

Application Number 19/00558/REM

Proposal:- Application for the approval of Reserved Matters of outline planning application 17/00719/OUT (as varied by 18/01117/FUL) seeking approval of details of appearance, landscaping, layout & scale for a residential development of 195 dwellings including associated infrastructure, open space & any other associated development

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

Applicant:- Taylor Wimpey Manchester

Recommendation:- Members resolve to grant planning permission subject to the completion of a section 106 agreement.

Reason for report:- A Speakers Panel decision is required because the application constitutes a major development. There has also been a request to speak.

REPORT

1.0 UPDATE TO PREVIOUS REPORT

1.1 Members will recall that this Reserved Matters application was presented previously to the Speakers Panel at the December 2019 meeting. The debate centred upon the layout and design with questions raised over the level of on-site public open space that would be provided. During the meeting Members resolved to defer issuing a decision on the application pending further consideration with the applicant on how the level of onsite open space could be improved.

1.2 In summary, the recommendation presented at the December Speakers Panel meeting was that planning permission should be awarded for the redevelopment of the site of the former Hartshead High School to support 195 residential dwellings. The recommendation was that planning permission be approved subject to the conditions as detailed within the submitted report and prior completion of a Section 106 Planning agreement to secure the following:

- Green Space £174,997.28 – To be allocated towards improvements Cheetham Park / Connections to Yew Tree Lane; and,
- Delivery of 30 units (15%) of the properties on an affordable basis which the applicant intends to transfer to a registered provider.

1.3 The Outline Planning approval (17/00719/OUT) addressed planning requirements to mitigate for the loss of formal recreation space this was summarised in section 15 of the report presented at the December Panel meeting. In granting outline planning approval the following two conditions were also applied to address public open space requirements:

1.4 Condition 21 states:

“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.”

- 1.5 The condition is aligned to the National Playing Fields Association (NPFA) guidance on outdoor play. The NPFA recommends benchmark guidelines for the provision of equipped (designated) play space on housing developments. They recommend that on development of up to 200 dwelling a Locally Equipped Area for Play (LEAP) should be provided.
- 1.6 The Speakers Panel report on the Outline Consent confirmed that there is a recognised deficiency in category 1 (play areas) within the locality. In addition to the requirement of on-site children's play condition 23, which is aligned to UDP Policy H5 requires a contribution to off-site public open space improvements and this would be met through a financial contribution to improve and upgrade existing open space facilities within the Hurst area.
- 1.7 Condition 23 states:

“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.”
- 1.8 The Council's traditional approach has been to address deficiencies in Green Space off-site through a tariff levy. The Residential Design Guide provides advises that on developments of 286 dwellings and above it will be required to create and manage category 1 green space (play area, informal green space, general amenity area) on site.
- 1.9 Following the concerns expressed at the December Speakers Panel the applicant (Taylor Wimpey) has revisited the proposed layout and overall play space provision. Whilst the numbers of units remain the same a variation of house types across 15 plots has allowed for the inclusion of an additional area of public open space which would complement that identified for equipped Children's Play. The space would measure approximately 400sqm and provide an informal 'kickabout' area and be sited alongside the play space. In addition to this the applicant confirms that they would equip the play area with 9 items of play equipment as well as further seating.
- 1.10 The overall site area measures 6.1 hectares, the cumulative level of open space across the site equates to 0.93 hectares (approx.). The financial contribution to off-site open space improvements required by condition no.23 on the outline application stands at £174,997.28. The Green Spaces Manager has requested that this funds infrastructure improvements at Hartshead Pike, Knott Hill and Smallshaw Fields.
- 1.11 The developer has been undertaking initial site clearance and preparation works. Regrettably this has resulted in some disturbance to local residents. In lieu of this, and to minimise disturbance from on-going construction a condition is proposed require the submission of a robust Construction Environment Management Plan (CEMP). In addition to this condition there have also been some minor changes to the wording of conditions as previously reported.
- 1.12 Taking into account the relevant development plan policies and other material considerations, subject to the identified mitigation measures (conditions), the overall provision of on-site Open Space exceeds policy requirements and is therefore appropriate to the scale of the development being proposed. 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. Accordingly, as per the report to Panel Members in December, it is recommended that the application be granted planning approval.

2.0 APPLICATION DESCRIPTION

- 2.1 Outline planning consent for residential development including details of access for residential development was granted in November 2017 (with the access details varied slightly in February 2019). The application seeks approval of the outstanding Reserved Matters relevant to the appearance, landscaping, layout and scale of a residential development of 195 dwellings.
- 2.2 The proposed accommodation mix would comprise of 6 x 1 bed apartments 6 x 2 bed dwellings 148 x 3 bed dwellings and 35 x 4 bed dwellings. The outline approval required an onsite contribution of 15% affordable housing. It is proposed that 30 of the dwellings (6 x 1 bed, 6 x 2 bed & 18 x 3 bed) would be provided on an affordable basis. The building heights would include traditional 2 storey, 2.5 storey (aided by a dormer) and 3 storey pitched roof dwellings. A total of 100% off street parking is proposed to each of the dwellings.
- 2.3 The application has been supported with the following documents:
- Full plans package of house types /floor plans / sections
 - Air Quality Impact Assessment
 - Arboricultural Report
 - Biodiversity Enhancement Strategy
 - Crime Impact Statement
 - Design and Access Statement
 - Drainage Strategy
 - Ecology Assessment
 - Landscaping Plans (Hard /Soft details & Boundary Details)
 - Supporting Planning Statement
- 2.4 The Reserved Matters follows the principle established in the outline consent which permitted residential redevelopment up to a maximum of 213 dwellings. Access would be taken from Greenhurst Road, this would lead to an internal estate road would loop through the development, extending off this would be a series of radial cul-de-sacs. Site features would include an onsite equipped children's play area to be located on the western boundary, pedestrian/cycle linkage through the site on a west/east axis, incidental areas of open space/play and onsite attenuation drainage pond. The layout observes secure by design principles with active frontages to all highways and passive surveillance to public areas.

3.0 SITE & SURROUNDINGS

- 3.1 The application site is 6.1 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 Knott 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 and semi-detached properties. Ashton Under Lyne Golf Club and Knott Hill Reservoir lie beyond the boundary of the site to the East.
- 3.2 The site comprises 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.

- 3.3 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.
- 3.4 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.
- 3.5 The site is within 240m of the nearest primary school and 1.3km of the nearest doctors surgery.
- 3.6 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.

4.0 PLANNING HISTORY

- 4.1 12/00218/NDM – Notification of Demolition of school buildings – Granted April 2012
- 4.2 17/00719/OUT – Outline application for residential development and associated works – Granted November 2018 (as varied by 18/01117/FUL – Application under section 73 of the Town and Country Planning Act 1990 to vary the location of the proposed access and drainage details – Granted February 2019)

5.0 RELEVANT PLANNING POLICIES

- 5.1 Tameside Unitary Development Plan (UDP) Allocation
Part protected green space
- 5.2 **Tameside UDP**
- 5.3 **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
- 5.4 **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

5.5 **Other Policies**

5.6 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

5.7 **National Planning Policy Framework (NPPF)**

5.8 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

5.9 **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.

6.0 **PUBLICITY CARRIED OUT**

6.1 Notification letters have been sent out to neighbouring properties in addition to the publication of site and press notices.

7.0 **RESPONSES FROM CONSULTEES**

7.1 Arboricultural Officer: Confirms that the plans provide adequate level of tree retention and planting with suitable greenspace environments for the development. Welcomed that a sustainable Drainage system is being accommodated and this should be held to create valued habitat.

- 7.2 United Utilities: The development should drain via 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.
- 7.3 Greater Manchester Ecological Unit: No objections subject to safeguarding of the recommended conditions. The landscaping proposal will ensure suitable biodiversity enhancement can be achieved.
- 7.4 Contaminated Land: Conditions were appropriately applied on the outline planning consent. Confirm that approval of the remedial strategy for the earthworks has been issued to allow pre-commencement works. The site remains subject to approval of final verification reports upon completion.
- 7.5 Environmental Health: No objections
- 7.6 Highways: No objections subject to the recommended conditions. Confirm that the Traffic Assessment included a comprehensive review of traffic data and the impacts on the local network would be acceptable. The internal estate road has been designed to an appropriate standard with sufficient provision for parking.
- 7.7 GMAAS: Confirm they are satisfied that the proposed development does not threaten the known or suspected archaeological heritage. On this basis there is no reason to seek to impose any archaeological requirements upon the applicant.
- 7.8 Greater Manchester Police: Recommend that a condition to reflect the physical security specifications set out in the Crime Impact Statement should be added, if the application is to be approved.
- 7.9 Green Space manager:- Appropriate level of landscaping across the site including incidental areas of open space. Improvements have been made to the quality of the play kit provision, recommended that this is installed to relevant safety guidelines. Confirm that the Council would not adopt the play area or other areas of open space, this will need to be managed by a private management company. Recommend that financial contribution is allocated to infrastructure improvements at Hartshead Pike, Knott Hill and Smallshaw Fields.
- 7.10 Transport for Greater Manchester: Suggest that a review is undertaken of the Traffic Regulation Orders in the vicinity of the development, with a view to introducing additional parking restrictions as appropriate, as well as ensuring adequate parking restrictions remain in place, and are refreshed accordingly. This will help to discourage pavement parking associated with the development and therefore assist in improving the quality of the surrounding public realm.

The nearest bus stops are located within a 3 to 4 minute walk of the site on Lees Road, providing services to Ashton-under-Lyne, Piccadilly Gardens and Hurst Brook at 15-30 minute intervals. It is therefore considered that future residents are reasonably well served by public transport, which could provide a genuine alternative to travel by car.

Recommend that each dwelling makes provision for some form of secure cycle parking within the site curtilage of the dwellings and that a residential travel Plan is conditioned.

It is important to influence people's travel patterns at the beginning of occupation, establishing a culture of sustainable travel behavior 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.

- 7.11 Local Lead Flood Authority (LLFA): Appropriate drainage conditions were applied on the Outline Consent. Negotiations with the developer have confirmed that fully SUDS compliant drainage strategy can be achieved. This will see surface water discharged to Greenhurst Clough. The water will discharge at two points via an attenuated system which represents a betterment on the existing conditions.
- 7.12 National Grid: No comments.
- 7.13 Housing Growth Officer: Confirms that the Affordable housing provision is policy compliant and the unit split accords with the requirements of the Housing Needs Assessment.

8.0 SUMMARY OF COUNCILLOR AND THIRD PARTY RESPONSES RECEIVED

- 8.1 In response to the original notifications 21 objections have been received households. The grounds given for objecting are:

Principle

- Loss of Green Belt land
- Loss of playing fields recreation function when Hurst Ward the only one in Tameside without a public park.
- The design should be revised to be more community friendly
- Site is overdeveloped
- The promised development of sport pitches in Smallshaw does nothing to mitigate the loss of the former Hartshead School Field
- Would like to see the relevant conditions revised and the reserved matters amended, with any interested developer required to provide a meaningful, informal recreation space.
- As previously made clear some of the new dwellings will be built adjacent to our Practice Field. Whilst we will ask our members and visitors to take extra care it is highly likely that some golf balls will find their way into the gardens. Are the developers planning to do anything to minimise/eliminate this risk?
- Lack of consultation with the community

Play Area

- Inadequate in size
- Too far away from dwellings within the development
- Does not include kick about area and is not meaningful to the needs of the community
- Should not be sited so close to the Highway
- Local residents of all ages have no free informal space to kick a ball about, throw a Frisbee or meet others – i.e. an open green area such as a park

Residents

- No respect to residents of existing area the proposal concentrates the dense low cost housing on the old playing field site with no regard to the local /current population of the area!
- 2.5 storey properties will block out light to existing residents the properties don't achieve 25 degree standard
- Inadequate arrangement for existing residents to maintain their boundaries
- Side access to 30 Woodlands Road would be lost/removed
- Overlooking and loss of privacy

Housing Density

- Number of dwellings is excessive
- Density on the playing field should be reduced with the density of the school site increased

Highways

- Inadequate capacity on local road
- How will 195 dwellings and the existing Woodlands Rd dwellings access and exit Greenhurst road in a safe manner, including also the impact that the new Hindu temple will have on the location. Another access/egress point should have been considered, or at least provided some relief for a certain number of residents on Greenhurst Lane.
- Additional vehicles will add to congestion and local pollution
- No consideration for the junction of Greenhurst Lane the entrance is not wide enough and there should be a wider road with traffic lights provided
- There cannot be a through road to Greenhurst Road
- The proposed access road for the new housing - Greenhurst Lane - is currently providing overflow parking for many of the families on Woodlands Road and Lees New Road, together with parking for the construction workers currently working on the Temple opposite Greenhurst Lane.
- There is an inadequate provision of parking within the development

Landscaping

- Un-adopted area of Greenhurst lane should be incorporated in to the plans so as not create
- Unacceptable loss of trees within the development will also result in a loss of wildlife habitat
- Removal of 3 mature trees and existing hedgerow is unnecessary

Drainage

- The playing field is prone to flooding .
- Outline plans from Taylor Wimpey indicate that the existing drain on Greenhurst Rd is to be re-laid, how could this be achieved without blocking access/egress from Greenhurst Rd

8.2 Councillor Dickinson has commented as follows: "At the planning committee in November when this application came to panel, the play area that is left was discussed and I as a Councillor on that committee said, "it wasn't big enough to kick a ball on." There is no park and children will have to cross a main road to find a decent play area. It was said that this would be thought about and a new play area would be brought to reserved matters so I expected a bigger area. Looking at the plans it doesn't seem any different".

9.0 ASSESSMENT

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

9.2 The current position is that the Development Plan consists of the policies and proposals maps of the Unitary Development Plan and the Greater Manchester Joint Waste Plan Development Document.

9.3 The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning application decision making this means:-

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-
 - (a) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

(b) specific policies in the Framework indicate development should be restricted.

10.0 PRINCIPLE OF DEVELOPMENT

- 10.1 The principle of development was established through the granting of outline planning permission 17/00719/OUT. That consent (as varied by 18/01117/FUL) also approved the means of access as part of a Masterplan approach.
- 10.2 The proposals relate to the construction of 195 dwellings on the site of the former Hartshead School building and associated playing fields site. The outline approval was granted to subject to commitments towards improvements to off-site green space infrastructure and onsite affordable housing provision.
- 10.3 It remains that the Authority cannot demonstrate a 5 year supply of housing sites. With this in mind, it is considered very favorable that an application for the remaining Reserved Matters has been submitted within 12 months of the consenting Outline Approval. The application demonstrates a commitment by the applicant to housing delivery which is fully aligned to national planning policy guidance.
- 10.4 The development of the units follows a master planned approach set around character areas and this is consistent with conditions applied on the outline permission. There should therefore be no fundamental objections to this recognising that the application would be consistent with the principals established on the extant outline consent.

11.0 DESIGN AND FORM

- 11.1 The proposals have endorsed the concept of a Master-planned approach which was conditioned as part approved outline consent. The layout has been formed around character areas including focal arrival/play space, enhanced public right of way connection and outward look towards the eastern boundary.
- 11.2 It is important for new development to function well, establish a strong sense of place, have a suitable balance between built form and space, respond to local character and history, create a safe and accessible environment and be visually attractive.
- 11.3 Policies C1 and H10 seeks 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.
- 11.4 The broad mix of house types would appeal to a range of accommodation needs. A total of 30 of the units (15%) would be allocated on an affordable basis and this would comprise of 1, 2, and 3 bedroom properties in-line with local housing needs requirements and input from the Housing Growth Officer. The intention is for the affordable housing to be transferred to a registered provider and this detail will be picked up within a section 106 agreement.
- 11.5 Detailed negotiations on the housing layout have taken place aimed at creating a welcoming family environment. The siting of the properties follows a structured hierarchy based around an internal access road which incorporates a series of internal squares. The siting of the properties along with the proposed access routes provides clear legibility throughout the site with good levels of surveillance across all public areas. A key feature is a central area of public open space aligned along the existing public right of way from Greenhurst Road to the Knott Hill Reservoir. This is designed to be fully accessible for

pedestrian and cycle traffic and will encourage access to nearby countryside. The equipped play area on the western boundary allows for the retention of existing mature trees and landscaping, this will provide a positive influence on the overall character of the site from the main public vantage point (Lees Road).

- 11.6 The development equates to a density of 32 dwellings per hectare this is below the 35 per hectare which was established through the Transport Assessment on the Outline Consent. NPPF strives to promote the efficient use of the land particularly during periods of undersupply. The reality, in this instance is, any increase in density would either result in the loss of green space or the loss of dwellings replaced by apartment style accommodation.
- 11.7 The layout responds positively to the site constraints with dwellings arranged to 'perimeter block' principles which would see the dwellings arranged in a 'back to back' formation to properties on Woodlands Road, St Christopher's Avenue and Greenhurst Lane. In this regard 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. Crucially the development maintains an open aspect towards Lees Road, Knott Hill reservoir and Ashton Golf Course which will enhance the setting of the properties and add character of the development.
- 11.8 The layout has also been designed to exceed the standards of relevant separation distances to existing dwellings. In response to comments about the size of the dwellings, the 2.5 storey dwellings are comparable to the 2 storey stock in that they have an almost identical eaves height. Whilst the ridge height would be slightly larger (1.5m) this would not be harmful to amenity levels given that spacing standards are observed and exceeded. The design of this property is such that there would be roof lights as opposed to dormers on the rear roof slope which reduces the perception of overlooking. In total there are 102.5 storey dwellings located on plots which would be sited to the rear of existing rear boundaries. These properties would also be arranged in a 'pepper-pot' fashion to reduce overall dominance. It is considered that the development is of a large enough scale to support these dwellings which will add to the overall variety of the roof-scape of the development.
- 11.9 With regard to parking arrangements the layout does not appear to be overly car dominated. As a general rule parking areas are provided to the front and sides of the properties and their dominance and impact will be softened as a result of soft landscaped front gardens and landscaping within the highway. The only exception to this would be the cul-de-sac which would be shared by plots 133-145 whose frontage would be dominated by parking. To address this, the landscaping strategy looks to break up parking rows from one another and property frontages by landscaping strips. The hard landscaping materials palette would also be refined to raise the overall environmental quality of this area. These measures taken with the orientation of the properties mitigate the impact of the parking.
- 11.10 All of the properties are served with private front to rear access which allow for the storage of bins outside of the public domain to the benefit of visual amenity.
- 11.11 There would be a housing mix of 9 different house types which would create visual interest. The elevations are traditional in appearance and draw upon those constructed by the applicant as part of the Stamford Gate development located off Mossley Road. They would be constructed from brick, details are provided to elevations in the form of feature soldier course, as a rule all properties located on corner plots are dual aspect. Overall there is considered to be sufficient variety within the housing stock, the design and choice of materials is also considered to be of a desirable quality.
- 11.12 Within the development, boundaries would consist of a mixture of treatment with all public facing boundaries being of a suitably robust design. The aim being to create private

defensible space and also provides a suitable finish to the public areas that ensures relevant privacy standards are achieved. Where space allows, frontages would support planting in the form of trees and shrubs, this in turn provides a visual benefit by softening the site's overall appearance and providing a complimentary structure to the estates highway.

- 11.13 It is the developer's intention to also refurbish the existing substation located at the sites entrance onto Greenhurst Road. This will see the external façades cleaned up and the introduction of new screen planting. This will give a more accepting appearance to what is at present a very utilitarian looking structure. In addition to these ancillary works it is also the intention to landscape the unregistered area of land at the head of Greenhurst Road. The proposals are to landscape it in a manner consistent with the proposals for the estate.
- 11.14 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 traditional design would allow the developments to integrate successfully and promote the regeneration of the overall area. It is therefore considered that the proposal adheres to the objectives of policy C1 and H10.

12.0 RESIDENTIAL AMENITY

- 12.1 The site abuts the rear boundary of 27 properties. These are generally located on the western boundary (Woodlands Road), Southern boundary (St Christopher Ave/Road) and eastern boundary (Greenhurst Lane). Representations from these properties have been limited but those received have raised amenity concerns with overlooking, disturbance and loss of outlook being the principle issues.
- 12.2 The layout demonstrates that all relevant spacing standards would be observed between proposed and existing properties. The properties would be sited at an almost identical level [to those abutting the site], which when taken with the spacing standards ensures amenity levels are protected in accordance with adopted standards.
- 12.3 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. The close proximity of the site to existing transport links, nearby local amenities, employment opportunities and the Ashton Town centre means that residents would also benefit from good access to local services.
- 12.4 Representatives from Ashton Golf Club have asked for consideration to be given to their practice course located across the western boundary. The concern relates to the potential occurrence of ball-strikes on the new properties. The separation distance in this instance would be considerable given it includes the Knott Hill reservoir PROW and also includes an established group of trees. It would not be desirable or necessary to introduce balls stop fencing. A visit to the site concludes that the practice area works on a 'pitch & putt' basis whereby balls are hit over shorter distances. It is also in the Clubs gift to re-orientate holes within the practice area accordingly. On balance the risk would be less than the risk to the Greenhurst Lane properties that back immediately onto the practice area and who have no safeguarding measures.
- 12.5 Other representations centred upon disturbance arising during the construction phase. To address these concerns conditions were applied on the Outline Consent restricting working hours. Best practice guidelines to working practices would also be secured within a construction method statement. This would control noise and dust across the site. Conditions also required that a phasing plan is submitted so that the full extent of the works can be properly assessed.

- 12.6 It is clear from the representations that some local residents are aggrieved about the proposals as a result of the development being upon the former playing fields. This is clearly a departure from what is the current relationship. Notwithstanding the land use concerns the development would observe established urban design practices though the perimeter block design, observation to access points and overall legibility of the layout. In addition to the provision of onsite formal play space there is access to recreation areas and open countryside within the immediate area which is a benefit for existing and proposed residents alike.
- 12.7 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.

13.0 HIGHWAY SAFETY AND ACCESSIBILITY

- 13.1 The Traffic Assessment (TA) has been developed using comprehensive traffic data including traffic flows, queue length surveys and pedestrian counts at junctions. The TA has been produced in accordance with guidance on the preparation of TA. The analysis of traffic impacts has been undertaken using nationally recognised software (TRICS, PICADY, Linsig) and processes.
- 13.2 The site layout proposes a circulation road, which should help to improve permeability through the site. This layout shows a hierarchy of access roads throughout the site serving the residential units. The site layout proposes traffic calming within the layout which would be enforced by raised tables located at junctions. Footways are proposed along the majority of the proposed adopted highway network. Turning heads are proposed that demonstrate that a large refuse vehicle can appropriately negotiate the site. The level of parking is proposed at two spaces per dwelling which is considered adequate along with the provision of a secure covered cycle shelter to hold a minimum of 2 bikes.
- 13.3 The internal access roads have been designed to achieve low vehicle speeds within the site. This would be achieved through a series of raised tables interlinked by the highway which incorporates changes in its alignment. The design and layout would provide a safe environment for vehicles, pedestrians and cyclists alike. The site layout proposals include a network of footways and footpaths across the site including an improved linkage across the eastern boundary to existing footways.
- 13.4 Highways have confirmed that they are satisfied with the proposed access arrangements subject to the visibility splay onto Lees Road which was conditioned on the Outline approval. The TA submitted on the Outline established that the highway has adequate capacity to accommodate the scale of development. The outline permission includes a raft of highways related conditions which also include a commitment to a Residential Travel Plan. 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.

14.0 LANDSCAPING TREES & ECOLOGY

- 14.1 The site contains a substantial number of mature trees principally around the boundary edges and particularly along the Lees Road frontage. The majority of trees and hedges to site boundaries and along the existing PROW are to be retained.
- 14.2 Policy RD13 'Design of the Public Realm' supplements UDP policy H10. It states that the quality of the public realm is integral to achieving good development.
- 14.3 The NPPF places high value on the importance of enhancement of the natural environment, especially valued landscapes. It asserts that the aim should be to encourage the effective use of land by re-using land that has been previously developed where practical. That being the case, further advice within the Framework reiterates the importance of conserving the natural environment including retaining existing mature trees and protecting biodiversity interests.
- 14.4 The applicant states that the hard and soft landscaping in this scheme is designed to create a high quality public realm that is sympathetic to the surrounding area whilst maintaining the unique identity and character of this proposed development.
- 14.5 A Landscape Master Plan and Biodiversity Enhancement Strategy has been submitted with the application setting out the overall strategy for the site. All public spaces including the play area and attenuation pond would be subject to a private management agreement with arrangements to be approved by the Council. In summary, the Plan involves the following:
- Retaining existing vegetation wherever possible and ensure its protection during the proposed construction work using industry standard methods;
 - Introduction of native tree planting within open space areas and gardens across the site to complement existing vegetation;
 - Ornamental hedgerow and shrub planting will be provided within the development plots to define external spaces;
 - Provision of a balancing pond on the northern boundary supplemented with meadow grassland, wet grassland to maximise the biodiversity value;
 - Provision of equipped children play area linked to access trail;
 - Boundary brick walls will incorporate piers and timber panels, partially shielded by planting with climbing species to provide a secure but visually appealing barrier within the development's street scene;
 - Habitat provision in the form of bird, bat, insect boxes through the landscaped area of the layout
- 14.6 The layout plan clearly demonstrates which trees are to be removed and which are to be retained. The trees to be removed are all relatively poor and inconsequential specimens which can be relatively easily replaced with better specimens as part of the landscaping scheme. As some 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. It is expected that as trees are to be removed, suitable replacement planting will be provided, details of which can be secured by way of a condition.
- 14.7 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. The Tree Officer requires further assurance about the methods to be used for tree protection and recommends that a condition be attached to any approval requiring submission of additional information. Subject to this requirement, the proposals are considered to be in accordance with policies.
- 14.8 The level of onsite open space is considered to be well proportioned to the scale of the development, the children's play space also being a desirable feature. The siting and equipping of this area has been reviewed by the Green Space Manager as an appropriate location. These discussions have seen a commitment to a more traditional equipped space

as opposed to the initial proposal for a 'trim-trail' only play area. The landscaping buffer and boundary treatment ensure sufficient safeguards to Lees Road would be achieved. The area benefits from passive surveillance from plots 7-10 which would directly overlook the space. In addition its location towards the sites entrance provides further surveillance and good levels of accessibility. On the provision that the equipment is installed and maintained in accordance with manufactures guidelines the space will provide a valued community asset

- 14.9 The landscaping strategy makes appropriate provision for a suitable level of wildlife habitat. 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 policy N7: Protected Species.

15.0 DRAINAGE

- 15.1 The application site is located in Environment Agency flood zone 1, the area with the lowest probability of fluvial (river) flooding. The outline application is accompanied by a flood risk assessment and further detailed design and been submitted for consideration of the Reserved Matter's.
- 15.2 It is condition of the outline planning consent that surface water drainage is based on a hierarchy of drainage options. There has been extensive discussion with the Local Lead Flood Authority about site drainage proposals and it has been agreed that the site can be drained in a manner that is fully SUDS compliant. The proposals will see surface water discharged via 2 connections to Greenhurst Clough which is located north of the site boundary. The system includes a suitable level of onsite attenuation via underground chambers and a balancing pond. The forward flows to the Clough will be controlled to acceptable levels which is comparable to greenfield rates, this will represent a betterment on the existing site conditions.

16.0 DEVELOPER OBLIGATIONS

- 16.1 As the Council was the applicant on the Outline Planning Application the approval was not subject to a section 106 agreement. The outline consent however included conditions relevant to securing contributions to affordable housing and offsite green space which can only be discharged through a section 106 agreement.
- 16.2 A section 106 agreement is in the process of being drafted and this will secure the delivery of 30 units (15%) of the properties on an affordable basis which the applicant intends to transfer to a registered provider. The agreement will include relevant provisions for the phasing of the units and a requirement to agree qualifying criteria with the Council for occupation.
- 16.3 The Council committed, as part of an agreement with Sports England and to ensure the requirement of Policy OL4 is met, to a host of mitigation measures relevant to open space and recreation as part of the Outline Consent. These included:
- Service level agreement for the use of facilities at New Charter Academy, Ashton
 - Improvements to facilities at Ashton Lady Smith Cricket Club
 - Provision of 2 new full size pitches at Small Shaw Lane and Ashton Rugby Club
- In addition the Council 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

The provision or enhancement of off-site open space would be required in accordance with policy H5. The developer contributions calculator calculates this to be £174,997.28 and this would be secured within the section 106 agreement. The Green Spaces Manager has requested that the contribution funds infrastructure improvements to local facilities at Hartshead Pike, Knott Hill and Smallshaw Fields.

17.0 CONCLUSION

- 17.1 The principle of the sites development for residential purposes was established on the granting of the outline planning consent. The scale of development falls within the development thresholds established on this consent.
- 17.2 The proposed details submitted will result in an acceptable form of development with regard to the consideration of the outstanding Reserved Matter's.
- 17.3 The level of on-site public open space surpasses local policy requirements and will address successfully address the existing local deficiency in category 1 play space. Financial contribution towards off-site improvements will secure further community benefit to existing open space.
- 17.4 The design and layout would create a good quality residential environment which observes the amenity standards of existing residents. The high quality design would make a positive contribution to the provision of both open market and affordable housing, in accordance with core principles of the NPPF and compliance of the Unitary Development Plan.
- 17.5 There are no objections to the proposals from the statutory consultees in relation to highways, flood risk/drainage, landscaping, ecology, contaminated land or any of the other material considerations.
- 17.6 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, and contribute positively to the Borough's housing supply.

RECOMMENDATION

That Members resolve that they would be MINDED TO GRANT planning permission for the development subject to the following:

- (i) To complete a suitable legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure provision of Affordable Housing and offsite Green Space Contribution to the satisfaction of the Borough Solicitor;**
- (ii) To have discretion to refuse the application appropriately in the circumstances where a S106 agreement has not been completed within six months of the resolution to grant planning permission; and,**
- (iii) That upon satisfactory completion of the above legal agreement that planning permission be GRANTED subject to the following conditions:**
 1. The development hereby approved shall be carried out in accordance with the following approved plans/details:
Location Plan TW/HHS/LP/01

Proposed Site Plan ref: TW/HHS/CSL/01 Rev T9
Coloured Proposed Site Plan: W/HHS/CSL/02 Rev T9
Materials Layout: TW/HHS/ML/01 T9
Landscape Masterplan ref: 744A – 09Q
Single Garage Plans & Elevations TW/HHS/PD/Gar/1
Double Garage Plans & Elevations TW/HHS/PD/Gar/2
Housetype Elevations – ND40 TW/HHS/PD/08
Housetype Plans – ND40TW/HHS/PD/09
Housetype Elevations – NT41 TW/HHS/PD/10
Housetype Plans – NT41 TW/HHS/PD/11
Housetype Elevations – PD30 TW/HHS/PD/06
Housetype Plans – PD30 TW/HHS/PD/07
Housetype Plans & Elevations – PA25 TW/HHS/P
Housetype Plans & Elevations – PA34 TW/HHS/PD/02D/01
Housetype Plans & Elevations – PA42 TW/HHS/PD/03
Housetype Plans & Elevations – PB35G TW/HHS/PD/04
Housetype Plans & Elevations – PT310 TW/HHS/PD/05
Windrush Apartments TW/HHS/PD/12
Windrush Apartments Elevations TW/HHS/PD/13
Housetype Materials - PA25 TW/HHS/PDM/01 Rev T6
Housetype Materials - PA34 TW/HHS/PDM/02 Rev T6
Housetype Materials - PT310 TW/HHS/PDM/03 Rev T6
Housetype Materials - NT41 TW/HHS/PDM/04 Rev T6
Housetype Materials - PB35G TW/HHS/PDM/05 Rev T6
Housetype Materials - PA42 TW/HHS/PDM/06 Rev T6
Housetype Materials - PD30 TW/HHS/PDM/07 Rev T6
Housetype Materials - ND40 TW/HHS/PDM/08 Rev T6
Housetype Materials - WindrushTW/HHS/PDM/09 Rev T6
Proposed Electrical Sub-Station TW/HHS/SS/01
Proposal for Existing Electrical Sub-Station TW/HHS/SUB/02
Storey Heights Plan TW/HHS/SH/01 Rev T9
Plot Landscape Proposal Sheet 1 of 6 ref: 744A 03F
Plot Landscape Proposal Sheet 2 of 6 ref: 744A 04F
Plot Landscape Proposal Sheet 3 of 6 ref: 744A 05G
Plot Landscape Proposal Sheet 4 of 6 ref: 744A 06H
Plot Landscape Proposal Sheet 5 of 6 ref: 744A 07G
Plot Landscape Proposal Sheet 6 of 6 ref: 744A 08G
Bin & Cycle Store Plans & Elevations TW/HHS/BCS/01
Site Sections TW/HHS/SS/02
Hard Surfaces Layout ref: TW/HHS/HSML/01
Hard Surface Materials – Courtyard Parking ref: TW/HHS/HSML/09
Site Entrance General Arrangement ref 744A-11A
Sales Area Landscape Proposals (Permanent Layout) ref 744A.13
Sales Area Landscape Proposals (Temporary Layout) ref 744A.14
Play Area: 744A-10B
Play Area Q5925_C Issue E
Site Entrance: 744A-11B
Waste Management Plan TW/HHS/CSL/01 Rev T9
Boundary Treatment Plan TW/HHS/BTP/01 Rev T9
Boundary Treatment Details TW/HHS/BTD/01 Rev T6

Reports:

Design and Access Statement: TW-HHS-DAS Rev C
Supporting Planning Statement June 2019
Crime Impact Statement ref 2017/0986/CIS/01
Arboricultural Impact Assessment January 2020
Ecological Assessment October 2018

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.
3. The car parking spaces to serve each dwelling/plot of the development hereby approved shall be laid out as shown on the approved Proposed site layout plan (Drawing no. TW/HHS/CSL/02), prior to the occupation of that dwelling and shall be retained free from obstruction for their intended use at all times thereafter.
4. Boundary treatments to be installed in accordance with the details as shown on the following approved plans (insofar as they relate to the application site): Boundary Treatment Plan TW/HHS/BTP/01 Rev T9 & Boundary Treatment Details TW/HHS/BTD/01 Rev T9
5. Hard and soft landscaping to be installed in accordance with the details as shown on the following approved plans (insofar as they relate to the application site): Hard Surfaces Layout ref: TW/HHS/HSML/01 Rev T9, Hard Surface Materials – Courtyard Parking ref: TW/HHS/HSML/02 Rev T6, Site Entrance General Arrangement ref 744A-11b
6. Prior to the occupation of any part of the development hereby approved, a scheme detailing the measures to be incorporated in an application to obtain Secured by Design accreditation to Greater Manchester Police shall be submitted to and approved in writing by the Local Planning Authority. Written confirmation that the accreditation has been achieved shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be implemented prior to the first occupation of any part of the development. The development shall be retained as such thereafter.
7. None of the dwellings hereby approved shall be occupied until details of the provision of secured storage for bicycles within each of the plots (minus those plots with garages) of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided for each dwelling in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
8. No above ground construction shall commence until a timetable for the implementation of details of the approved Biodiversity enhancement measures, as set out in sections 2.5 & 3.0 of the Biodiversity Enhancement Strategy May 2019 Project 11816 hereby approved has been submitted to and approved in writing by the Local Planning Authority. The approved enhancement measures shall be installed in accordance with the approved timetable and shall be retained as such thereafter.
9. With the exception of site clearance and preparatory works no development shall take place until a timetable and full details of all aspects of the installation and future maintenance of the play equipment detailed on drawing Q5925_C Issue E have been submitted for approval in writing by the Local Planning Authority. The development shall be completed in accordance with the submitted details, approved maintenance strategy and within the timetable agreed in writing by the Local Planning Authority.
10. The improvement works to the existing substation as detailed on drawing TW/HHS/EPSS/02 shall either be completed in their entirety prior to the completion of the development or within 2 years of the approved Reserved Matters (whichever is sooner)

11. The permanent landscaping of the temporary sales area as detailed on drawing 744A.13 shall be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority.
12. Dust suppression equipment in the form of sprinklers or water bowsers shall be employed at the site at all times during construction. 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.
13. The development hereby approved shall be carried in accordance with the measures listed in the Security Strategy (Section 4 & 5) of the Crime Impact Statement Crime Impact Statement ref 2017/0986/CIS/01 submitted with the planning application and shall be retained as such thereafter.
14. No development shall commence until a statement detailing Reasonable Avoidance Measures to be implemented on site to prevent harm to mammals and amphibians during the construction phase of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The measures to be implemented shall include the following:
 - All excavations on site should be covered at night or a suitable ramp should be provided to allow mammals/amphibians to exit excavations. All excavations should be checked for mammals/amphibians each morning prior to the re-commencement of any works.
 - All exposed new pipework and drains should be capped at night so as to avoid trapping amphibians.
 - All excavated materials/waste should be stored in skips or similar and not on the ground where it could be used as a refuge/resting area by amphibians. Alternatively all waste should be removed from site daily.
 - All stored building materials that might be used as temporary resting places by amphibians should be stored off the ground on pallets or similar.
 - Scaffold footings will be placed on sand to prevent newts taking temporary refuge underneath the footings.
 - The avoidance measures shall be implemented in accordance with the approved details on the first commencement of development and shall remain in force as such for the full duration of the construction phase of the development.
15. All planting, seeding or turfing comprised in the approved details of landscaping detailed on drawings;

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Plot Landscape Proposal Sheet 6 of 6 ref: 744A 08G

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 5 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.

16. Prior to the occupation of any of the dwellings hereby approved, details of an electric vehicle charging strategy for the development shall be submitted to and approved in writing

by the Local Planning Authority. The strategy shall include details of the number of charging points to be installed, their location within the development and details of the management and maintenance of these facilities. The infrastructure shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings hereby approved and shall be retained as such thereafter.

17. 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.

18. No development (including demolition or site clearance) shall commence until a construction and environmental management plan (CEMP) has been submitted to and approved by the local planning authority. The CEMP must cover the following issues and any other matters the local planning authority reasonably requires:

- Hours of construction work and deliveries;
- The eradication of invasive species present on the site;
- Precautionary measures to avoid any adverse impacts on legally protected species such as badgers, hedgehogs, bats and nesting birds;
- Phasing of the development;
- Location of site compound/offices which shall be located to minimise disturbance to the amenity of existing residents outside of the site;
- Construction traffic management measures including details of access arrangements, turning and manoeuvring facilities, material deliveries, vehicle routing to and from the site, traffic management, signage, hoardings, scaffolding, where materials will be loaded, unloaded and stored, contractor parking arrangements and measures to prevent the discharge of detritus from the site during construction works, site contact details.
- Details of any public relations measures e.g. Considerate Constructors Scheme

Development of the site shall not proceed except in accordance with the approved method statement.