity of the local environment.
- 16.3 There are no objections to the proposals from any of the statutory consultees. The scheme is therefore considered to accord with the local and national planning policies referenced within the report.
- 16.4 Taking into account the relevant development plan policies and other material considerations, subject to the identified conditions, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposals represent a highly efficient re-use of a largely brownfield site that would meet sustainability requirements.

RECOMMENDATION

That members resolve to grant planning permission subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans/details:

Site location plan 21-031 EXT45

Site layout plan 21-031 RMT40 REV M
Proposed sections 31-031 RMT30 Rev E
Landscape proposals PR/210404/GA/01 Rev C
Proposed Street Scene 21-031 RMT22 Rev B
Proposed Elevations House Type A 21.031 RMTA20 Rev A
Proposed Elevations House Type B 21.031 RMTB20 Rev A
Proposed Floor Plans House Type A RMT A10 Rev A
Proposed Elevations House Type C 1 of 2 21.031 RMT C20 Rev B
Proposed Elevations House Type C 2 of 2 21.031 RMT C21 Rev B
Proposed Floor Plans House Type B RMT B10 Rev A
Proposed Floor Plans Type C RMT C10 Rev. B
Proposed Elevations House Type D 1 of 2 21.031 RMTD20 Rev A
Proposed Elevations House Type D 2 of 2 21.031 RMTD21 Rev A
Proposed Floor Plans House Type D RMTD20 Rev A
Proposed Elevations House Type E 1 of 2 21.031 RMTE20 Rev B
Proposed Elevations House Type E 2 of 2 21.031 RMTE21 Rev B
Proposed Floor Plans House Type E RMTE11 Rev B
Proposed Elevations House Type F 21.031 RMTF20 Rev A
Proposed Floor Plans House Type F EMTF10 Rev A
Proposed Elevations House Type G 21.031 RMTG20 Rev
Proposed Floor Plans House Type G RMTG10
Proposed Elevations House Type H 21.031 RMTH20 Rev
Proposed Floor Plans House Type H RMTH10
Proposed Street Scenes RMT 22 Rev. B
Proposed Site Sections A-A & B-B RMT30 Rev. E
Proposed Site Sections C-C & D-D RMT31 Rev. E
Proposed Site Sections E-E & F-F RMT32 Rev. D
Proposed Site Sections G-G & H-H RMT33 Rev. D
Proposed Site Sections J-J & K-K RMT34 Rev. D

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policies and relevant national Planning Guidance

2. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form

3. No work shall take place in respect to the construction of the approved highway, as indicated on the approved site plan, until a scheme relevant to highway construction has been submitted to and approved in writing by the local planning authority. The scheme shall include full details of:-
 1. Phasing plan of highway works;
 2. Surface and drainage details of all carriageways and footways;
 3. Details of the works to the reinstatement of redundant vehicle access points as continuous footway to adoptable standards following the completion of the construction phase;
 4. Details of the areas of the highway network within the site to be constructed to adoptable standards and the specification of the construction of these areas; and
 5. Details of carriageway markings and signage.

No part of the approved development shall be occupied until the approved highways works have been constructed in accordance with the approved details or phasing plan and the development shall be retained as such thereafter.

Reason: In the interest of highway safety, in accordance with UDP Policy T1: Highway Improvement and Traffic Management.

4. Prior to the commencement of the development hereby approved, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interest of highway safety, in accordance with UDP Policy T1: Highway Improvement and Traffic Management.

5. The car parking spaces to serve the development hereby approved (Dwg.Number 21-031 RMT40 REV m) shall be laid out as shown on the approved site plan prior to the first occupation of that development and shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.

Reason: In the interest of highway safety, in accordance with UDP Policy T1: Highway Improvement and Traffic Management.

6. As indicated on the approved plan (Drw.Number 21-031 RMT40 REV m), prior to the first occupation of the development hereby approved an electric vehicle charging design shall be approved in writing by the local planning authority which complies to the requirements listed below:-

The specification of the charging points installed shall:

- i) be designed and installed in accordance with the appropriate parts of BS EN 61851 (or any subsequent replacement standard in effect at the date of the installation);
- ii) have a minimum rated output of 7 kW, measured or calculated at a nominal supply voltage of 230VAC;
- iii) be fitted with a universal socket (known as an untethered electric vehicle charge point);
- iv) be fitted with a charging equipment status indicator using lights, LEDs or display; and
- v) a minimum of Mode 3 or equivalent.

Reason: In the interest of sustainability to encourage electric vehicle ownership in the interests of air quality.

7. The development shall not commence until details of a lighting scheme to provide street lighting (to an adoptable standard), to the private carriageways/driveways off the adopted highway have been submitted to and approved in writing by the local planning authority. The scheme shall include details of how the lighting will be funded for both electricity supply and future maintenance. The approved works shall be completed to the satisfaction of the local planning authority prior to the occupation of any part of the development.

Reason: To secure the provision of satisfactory access to the site and in the interests of road safety and personal safety in accordance with UDP Policy T1: Highway Improvement and Traffic Management.

8. Prior to commencement of construction work on the site an Approval in Principle must be obtained for the proposed retaining wall shown on the approved plan and submitted to and

approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

Reason: To ensure the structural integrity of the access road in accordance with UDP Policy T1: Highway Improvement and Traffic Management.

9. A clear view shall be provided on the footway from the private driveways. Its area shall measure 2.4 metres along the edge of the site access and 2 metres along the footway. It must be kept clear of anything higher than 1000mm above the access, on land which you control.

Reason: To secure the provision of satisfactory access to the site and in the interests of road safety and personal safety in accordance with UDP Policy T1: Highway Improvement and Traffic Management.

10. Prior to commencement of earthworks a reasonable avoidance method statement for badgers will be supplied to and agreed in writing by the local planning authority. The method statement will include:

- i) a re-survey of the site and within 30m of the site where possible for badger setts;
- ii) methodologies for clearance of dense areas of vegetation under the supervision of an ecological clerk of works;
- iii) identification of derelict structures and areas of rubble with the potential to be used as setts by the clerk of works and the methodology for clearing such areas under the supervision of the clerk of works;
- iv) procedures if a badger sett is found in other areas in the absence of the clerk of works;
- v) procedures on-site during construction to prevent accidental harm to badgers that may venture on to the site at night; and
- vi) a landscape design that accommodates as far as possible movement across the site for badger on completion.

The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that adequate mitigation measures are put in place to prevent harm to protected species in accordance with UDP policy N7 Protected Species.

11. Notwithstanding the submitted details within three months of the commencement of development full details of both hard and soft landscaping works, including details of the external treatment to all retaining structures and the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained and a schedule of implementation shall be submitted for approval in writing to the local planning authority. The approved hard landscaping details shall be implemented prior to the occupation of the building(s) and the soft landscaping details in accordance with the approved schedule.

Reason: In the interests of the visual amenities of the locality, in accordance with policy H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of five years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

13. Notwithstanding any description of boundary treatments and materials listed in the application or detailed on the approved plans, no works shall be undertaken to any rear or side boundary treatments or bin stores serving plots 1-8 until full details have been provided in writing to the local planning authority. The details shall include specification of all materials, cross-sections and elevation drawings. The approved details shall be implemented in accordance with a timetable to be agreed in writing by the local planning authority.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

14. With the exception of site preparation, clearance and demolition works, no development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to, and approved in writing, by the local planning authority. The scheme shall include the following elements:

- i) details of maintenance regimes for all landscaped areas;
- ii) details of any new habitat created on-site and confirmation that a net gain has been achieved across the site; and
- iii) details of management responsibilities.

The landscape and ecological management plan shall be implemented prior to the first occupation of any of the approved dwellings or within an agreed timeframe with the local planning authority.

Reason: In the interests of visual amenity and environmental quality of the site in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character, C1: Townscape and Urban Form and policy N7: Protected Species.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the local planning authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential properties in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

16. Piling/investigation boreholes/tunnel shafts/ground source heating and cooling systems using penetrative methods shall not be carried out until detailed methodology has been submitted and the written consent of the local planning authority issued. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the amenities of the occupiers of nearby dwellings.

17. Dust suppression equipment in the form of sprinklers or water bowsers shall be employed at the site at all times. During periods of hot or dry weather water suppression shall be undertaken at regular intervals to prevent any migration of dust from the site. All surface water run off associated with the equipment shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway at any time.

Reason: In the interests of air quality and local residential amenity.

18. The details of an emergency telephone contact number for the site manager shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason: In the interests of local residential amenity.