
Case Number	17/01012/REM
Application Type	Approval of Reserved Matters
Proposal	Erection of 62 dwellinghouses and associated works (Application to approve details in relation to appearance, landscaping, layout and scale - matters reserved by 17/03068/FUL for Outline application for residential development with all matters reserved except access) - AMENDED DESCRIPTION AND AMENDED DRAWINGS
Location	Site Of Bannerdale Centre 125 Bannerdale Road Sheffield S7 2DJ
Date Received	09/03/2017
Team	South
Applicant/Agent	Barratt Homes
Recommendation	Reserved Matters Approved Conditionally

Time Limit for Commencement of Development

Approved/Refused Plan(s)

1. The development must be carried out in complete accordance with the following approved documents:
 - EXTERNAL WORKS LAYOUT - 1 OF 3 / 1048/08/01.01 Rev /
 - EXTERNAL WORKS LAYOUT - 2 of 3 / 1048/90/08.02 Rev /
 - Arboricultural Implications Plan / 13667-A/AJB
 - Boundary Treatments / 1530.300 Revision A
 - Materials & boundaries layout / 1530.07 Revision D
 - Planning Layout / 1530.01 Revision J

 - Housetype Planning Drawing T66 / 1530:108 Revision A
 - Housetype Planning Drawing ALD / 1530:103 Revision A
 - Housetype Planning Drawing WIN / 1530:102 Revision -
 - Housetype Planning Drawing HAL / 1530:104 Revision -
 - Housetype Planning Drawing ENN / 1530:100 Revision -
 - Housetype Planning Drawing ALD / 1530:103 Revision -
 - Housetype Planning Drawing RAD / 1530:105 Revision -
 - Housetype Planning Drawing T69 / 1530:109 Revision -

- TYPICAL MASONRY RETAINING WALL DETAILS / 35027/200 REV B
- GABION RETAINING WALL DETAILS (RETAINING UP TO 3.1M) / 36614/GRW/001 REV A
- DETAILS FOR EXTRA FACING BRICKWORK WITH REINFORCED SUSPENDED GROUND SLABS / 38013/001 REV B
- TANKED GARAGE MASONRY RETAINING WALL / 39388/001 REV B

- STREET SCENES / 1503.04 Rev B

- LANDSCAPE MASTERPLAN / R/1958/1C

- DRANAGE LAYOUT / 1048/90/SK04

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

2. Large scale details, including materials and finishes, at a minimum of 1:20 scale of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- Windows
- Window reveals
- Doors
- Eaves and verges
- External wall construction
- Brickwork and Stonework detailing
- Entrance canopies
- Roof Ridge & Valleys
- Rainwater goods

Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

3. A comprehensive and detailed planting plan and details of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

4. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved in writing by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that five year period shall be replaced.

Reason: In the interests of the visual amenities of the locality

5. The Local Planning Authority shall be notified in writing when the landscape works are completed.

Reason: To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

6. Prior to the commencement of development details of dust control measures during the excavation and construction phases shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented for the duration of the excavation and construction phases.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

7. Prior to the commencement of development details of construction methods relating to trees shall be submitted to and approved in writing by the Local Planning Authority, and shall include a schedule of works involved in the removal of the tarmac road along the north-eastern boundaries of the site, specifications of the replacement pathway within the Root Protection Areas of retained trees and specialised construction techniques to avoid root damage. Thereafter, development shall proceed in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality

8. Notwithstanding the details of measures to mitigate against air quality impacts submitted with this application, these measures are not hereby approved. Prior to the commencement of development details of further measures shall be submitted to and approved in writing by the Local Planning Authority, which shall include details of measures to control dust and impacts on air quality during the construction phase and a commitment to provide the measures outlined in Appendix G of the Transport Assessment provided with application reference 13/04206/RG3. Thereafter, the approved details shall be implemented as part of the development and maintained as such thereafter.

Reason: In the interests of local air quality and of delivering sustainable forms of transport.

Other Compliance Conditions

9. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order, no enlargement, or extension of the approved dwellings which would otherwise be permitted by Class A to Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) (England) Order 2015 shall be carried out without prior planning permission.

Reason: In the interests of the amenities of occupiers of adjoining property and occupants of the dwellings themselves, bearing in mind the restricted size of the curtilage.

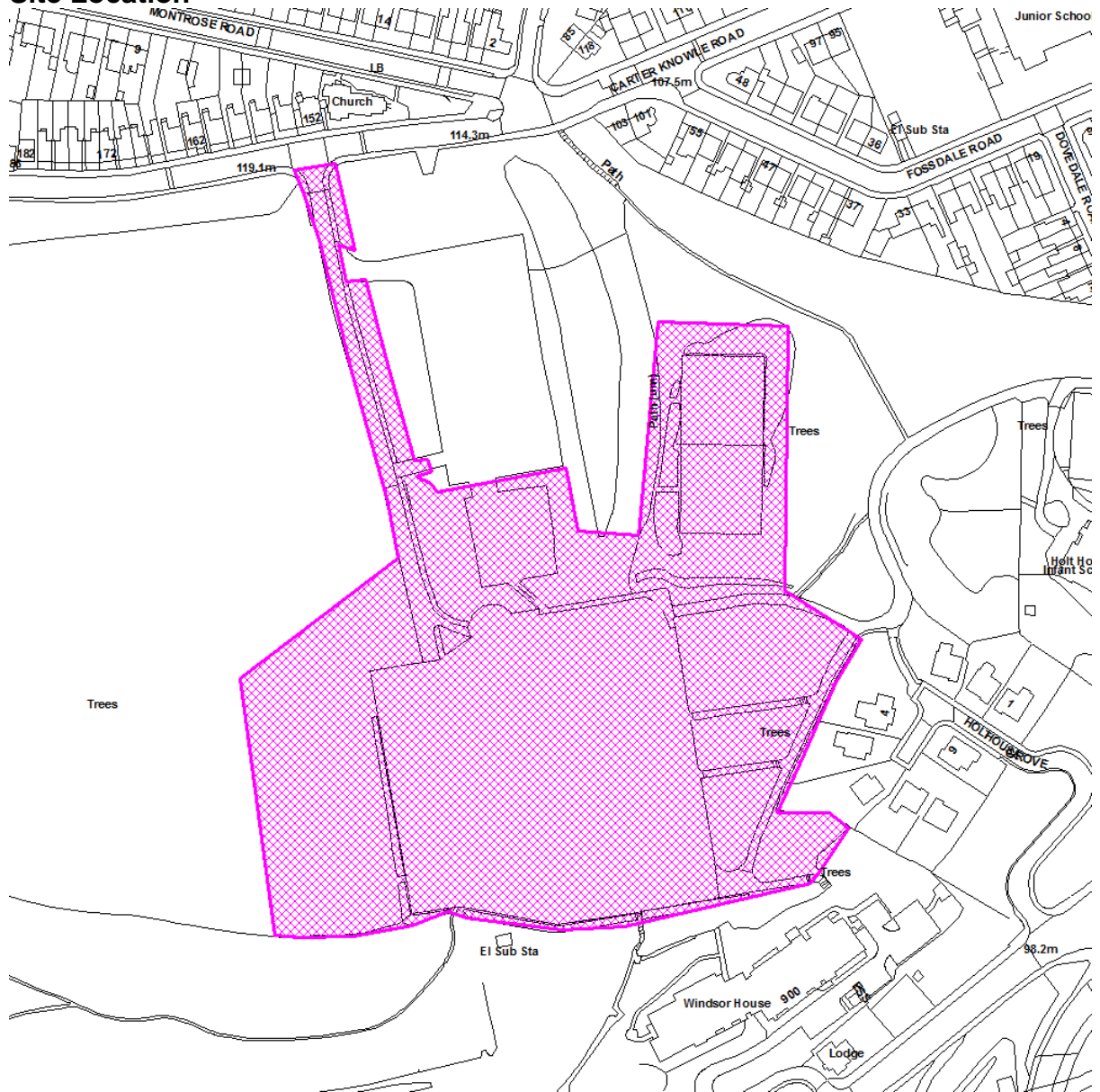
10. Unless otherwise indicated on the approved plans no tree, shrub or hedge shall be removed or pruned without the prior written approval of the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. No tree shall be removed outside of the bird breeding season (beginning March to end August) unless it is confirmed by an ecologist that it does not provide a habitat for breeding birds. Additionally, no trees shall be removed before they have been confirmed by an Ecologist to not provide a bat roost.

Site Location



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LOCATION AND PROPOSAL

The site is located to the south of Carter Knowle Road, and is currently vacant following demolition of the Bannerdale Centre building.

Outline consent was granted in 2014 for residential development of the site, with the only matter not reserved at that stage being 'Access'. The approved access point utilised the existing road/driveway directly off Carter Knowle Road.

Permission is now being sought for approval of the matters which were reserved as part of the outline approval. These reserved matters are Layout, Scale, Landscaping, and Appearance.

The submission initially included 65 dwellinghouses, but in its revised form includes 62 houses (9 units with 2 bedrooms, 7 units with 3 bedrooms and 46 units with 4 bedrooms). The proposed layout includes areas of open space, and footpath access into and through the site to and/or from the adjoining woodland.

RELEVANT PLANNING HISTORY

13/04206/RG3

Residential development with associated open space and landscaping
Approved - 12.03.2014

17/01482/FUL

Construction of a temporary road
Approved 15.12.2017

17/03068/FUL

Application to remove condition nos. 10, 14 and 19 of planning permission 13/04206/RG3, and to vary conditions no. 6 to allow certain development works within the woodland buffer zone and no. 11 to allow green roof to be omitted if proved unfeasible (Application under Section 73) (AMENDED DESCRIPTION)
Approved 18.12.2017

13/04206/COND1

Application seeking to discharge condition 12 of outline approval covering affordable housing provisions.
This application is currently under consideration.

SUMMARY OF REPRESENTATIONS

Following neighbour notification, the placement of a number of site notices and the publication of a press advertisement; a total of 9 objections and 1 supporting representation have been received, including representations sent on behalf of Carter Knowle and Millhouses Community Group. These are summarised as follows:

Objection

Design

- Low quality house design and materials don't fit into surroundings.
- School and housing are incompatible uses. 65 dwellings is over-development of site, given access road will be shared with secondary school. Emergency vehicle access would be compromised during busy periods, and householders' movements would conflict with school pupils/traffic.
- Secondary School means that housing development will not be viewed across or have a relationship with open space.
- Issue of access to housing site should be re-visited after school approval, with Holt House Grove being the obvious connection point to avoid mixing housing and school traffic / movements.

Air Pollution

- Exacerbation of the current, poor air quality position. Current application should have been considered at same time as new school, as by separating them a false impression is created. The 2 developments together threaten public health due to air pollution. Director of Public Health has not given opinions of the risks of the two schemes.
- Air pollution issues relating to school not properly considered as part of that application.
- David Wilson Homes' initial submission was for 54 dwellings, which has now increased to 65 causing further traffic and air quality concerns.

Highways

- No analysis of the safety issues regarding traffic from proposed development and school in full operation. Survey submitted with original outline application is obsolete after decision to build school.
- Failure to analyse non-segregation of school and housing traffic is negligent.
- Current scheme includes more houses than envisaged at outline stage.
- Affordable housing numbers have changed (and may change again), increasing car numbers.
- School's proposed extended opening hours will coincide with development's peak movements.
- School will lead to high pedestrian movements.

Open Space

- Loss of scarce open space. Provides a green lung and tranquillity, ancient trees and views.
- Loss of sledging slope
- Council previously committed to making surrounding open space area a park.
- View from open space area to SW will be affected if housing butts up against site boundary. At least, there should be planting to conceal housing.

Landscaping

- Apparent contradiction between different landscape documents, with some documents showing two particularly valuable trees as being removed. They have a high amenity value and historic significance.

- Spring Wood is a sensitive, ancient woodland. Works adjacent to it should involve extreme care, and there should be close consideration of drainage impacts in protection zone.
- Access to woodland buffer zone from south west open space should be provided.
- Landscaping along the northern boundary is critical; given loss of open space and school construction.
- Section 106 monies should be used to improve access through public footpath network.

Other Issues

- Application should not be considered until the responsibility for on-going monitoring of toxic emission from landfill and details of responsibility for remediation has been clarified.
- Lack of detail for SUDs area. Responsibility for new feature is not clear.
- Potential for housing development at the Brethren Church towards the west on Carter Knowle Road, which would result in over-development of local area.
- Inclusion of affordable housing units is welcomed, but the clustering would prevent them being 'tenancy-blind'.
- Objection to temporary access road application.

Support

The supporting representation states that the inclusion of affordable housing is welcomed, and a desire that some trees/landscaping will be retained.

PLANNING ASSESSMENT

Principle of Outline Development

A number of representations refer to the school development, arguing that both that application and the current reserved matters should have been considered by Committee at the same time. This was not done as planning applications are required to be considered on their individual merits, taken into account the cumulative impact of other committed developments in the area where applicable. Local Planning Authorities are also duty bound to arrive at decisions in a timely manner. Notwithstanding this, the school application did incorporate the outline approval in its submitted documents. Therefore, the assessment and approval of the school application took into account its own highways and air quality implications and those of the residential development as this had permission at the time.

Design and Character Issues

The outline consent reserved the issues of scale, layout, appearance, and landscaping and each of these are the subject to the current assessment. Landscaping is considered in a later section of this report.

UDP policy BE5 a) requires new development to complement the scale, form and architectural style of surrounding buildings.

Policy H14 of the UDP covers 'Conditions on Development in Housing Areas' and in part a) requires development to respect the local area.

The Core Strategy states in Policy CS31 'Housing in the South West Area' that the scale of new development will be accommodated at an appropriate density, and that priority will be given to safeguarding and enhancing its areas of character.

Policy CS74 'Design Principles' of the Core Strategy requires development to respect and enhance the distinctive features of the city, its districts and neighbourhoods.

The proposed layout includes 62 dwellinghouses, giving a density of 28.7 dwellings per hectare (dph), which falls within the range of 23 to 30 dph set by a condition imposed on the outline approval. This range was set to closely reflect the character of the local housing which the development would most closely relate to.

Concern has been expressed that the proposal represents over-development of the plot, particularly when taken in combination with the school development. However, by sitting within the specified density range the proposal would mirror the locality's character in general street-scene and visual impact terms. The proposed density would fall under the recommended 30-50dph range set out in Policy CS26, however, this issue was examined within the outline permission, and the lower density is considered to be acceptable to achieve good design and to reflect the character of the area. Therefore, the proposed density is considered to represent an appropriate level of development of the site and a density outside the range set in the outline would require a separate application.

The dwellings' design is considered to appropriately relate to the character and appearance of the properties along Carter Knowle Road and the surrounding area. Each of the 7 dwelling types would incorporate an appropriate level of articulation, with elevations featuring appropriate visual character and window hierarchy. The majority of houses would be 2 storeys in height, with a small number including dormers to their roof.

The main materials would either be a red brick or a weathered red brick with slate grey concrete tiles.

Overall, the different dwelling types reflect a traditional design and would satisfy the requirements of UDP policies BE5, H14 and CS74.

There would be a mix of housing types, ensuring compatibility with Policy CS41 b).

Overall, the layout and design of the scheme is considered to be acceptable, and appropriate within the character of the locality. As a result, the proposal would be considered to meet with the relevant policies identified here.

Highways Issues

The level of vehicular movement generated by residential developments at the Bannerdale Centre and Abbeydale Grange sites was concluded at outline stage as

having an acceptable impact on the local highway network. It was confirmed within the transport assessment that 503 fewer daily vehicle movements would have been generated at the Bannerdale Centre site, in comparison to its previous use.

That assessment used 49 dwellings on the Bannerdale site as the basis for the submitted assessment. Since the current proposal includes a greater number of dwellings, a revised document has been provided covering the 65 units proposed in the current application in its original form. Development at the Abbeydale Grange site included an uplift of 5 units from the outline application documentation. This increase of 5 units is considered to be insignificant, so hasn't been taken into account in the revised document provided here.

This shows that 65 units at the site would lead to 434 fewer daily movements from the site than the historic use. So 65 units at the site would create an additional 69 movements each day, compared to a 49 house development. This would amount to 7 extra movements in the a.m. peak hour and 9 movements in the p.m. peak. Since the revised proposal includes 62 units, it's likely the extra movements would be slightly below these levels.

This negligible increase in movements compared to the levels predicted as part of the outline application would not lead to concerns regarding highway safety. Consequently, the proposal would continue to be considered as being acceptable in this respect.

As noted above, the secondary school application took account of additional vehicle movements connected to a residential development of the Bannerdale Centre. A 49 house development formed the basis for that assessment. As stated above the extra movements created by the additional units would not be considered to be significant in this respect. As a result, it is considered that the combination of the school and 62 residential units at the site would have an acceptable impact upon local highway circumstances.

The large majority of houses include 2 or 3 parking spaces in-curtilage (including garage spaces), with a small number of the 2 bedroom units having a single parking space. This parking provision is considered to be acceptable, accords with guidelines and would be considered to avoid unacceptable on-street parking levels throughout the site.

The proposal would maintain public footpath access through to Abbeydale Road, and its high-frequency bus routes. Aside from the public footpath access, Abbeydale Road would be an approximate 10minute walk via Carter Knowle Road / Bannerdale Road. This close proximity would also facilitate public transport usage.

In summary, the proposal would be considered to meet the requirements of UDP policy H14(d) which requires schemes to provide safe access to the highway network and appropriate off-street parking.

Air Quality Issues

Policy CS66 of the Core Strategy deals with Air Quality, and states; “Action to protect air quality will be taken in all areas of the city. Further action to improve air quality will be taken across the built up area, and particularly where residents in road corridors with high levels of traffic are directly exposed to levels of pollution above national targets.”

At the outline application stage, it was acknowledged that air quality standards were breached in the area. However, since it was concluded there would be reduced traffic movements from the site compared to its historical uses, it was determined there would be beneficial impacts on air quality.

A revised version of this assessment has been provided to reflect the increase in unit numbers compared to the indicative 49 units. This shows there would continue to be a significant reduction in movements through the 2 key junctions:

- the Abbeydale Rd / Carter Knowle Rd junction would receive 151 fewer movements compared to the 173 fewer expected with 49 units at the site, and
- the Abbeydale Rd / Springfield Ave junction would receive 23 fewer movements instead of a reduction of 26.

As a result, the proposal would continue to be considered to have a significant beneficial impact in air quality terms, compared to the historical use at the site.

The air quality assessment submitted with the school application included the residential development of the Bannerdale Centre site into its “opening year scenarios”, and concluded that the combined impacts were acceptable. Whilst this used 49 units rather than 62, this increment would be considered insignificant in air quality terms because of the modest extra vehicle movements generated. As a result, the combined implications of the proposed development and secondary school would be considered acceptable.

The Transport Assessment provided at the outline application stage identified mitigation measures, which included placement of electric charging points in all garages. The revised layout includes 46 of the 62 units with garages, which would therefore provide charging points. As well as this provision the framework travel plan referred to personalised journey planning, ‘welcome packs’ with walking maps, cycle training, maintenance lessons, the provision of a buddy system and the promotion of car share databases and car clubs.

In addition to this framework plan, a detailed travel plan is required by a condition imposed on the outline permission. This would necessitate the specifying and agreement of clear objectives with monitoring and independent validation, followed by the further defining of targets and actions required to achieve objectives and transport mode splits. This would build on the contents of the Framework Travel Plan and would secure additional reductions in usage of the private car.

Such measures as these, in addition to others devised with particular reference to the site will be required to be agreed and monitored as part of a detailed travel plan.

Additionally, a further Air Quality Mitigation Statement would be required as the current commitments are not thought to be sufficiently comprehensive. Whilst the

commitment to installing car charge points in garages is welcomed, additional details covering the construction phase will also be required. This would ensure dusty activities were sensitively located, screens were used around dusty activities and particular equipment is fitted with dust suppression facilities.

Therefore, whilst there would not be considered to be harmful impacts on air quality circumstances, these measures would minimise the implications in this regard.

On this basis the scheme would be considered to have an acceptable impact in air quality terms, meeting the requirements of Policy CS66.

Open Space and Footpath Issues

The previous outline approval included the requirement for 3 open areas at the Abbeydale Grange site to remain as open space. The development at Abbeydale Grange is in progress, and the 3 areas in question are being provided as open, green areas. This provision essentially secured the re-designation of land allocated as open space at the current site to land allocated for housing.

UDP Policy H16 requires the provision of informal open space equalling 10% of the development area within the site, or alternatively in the form of a contribution towards its provision in the catchment area.

The submitted layout provides 4 significant areas of publicly accessible, informal open space. These would combine to provide 10% of the site's development area, satisfying the requirements of H16. Additionally, the scheme would provide enhancements to existing areas including the area currently given to disused tennis courts, which would become a part of a SUDs facility with enhanced ecological benefits. This would represent a visual and amenity improvement, and become an area which would be able to be used by residents of the scheme as well as members of the public.

Consequently, the current layout would meet the open space requirements of the outline permission.

UDP Policy T8 requires developments to provide links to nearby existing or proposed pedestrian routes.

The proposed layout retains the public rights of way at the site, with slight modification/s to facilitate the housing layout. It's also proposed to enhance access into Spring Wood by providing routes which currently only exist as 'desire lines'. In total these provisions would provide an enhancement of the local public rights of way network. On this basis the proposed layout would be considered to satisfy UDP Policy T8.

Living Conditions

The National Planning Policy Framework requires a good standard of amenity for all existing and future occupants of land and buildings (para 17).

UDP policy H15 b) requires developments to provide adequate private gardens or communal open spaces. The South Yorkshire Residential Design Guide, (not adopted by Sheffield City Council, but considered best practice nonetheless) gives further input on this. It states 2 bedroom dwellings should be given gardens of at least 50sqm, with dwellings of 3 bedrooms or more providing at least 60sqm.

The range of house types included within the scheme would be considered to provide suitable internal living spaces, giving good natural lighting and outlook with opportunity for ventilation. The gardens to the dwellings would range from approximately 10metres in depth to 12metres. The gardens would meet the South Yorkshire Residential Design Guide in this respect, although a handful of smaller gardens are included. The few instances of shortfall are considered to be acceptable, as the gardens are reasonably sized, don't provide poor living conditions and facilitate the overall layout.

On this basis, the proposed dwellings would be considered to provide adequate amenities for their potential occupiers. The proposal would therefore meet the requirements of UDP policy H15 b) and para 17 of the NPPF.

The nature of the site is such that there aren't adjacent occupiers affected by the proposal. Therefore, the scheme would be considered to be acceptable in this respect.

Landscaping Issues

UDP policy BE6 requires good landscaping design in new developments.

UDP policy GE15 requires developers to retain mature trees where possible, and to replace any trees which are lost.

The proposal would involve the removal of around 17 trees. These are mainly clustered together in 2 broad areas. They are grouped close to the west and north perimeters of the main part of the site, and their removal is necessitated by an efficient development of the site.

Two particular trees in close proximity to the north-east portion of the site have been identified by the community as of particular visual and historic significance. After these concerns were raised with the Applicant, revisions were carried out which resulted in the retention of the trees and removal of 3 proposed dwellings in that part of the site. Further details have been submitted which show that there will not be level changes to the north of these trees, as the existing land levels will be retained for the footpath proposed in that part of the site. Additional information regarding details of construction methods and tree protection to the south of these two trees will be required by condition, in order to ensure that the works in that area will not undermine the trees.

The proposed works towards the southern boundary of the site would involve re-levelling works necessary to make the site function with reasonable gradients etc. However, this has been done in a sensitive manner to the trees at the woodland

edge. It is therefore considered that the proposed works in this portion of the site would not undermine those trees in closest proximity.

A landscape masterplan has been provided, and is considered to be acceptable providing the provision of a more specific planting schedule at a later date prior via condition. It does, however, indicate that the replacement trees will outnumber the removed trees

In conclusion, the proposal would be considered to meet the requirements of UDP policies BE6 and GE15.

Drainage

The proposal would incorporate the provision of a SUDs feature in the form of a storm pond in the area currently occupied by the disused tennis courts. This would ensure that during moderate to heavy rainfall, discharge levels to the surface water network were maintained within acceptable levels.

The SUDs feature would become a part of the ecological provisions, and it is intended to maximise the value of the SUDs space for habitat provision and biodiversity.

Discharge levels to the surface water network would need to fall under the 5 litres/sec/hectare which is specified in the outline approval. The proposed drainage details achieve this maximum discharge level, and would therefore be considered to be acceptable.

Overall, the suggested drainage measures proposed at this stage would be considered to be capable of being satisfactory. Further details would, however, be required to be submitted separately to deal with a condition imposed on the outline application.

Affordable Housing

The outline consent includes a condition stating that 30% of the floor space of the overall development should be for affordable housing. The condition goes onto make it clear that this 30% provision is subject to the overall viability of the scheme.

At present there is a separate conditions application (13/04206/COND1) currently under consideration. This presents a viability case that seeks to reduce the level of affordable housing to 30% of unit numbers on the site, rather than the 30% of floor space required by the policy. The units identified as affordable housing are amongst the smaller units, so as a result they total 20% of the overall floorspace within the development.

In the event that the conditions application is not supported, and the amount of affordable housing provision is required to increase, this will not affect the number of units provided on site or the currently proposed layout that forms part of this reserved matters application. Rather, the additional affordable housing content would take the form of a financial contribution towards off site provision, secured under the conditions application.

It is important to note that 13/04206/COND1 is a separate application linked to the outline approval and is not connected to the current submission. As a result of this, it does not form a material consideration to the determination of the current reserved matters application.

A concern has been raised that the houses allocated as affordable on the layout are clustered together, and wouldn't be 'tenancy blind'. The units are set into 2 groups, which are tightly linked to other dwellings proposed within the scheme. They wouldn't be considered to be remote or divorced from the other houses. One pocket sits amongst other dwellings on the scheme's primary access road and the other small group would be accessed from a private drive along with a number of other houses. Whilst the houses are the smaller properties within the scheme, they wouldn't be designed to a lesser standard. Instead they would merely form the smaller dwellings within the site typical of such developments, and achieve compliance with broader policies requiring a diversity of house types.

As a result, the proposed affordable houses would be expected to be perceived as indistinguishable from the others. The overall spatial relationship would facilitate occupants of the affordable homes becoming integral within the development's community. There would be no substantial concern that the affordable homes would be identifiable as being of a different tenancy type. Overall, there are not considered to be any concerns in regards to this issue.

Land Contamination

The outline approval includes a number of conditions requiring land contamination assessment and remediation to be appropriately dealt with. These matters will therefore be covered in detail at that stage and separately, and would not be related to the current reserved matters application. Any agreed remediation would need to be carried out as part of the development. This would prevent the occurrence of any detrimental contamination implications to the development and/or its surroundings.

Comments have been made in regards to contamination issues at the school site. These issues have been specifically dealt with under the requirements of that application. As a result, the current application would have no implications upon the agreed remediation programme relating to the school.

In summary, the contamination implications of the proposal would need to be separately dealt with, and through that process contamination would be assessed and remediated. As a result, contamination issues would not represent a reason to resist granting consent for the currently submitted reserved matters application.

RESPONSE TO REPRESENTATIONS

The majority of comments have been addressed in the above assessment section. In regards to the remaining points, the following comments can be made:

- Reference to loss of a sledging slope does not appear to relate to the current site, which isn't understood to have offered sledging facilities. Instead it is considered

that the slope referred to was the area which was affected by the school development. Consequently, the issue isn't related to the current application.

- The current submission would meet its requirements in regards to open space. The reference to previous commitments to provide a park would not be under the control of this application.

It is relevant that the current application does facilitate access from / into the surrounding open space and woodland areas. Also provided is maintenance and enhancement of public pathways / rights of way arrangements.

The SUDs facility would be freely accessible and would be adjacent to the public pathways, so would be easily accessible and would enhance the amenity value of the wider open space. It would remove the disused tennis courts which do not make a contribution in this respect.

- The drainage measures will appropriately deal with surface water run-off levels. The amended land levels near to the woodland have been assessed and would not be considered to result in harmful impacts upon the trees at the woodland's edge.

- It has been suggested that any section 106 monies should be spent on public rights of way improvements. However, improvements to the public rights of way and pathways relating to the site are proposed as part of the application. As such, these improvements will be carried out as part of the proposed scheme.

- Any future application at the Brethren Church further to the west on Carter Knowle Road would be unrelated to the current application, and would be assessed upon its individual merits.

SUMMARY AND RECOMMENDATION

The application seeks the approval of reserved matters following the previous granting of outline approval for residential development of the former Bannerdale Centre site.

The submitted layout includes 62 dwellings at a density of 28.7 dph, with vehicular access provided via the drive / roadway from Carter Knowle Road as per the outline approval.

The layout includes open space provisions, and footpath access through the site into the adjacent woodland. The scheme would meet the relevant requirements in open space terms. The scheme's design and layout is considered to be compatible with the character of the locality.

The vehicle movements arising from the development would have an acceptable impact upon the local highway network. There would be appropriate parking for each of the respective dwellings. The proposal's impacts on air quality would be considered to be acceptable. In reaching this conclusion on highways and air quality impact consideration has been given to the increased number of dwellings compared

with those assessed at the outline stage, and the increase is not considered significant.

Overall, the proposal would comply with the quoted policies and the provisions of the outline planning permission granted in 2014, and it is therefore recommended that the reserved matters submission is approved subject to appropriate conditions.

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