

## ITEM

<b>Application Reference</b>	<b>DC/066567</b>
<b>Location:</b>	Woodford Garden Village Chester Road Woodford SK71QW
<b>PROPOSAL:</b>	Reserved matters approval for 107 dwellings within Phase 2 (access, layout, appearance, scale and landscaping) following the grant of outline planning permission DC053832  Phase 2B - the construction of 45 dwellings (including six affordable units), associated internal access roads, footpaths, cycleways and landscaping.  Phase 2C - the construction of 62 dwellings (including six affordable units), associated internal access roads, car parking, footpaths, cycleways, public open space inclusive of LAP, LEAP and sports pitches, and landscaping including swales.
<b>Type Of Application:</b>	Reserved Matters
<b>Registration Date:</b>	26.07.2017
<b>Expiry Date:</b>	20171025
<b>Case Officer:</b>	Dominic Harvey
<b>Applicant:</b>	Redrow Homes
<b>Agent:</b>	

### **DELEGATION/COMMITTEE STATUS**

Highways & Planning Regulation Committee (exceeds the size delegation thresholds – residential development of 100 dwelling units; & site area of 3 hectares) and placed before the Bramhall & Cheadle Hulme South Area Committee for comment.

### **DESCRIPTION OF DEVELOPMENT**

This reserved matters application relates to Sub-Phases 2B & 2C (as approved by hybrid planning permission ref. DC/053832) for the erection of 107 dwellings and seeks approval for the appearance, landscaping, layout, scale and access and comprises: -

- Phase 2B - the construction of 45 dwellings (including six affordable units), associated internal access roads, footpaths, cycleways and landscaping.
- Phase 2C - the construction of 62 dwellings (including six affordable units), associated internal access roads, car parking, footpaths, cycleways, public open space inclusive of LAP, LEAP and sports pitches, and landscaping including swales.

Phase 2B would contain 45 family houses which would be predominantly detached with one pair of semi-detached properties and a terrace of four dwellings. Phase 2C would contain 62 family houses predominantly terraced with two pairs of semi-

detached properties and 12 detached properties. With the exception of the Kensington house type which is a three-storey townhouse and York house type which is 2.5 storeys all properties would be two-storeys.

There would be twenty different house types across Phases 2B and 2C comprising:-

- Apartment building: mix of pitched and cropped-hip main roof, mix of brick and render to elevations, use of contrasting brick banding, canopy porch feature, and hipped gables.
- Ledbury: hipped main roof, red clay effect tile, buff brick to ground floor level and white render to first floor, contrast red brick banding and recessed porch.
- Malvern: hipped main roof with pitched projecting gable, eaves detail and contrasting brick diamond gable feature, canopy porch, contrasting brick banding and prominent lintel detail.
- Warwick: pitched main roof to form a front facing gable with bargeboard detail and horizontally clad timber boarding. Canopy porch and contrast brick banding with prominent lintel detailing.
- Stratford: pitch to main roof with pitched gabled dormer, canopy porch and contrast brick banding.
- Worcester: hipped main roof and pitched roof to projecting gable, grey slate effect tile, buff brick with hanging red clay effect tile to two storey bay window on projecting gable, contrast red brick banding and integral garage. Bargeboard to eaves with black painted timber effect boarding to gable end and recessed porch.
- Marlow: hipped main roof and pitched roof to projecting gable, red clay effect tile, buff brick with white render to projecting gable, contrast red brick banding, integral garage and canopy porch.
- Oxford: hipped main roof and hipped roof to projecting gable, either red clay effect tile or grey slate effect tile, either buff brick or a mix of buff brick and white render with hanging red clay effect tile to two storey bay window on projecting gable, contrast red brick banding and integral garage and canopy porch.
- Cambridge: hipped main roof and pitched roof to projecting gable, grey slate effect tile, buff brick, corbelled eaves detail, contrast red brick banding and canopy porch.
- Shaftesbury: hipped main roof and hipped roof to projecting gable, grey slate effect tile, mix of buff brick with white render to projecting gable, contrast red brick banding and canopy porch.
- Welwyn: hipped main roof and pitched roof to projecting gable, grey slate effect tile, either buff brick or mix of buff brick with white render to projecting gable, contrast red brick banding, integral garage and canopy porch.

- Sunningdale: hipped main roof, hipped projecting gable, hipped integral garage roof, contrasting brick banding to projecting gable, recessed porch.
- Henley: hipped main roof and pitched roof to projecting gable, grey slate effect tile, buff brick with hanging red clay effect tile to two storey bay window on projecting gable, contrast red brick banding and integral garage. Bargeboard to eaves with black painted timber effect boarding to gable end and canopy porch.
- Balmoral: pitched main roof with pitched roof to projecting gable, gabled dormer, projecting two storey bay windows with hanging tile detail, and canopy porch. Horizontal timber boarding to two storey projecting gable.
- Marlborough: pitched main roof with pitched roof to projecting gable and catslide roof to integral garage. Projecting gable has hanging tile detail. Hipped roof dormer window included above the integral garage. Contrasting brick banding and contrast tile detail to projecting gable.
- Richmond: Hipped main roof with hipped roof to projecting two storey gable, hipped roof to dormer window and integral garage. Canopy porch, contrasting brick banding, and contrasting tile detail to hanging tiles on bay window on the projecting gable.
- Grantham: pitched main roof with grey slate effect tile, pitched roof to dormer window with horizontal timber boarding, brick elevations with contrasting lintel detail and canopy porch also with a pitched roof and horizontal timber boarding.
- Amberley: hipped main roof with grey slate effect tile, buff brick to main elevation with contrasting red brick banding, canopy porch with pitched roof and horizontal timber boarding.
- Kensington: hipped main roof, integral garage with projecting balcony above, buff brick to main elevations with contrasting red brick banding.
- York: pitched main roof with grey slate effect roof with flat roofed dormer windows, a white render elevation with buff brick engineering course and contrasting red brick banding. Flat roofed canopy porch detail.
- Sherbourne: hipped main roof and hipped roof to projecting gable, either red clay effect tile or grey slate effect tile, either buff brick or a mix of buff brick and white render with hanging red clay effect tile to two storey bay window on projecting gable, contrast red brick banding and integral garage and canopy porch.

There are 20 different house types across Phases 2B and 2C and of those, only six are 'new' house types (Warwick, Stratford, Grantham, Amberley, Kensington and York) with the remainder already approved as part of Phases 1 or 2A.

This reserved matters application is submitted pursuant to the hybrid (part full, part outline) permission (DC053832) granted 21/01/15 which approved the following:-

## **Part A**

Outline permission (excluding phase 1) for the erection of:

Up to 775 dwellings;

C2 Extra Care Unit;

Commercial floorspace (comprising up to 8,361sq m [90,000 sq. ft.] of Class B1c);

A public house (comprising some 650sq.m. of Class A4 floorspace);

Retail floorspace (comprising up to 5 shop units and some 1000sq.m. of Class A1, A3 & A5 floorspace);

A one form entry primary school;

Use Class D1 floorspace; and

The provision of associated infrastructure (including roads, footpaths, cycleways and open space)

All matters (access, appearance, landscaping, layout and scale) are reserved for subsequent approval

Drawings approved as part of the outline permission (DC053832):-

- PL1161.GA3023.REVB Site Location Plan
- PL1161.GA3004.REV1 Site Phasing Plan
- PL1161.GA3006.REVE Parameter Plan – Density
- PL1161.GA3007.REVF Parameter Plan - Building Heights
- PL1161.GA3008.REVD Parameter Plan – Land Use
- PL1161.GA3009.REVD Parameter Plan – Movement
- PL1161.GA3010.REVD Parameter Plan – Green Infrastructure
- PL1161.GA3013. Rev 2 Illustrative Masterplan

## **Part B**

Full planning permission for phase 1 (as outlined in green on plan PL1161.D.4000 REV6) for:

The erection of 145 dwellings; and

The provision of associated infrastructure (including roads, footpaths, cycleways and open space)

N.B. The hybrid planning permission established the principle of the development on the site. Planning permission for Phase 1 was granted in full, with approval of all matters, namely details of access, layout, scale, external appearance of the building and the landscaping, of Phase 2 and Phase 3 reserved for subsequent approval.

This reserved matters application (DC066567) is supported by the following plans/documentation:-

- 1099-02-02-001 - Planning layout Rev F
- 1099-02-02-004 - Affordable Housing layout Rev E.
- 1099-02-02-006 - Materials Layout Rev E
- 1099-02-02-008 - Boundary Treatment Plan Rev E
- 1099-02-02-011 - Hard Landscaping Rev E
- 1099-02-02-016 - POS Measures Rev C
- 17955-D-01B Street Lighting Layout ph2BC
- 1099(B)-02-ENG010-01 External Works Phase 2B
- 1099(B)-02-ENG010-02 External Works Phase 2B
- 1099(C)-02-ENG010-01 External Works Phase 2C

- 1099(C)-02-ENG010-02 External Works Phase 2C
- 1099(B)-02-ENG011-01 Plot Drainage Phase 2B
- 1099(B)-02-ENG011-02 Plot Drainage Phase 2B
- 1099(C)-02-ENG011-01 Plot Drainage Phase 2C
- 1099(C)-02-ENG011-02 Plot Drainage Phase 2C
- 13663 D Woodford Garden Village, Phase 2B & 2C-Sheet 1 of 3
- 13663 D Woodford Garden Village, Phase 2B & 2C-Sheet 2 of 3
- 13663 D Woodford Garden Village, Phase 2B & 2C-Sheet 3 of 3
- 13698 Woodford Garden Village P 2B&2C LAP Rev A
- 13699 Woodford Garden Village Phase 2B & 2C LEAP Rev A
- Balmoral-EF\_BALM\_DM.4.0
- Cambridge-EF\_CAMB\_DM.4.0
- Grantham\_Amberley (Four Block)\_EF\_GA4.1.0
- Henley-EF\_HENL\_DM.3.0
- Kensington-EF\_KENS\_M.6.0.Rev A
- Ledbury (Four Block RVT)-EF\_LL4\_M.4.0 RVT
- Malvern Semi-EF\_MALV\_SM.6.0-903
- Marlborough-EF\_MARB\_DM.5.0
- Richmond-EF\_RICH\_DM.4.0
- Oxford-EF\_OXFO\_DM.1.0
- Shaftesbury-EF\_SHAF\_DM.5.0
- Sherbourne -EF\_SHER\_DM.1
- Stratford\_Warwick (Four Block)\_EF\_SW4.1.0
- Sunningdale-EF\_SUND\_DM.5.0
- Warwick (3 Block)
- Warwick (Four Block)-EF\_WW4\_M.1.0
- Welwyn-EF\_WELW\_DM.4.0
- Woodford Apartment RVT-Planning
- Worcester-EF\_WORC\_DM.3.1
- York-EF\_YORK\_SM.4.0
- Woodford Phase 2 B and C Building Heights Schedule
- Type 1 Garage Single Garage (Cycle Storage)
- Type 11 Garage Double Garage (Cycle Storage)
- Type 12 Garage Double Garage Hip (Cycle Storage)
- F-SD0806-- Brick Wall
- F-SD0900 - Post & Rail
- F-SD0906 - Close Board Fence
- F-SD0910- Close Board Gate
- A2 Woodford Garden Village Phase 2 Affordable Housing Scheme April 2017
- Affordable Housing Statement Phase 2B and 2C RM
- 1099-02-02-004 - Affordable Housing layout Rev E
- 16-0776-02, CIS at Woodford Chester Road
- 6473.001 Woodford Phase 2B & 2C Ecological Assessment 2017
- Woodford 2B & 2C - Energy Statement06-07-17
- Woodford FRA –BMW/2067/FRA-Rev-B
- PL1161-AB-101 Woodford LVIA Figures (Phase 2B+C)
- PL1161-W-103-00 Woodford LVIA Phase 2B&C Addendum.docx
- Woodford Garden Village Phase 2B & 2C Planning Statement REV AS 18.7.17
- Desk Study Investigation Report

- 17955-A-01 Report
- 17955-D-01B Street Lighting Layout ph2BC
- 39701\_5505\_TN01 - Phase 2B\_C TA Addendum\_107 dwellings- Merged
- Tree Survey Plan - 5518.01 TS JUL17
- Tree Survey Report -MG.5518.TSR.JUL17
- Tree Protection Plan -5518.02 TPP JUL17
- Arb impact Assessment and Methodology - MG.5518.AIAAMS TPP.JUL17

In addition to the need to submit the reserved matters for approval, the hybrid planning permission requires specific details to be submitted which are relevant to the form, density and layout of the proposed development. This includes the following:

Condition 20: Details of the appearance, landscaping, layout, scale, and access (hereinafter called "the reserved matters") of the development lying within the area shown as the Outline Application Boundary (hereinafter called "Phases 2 - 3") on approved drawing PL1161.GA.3023B shall be submitted to and approved in writing by the Local Planning Authority before any building, sub-phase or phase of the development begins and the development of that building, sub-phase or phase shall be carried out as approved.

Condition 23: The applications for reserved matters for any phase or sub-phase (including a building) within Phases 2 – 3, shall comply with the objectives, general parameters, scale and appearance of buildings set out in the Design & Access Statement (October 2013) and Design Codes (October 2013).

Condition 26: The residential accommodation in Phases 2 - 3 hereby approved shall not exceed 775 dwellings and the number of units within each development block identified in the Housing Density Parameters Plan ref: PL1161.GA.3006.E. Any reserved matters application for a building, sub-phase or phase of the development shall include details of:

(i) How the reserved matters proposal accords with the Housing Density Parameters Plan (ref: PL1161.GA.3006.E);

(ii) The residual number of dwellings to be delivered within the relevant development block; and,

(iii) How the residual figure accords with the Design & Access Statement, Illustrative Masterplan and Design Codes and will deliver the design objectives set out within those documents/plans.

Condition 29: Each reserved matters application for Phases 2 – 3 shall be accompanied by a detailed lighting plan for the phase or sub-phase of development to which it relates for submission to and approval in writing by the Local Planning Authority. No development on the relevant phase or sub-phase of the development shall take place except in complete accordance with the approved plan and details unless otherwise approved in writing by the local planning authority.

Condition 32: The reserved matter applications seeking approval of detailed means of access for a relevant phase or sub-phase (including a building) within Phases 2 – 3 shall provide full details of all road infrastructure, private accesses, parking and turning areas to serve the proposed development. The road infrastructure, accesses,

parking and turning areas shall be installed in accordance with the approved details and maintained free from obstruction and shall be used only for these purposes for the life of the development.

Condition 33: The reserved matters applications seeking approval of layout for a relevant phase or sub-phase (including a building) within Phases 2 – 3 shall provide details of a surface water regulation system with a view to meeting the following criteria: The development shall be drained via a Sustainable Urban Drainage System as follows:

(i) Restricting the discharge of surface water from the proposed development site(s) to the existing 'greenfield' rate of 4.88 litres / second / hectare.

(ii) Provision of on-site attenuation storage to cater for the critical 100-year 30% rainfall event, without flooding to private property occurring. Current estimation considers the storage volumes to be 22,000 cubic metres (approximately).

(iii) Gradients of external areas to be sloped away from around buildings.

(iv) Future maintenance of on-site drainage network to be either a) adopted by the local sewerage undertaker (United Utilities); or, b) undertaker through agreement by a private management company.

Condition 36: The reserved matters applications for the relevant phase or sub-phase (including any building) within Phase 2 -3 of the development shall provide details of habitat protection and creation including the incorporation of features into the scheme suitable for use by great crested newts, roosting bats and breeding birds. The habitat protection and creation features shall be implemented in accordance with the details submitted and approved by the local planning authority. The features required by the habitat protection and creation scheme shall be retained thereafter.

N.B. details pursuant to conditions 29 and 33 have been submitted as part of a discharge of conditions application (Ref. DC/066205) which is currently under consideration. As such, and to avoid undue duplication, the details have not been re-provided as part of this submission.

The requirements of the remaining conditions (23, 26, 32 and 36) have been given consideration by Redrow Homes Ltd during the detailed design of Phases 2B & 2C.

Affordable Housing including Affordable Extra Care Units would be delivered in accordance with the Affordable Housing Scheme (location, type and mix) required under a clause/s of the Sec.106 Agreement pertaining to the Outline Permission (Ref. DC053832).

## **ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING**

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015) specify that for multi-stage consents, EIA screening is only required where the development is likely to have significant environmental effects which were not anticipated when the initial planning permission was granted. Planning Practice Guidance ([PPG]) also states that the likely significant effects of a

project on the environment should be identified and assessed at the time of the procedure relating to the principal decision<sup>1</sup>.

The environmental impacts associated with the development were assessed within the Environmental Statement (ES) submitted as part of the original hybrid planning application. A series of Parameter Plans formed the basis of the EIA that was undertaken. Condition 22 specifies that Phase 2 and 3 of the development shall be implemented in accordance with the approved plans, which includes the five Parameter Plans. Having reviewed each of the environmental aspects that was assessed in the ES in respect of the original hybrid planning application, it is considered that there has been no material change in circumstances since the grant of planning permission which would necessitate a fresh assessment being undertaken or a reappraisal of one or more of the environmental impacts. On this basis, it is concluded that the provision of 107 dwellings would not warrant the undertaking of further EIA.

## **SITE AND SURROUNDINGS**

Sub Phases 2B & 2C cover a combined area of 6.25ha and form sub-parts of Phase 2 of the wider Woodford Garden Village development. The combined site has been cleared and stripped of topsoil and adjoins the boundary of Phase 2A, which is currently under construction.

### **Phase 2B will be bounded by:**

- To the north: A landscape buffer running along the eastern and southern border of the curtilage of no. 72 Bridle Road lies to the north of the rear gardens of plots 146 – 154 in the northern quadrant of Phase 2B. This was approved as part of Phase 1 (ref. DC/053832) but has not as yet been completed. Bridle Road lies to the north of the rear of plots 154 – 165 which also lie in the northern quadrant of Phase 2B.
- To the east: A man-made water body (also approved as part of Phase 1) will adjoin the eastern Phase 2B site boundary, once constructed.
- To the west: Plot 55 approved as part of Phase 2A of Woodford Garden Village (ref. DC/62678) will lie to the west once erected.
- To the south: the link road (once constructed) approved under ref. DC/62678 will lie directly to the south.

### **Phase 2C is bounded by:**

- To the north: a linear swale will run along the northern Phase 2C site boundary. This swale was approved as part of the Phase 1 proposals and has yet to be completed. The swale will lead to the manmade water body (to the east of Phase 2B, also approved as part of Phase 1). This swale aligns with the link road which lies directly to the north of the swale).
- To the east: a proposed formal sports pitch approved as part of the Phase 1.
- To the west: undeveloped open land forming the remainder of Phase 2 out with the 2A, 2B and 2C developments.



- To the south: undeveloped open land forming part of Phase 3.

## **POLICY BACKGROUND**

The determination of an application for planning permission is to be made in accordance with the development plan, unless material considerations indicate otherwise. Section 70(2) Town and Country planning Act 1990 provides that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides: *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

### **The Statutory Development Plan includes:-**

- Policies set out in the Stockport Unitary Development Plan Review adopted 31<sup>st</sup> May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document adopted 17<sup>th</sup> March 2011.

N.B. Due weight should be given to relevant SUDP and CS policies according to their degree of consistency with the National Planning Policy Framework (‘the Framework’) issued on 27<sup>th</sup> March 2012 (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given); and how the policies are expected to be applied is outlined within the Planning Practice Guidance (‘PPG’) launched on 6<sup>th</sup> March 2014.

### **Saved policies of the SUDP Review**

LCR1.1: LANDSCAPE CHARACTER AREAS

LCR1.1a: URBAN FRINGE INCLUDING THE RIVER VALLEYS

EP1.7: DEVELOPMENT AND FLOOD RISK

GBA1.2: CONTROL OF DEVELOPMENT IN GREEN BELT

GBA1.5: RESIDENTIAL DEVELOPMENT IN GREEN BELT

GBA1.6: RE-USE OF BUILDINGS IN THE GREEN BELT

GBA1.7: MAJOR EXISTING DEVELOPED SITES IN THE GREEN BELT

L1.2: CHILDREN’S PLAY

L1.7: RECREATION ROUTES MAINTENANCE AND EXPANSION OF NETWORK

L1.9: RECREATION ROUTES AND NEW DEVELOPMENT

CTF1.1: DEVELOPMENT OF COMMUNITY SERVICES AND FACILITIES

CDH1.3: CARE AND NURSING HOMES

CDH1.6: DAY CARE NURSERIES

E1.1: LOCATION OF NEW INDUSTRIAL DEVELOPMENT

E1.2: LOCATION OF NEW BUSINESS PREMISES AND OFFICES

MW1.5: CONTROL OF WASTE FROM DEVELOPMENT

### **LDF Core Strategy/Development Management policies**

CS1: OVERARCHING PRINCIPLES: SUSTAINABLE DEVELOPMENT –

## ADDRESSING INEQUALITIES AND CLIMATE CHANGE

SD-1: Creating Sustainable Communities

SD-3: Delivering the Energy Opportunities Plans - New Development

SD-5: Community Owned Energy

SD-6: Adapting to the Impacts of Climate Change

CS2: HOUSING PROVISION

CS3: MIX OF HOUSING

CS4: DISTRIBUTION OF HOUSING

H-1: Design of Residential Development

H-2: Housing Phasing

H-3: Affordable Housing

CS5: ACCESS TO SERVICES

AS-1: The Vitality and Viability of Stockport's Service Centres

AS-2: Improving Indoor Sports, Community and Education Facilities and their Accessibility

AS-3: Main Town Centre Uses, Hot Food Take Aways and Prison Development Outside Existing Centres

CS7: ACCODATING ECONOMIC DEVELOPMENT

AED-5: Education, Skills and Training Provision

AED-6: Employment Sites outside Protected Employment Areas

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

SIE-2: Provision of Recreation and Amenity Open Space in New Developments

SIE-3: Protecting, Safeguarding and Enhancing the Environment

CS9: TRANSPORT AND DEVELOPMENT

CS10: AN EFFECTIVE AND SUSTAINABLE TRANSPORT NETWORK

T-1: Transport and Development

T-2: Parking in Developments

T-3: Safety and Capacity on the Highway Network

## National Planning Policy Framework Conformity

The Planning Advisory Services' National Planning Policy Framework Compatibility Self-Assessment Checklist has been undertaken on Stockport's adopted Core Strategy. This document assesses the conformity of Stockport's adopted Core Strategy with the more recently published NPPF and takes account of saved policies from the Unitary Development Plan where applicable. No significant differences were identified.

## Supplementary Planning Guidance

Supplementary Planning Guidance (Saved SPG's & SPD's) does not form part of the Statutory Development Plan; nevertheless it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

'Affordable Housing' (2003), 'Recreational Open Space and Commuted Payments' (2006), 'Transport & Highways in Residential Areas' (2006), 'The Design Of Residential Development' (2007), 'Transport & Highways in Residential Areas' (2006), 'Sustainable Transport' (2007), 'Sustainable Design and Construction' (2012), Local Employment & Training Benefits (2012).

'Woodford Aerodrome Opportunity Site' (2013) was subject to an application for

Judicial Review made by a neighbouring landowner but the application was refused in the High Court on 5th November 2013. The applicant subsequently sought permission to appeal the High Court's decision but on 16th May 2014 the Court of Appeal judged that the previous judgement was correct and did not grant permission to appeal.

## **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) issued by DCLG on 27th March 2012 sets out the Government's planning policies for England, and how they are expected to be applied.

Paragraph 6 states: *"The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development means in practice for the planning system".*

Paragraph 7 states: *"There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- **an economic role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and an
- **environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy".

Paragraph 11 states: *"Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise".*

Paragraph 13 states: *"The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications".*

Paragraph 14 states: *"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **decision-taking** this means (unless material considerations indicate otherwise):*

- *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 permission unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted”.*

Paragraph 17 states: “*Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:*

- *be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;*
- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*

- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
- *promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*
- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and*
- *take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.*

Paragraph 30 states *“Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport”*.

Paragraph 47 states: *“To boost significantly the supply of housing, local planning authorities should (amongst others):*

- *identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”;*

Paragraph 49 states: *“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”*.

Paragraph 50 states: *“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:*

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time”.*

Paragraph 56 states: “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, it is indivisible from good planning, and should contribute positively to making places better for people”.

Paragraph 58 states: “Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping”.*

Paragraph 59 states: “Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally”.

Paragraph 60 states: *“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”*

Paragraph 63 states: *“In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area”.*

Paragraph 64 states: *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.*

Paragraph 73 states: *“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.”*

Paragraph 75 states: *“Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails”.*

Paragraph 79 states: *“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.*

Paragraph 80 states: *“Green Belt serves five purposes:*

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land”.*

Paragraph 89 states: *“A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this (include):*

- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the*

*openness of the Green Belt and the purpose of including land within it than the existing development”.*

Paragraph 103 states: *“When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site specific flood risk assessment following the Sequential Test, and if required the*

*Exception Test, it can be demonstrated that:*

- *within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and*
- *development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems”.*

Paragraph 109 states: *“The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate”.*

Paragraph 111 states: *“Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land”.*

Paragraph 118 states: *When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles (including) “if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”*

Paragraph 120 states: *“To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is*



*appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner”.*

Paragraph 121 states: *“Planning policies and decisions should also ensure that:*

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;*
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
- adequate site investigation information, prepared by a competent person, is presented”.*

Paragraph 187 states *“Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”.*

Paragraph 196 states *“The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions”.*

Paragraph 197 states *“In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development”.*

Paragraph 215 states *“.....due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.*

## **National Planning Practice Guidance**

The National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

## **RELEVANT PLANNING HISTORY**

**DC053678:** Construction of the A6 to Manchester Airport Relief Road (A6 MARR) SEMMMS Road

## **Granted 25/06/14**

**APP 13/4458M:** Cheshire East 'Partial removal of the runway, regarding works, footpath and cycle links, the naturalisation of the culverted watercourse through the site and restoration and landscaping works.

## **Granted 05/03/14**

**DC053832:** Hybrid planning application for:

Part A: Outline planning permission (excluding phase 1) for the erection of:

- Up to 775 dwellings;
- C2 Extra Care Unit;
- Commercial floorspace (comprising up to 8,361 m<sup>2</sup> [90,000 ft<sup>2</sup>] of Class B1c);
- A public house (comprising some 650 m<sup>2</sup> of Class A4 floorspace);
- Retail floorspace (comprising up to 5 shop units and some 1000 m<sup>2</sup> of Class A1, A3 & A5 floorspace);
- A one form entry primary school;
- Use Class D1 floorspace; and
- The provision of associated infrastructure (including roads, footpaths, cycleways and open space)

All matters (access, appearance, landscaping, layout and scale) are reserved for subsequent approval.

With the exception of Phase 1 masterplan drawings submitted with the application are for illustrative purposes only, with the applicant seeking to demonstrate that a satisfactory layout can be achieved. Any future reserved matters application(s) for layout may therefore seek to change this illustrative layout. Notwithstanding this, and for the avoidance of doubt, the applicant sought approval for the above quantum of development.

Part B: Full planning permission for phase 1 (as outlined in green on plan PL1161.D.4000) for:

- The erection of 145 dwellings; and
- The provision of associated infrastructure (including roads, footpaths, cycleways and open space)

## **Residential**

In total, 920 dwellings are proposed on the site.

For the outline proposal (Part A), the type and mix of the houses will be established at the reserved matters stage. The applicant has stated that this is likely to include detached, semi-detached and mews properties totalling up to 775 units. For the full proposal for phase 1 (Part B) for 145 houses, the submitted phase 1 masterplan

## **Affordable Housing**

The scheme as initially submitted proposed to deliver 25% of the total provision as affordable housing, 15% of which is proposed to be delivered on site, with an additional 10 % provided by way of a financial contribution towards the off-site provision.

## Commercial

The access, appearance, landscaping, layout and scale of the 8,361sq m of Class B1c commercial space will be established at the reserved matters stage. It is included in the part of the site for which outline planning permission is being sought. Class B1c is any industrial process that can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. The applicant has stated that it is envisaged that this will comprise small-scale employment opportunities.

## Retail and Other Uses

The application seeks permission for local shops, a public house and Class D1 floorspace. The access, appearance, landscaping, layout and scale of these uses will be established at the reserved matters stage. It is included in the part of the site for which outline planning permission is being sought. However, the applicant has stated that this is likely to comprise:

- A small supermarket (Use Class A1) totalling 500 m<sup>2</sup> gross floorspace
- Up to 4 shops (Use Classes A1 'Retail', A3 'Restaurants and Cafes' and A5 'Hot Food Takeaways' totalling 500 m<sup>2</sup> gross
- A pub (Use Class A4) totalling up to 650 m<sup>2</sup> gross
- Use Class D1 floorspace to allow the flexibility for a day nursery/ creche or doctors surgery to be developed on the site, subject to future need and viability.

## Primary School

It is proposed that a one form entry primary school (210 pupil capacity) will be delivered on the site by the occupation of the 450th dwelling. The access, appearance, landscaping, layout and scale of the school will be established at the reserved matters stage. It is included in the part of the site for which outline planning permission is being sought. However, the indicative masterplan shows that it will include associated playing fields and car parking provision to meet staff and operational needs.

## **Granted 21/01/15, subject to a Section 106 Agreement**

**DC053833:** The demolition of the existing buildings, remediation of land (including mitigation/removal of runways, hardstanding and taxiways) and the regrading of the land to create development platforms for a residential led mixed-use development. The submitted plans show that the existing topography of area of the site proposed for development consists of an elevated plateau in the northern area which drops in level towards the south. The approximate level difference between the highest and lowest points of the site is in the region of 8m, with a steeper section in the central area. The application proposes to reprofile the site to achieve a gentler gradient which will involve excavating material in the central area and placing this material in the northern and southern areas. The maximum excavation depth is indicated to be

in the region of 2.0m at an average excavation depth of 0.8m. The maximum depth in the areas to be filled is in the region of 1.5m at an average depth of 0.3m. The soil material required for the earthworks is intended to be entirely site won and it is not considered necessary to import material or export surplus for this process. The intention is to balance the material on site and excavate enough soil material required for the filling process.

**Granted 07/10/14**

**DC054212:** Formation and construction of two accesses from Chester Road to serve a development of up to 920 dwellings, C2 Extra Care Unit,; commercial floor space (comprising up to 8,361m<sup>2</sup> [90,000 ft<sup>2</sup>] of Class B1c); a public house (comprising up to 650 m<sup>2</sup> of class A4 floorspace); retail floorspace (comprising up to 5 shop units and some 1,000 m<sup>2</sup> of class A1, A3 & A5 floorspace); A one form entry primary School; and use class D1 floorspace (up to 300 m<sup>2</sup>).

**Granted 05/11/14**

**DC054569:** Change of use, refurbishment and extensions of the former fire station for use as the Avro Heritage Centre including a cafe, permanent display of a Vulcan bomber and landscaping.

**Granted 20/05/14**

**DC056282:** Discharge of conditions 2 (materials) and 3 (landscaping) of DC054569

**Discharged 24/11/14**

**DC056806:** Discharge of condition nos. 2 (phasing) and 6 (demolition, remediation, earthworks & traffic management plan) of planning permission DC053833.

**Discharged 17/12/14**

**DC056807:** Discharge of condition 8 (archaeological measures) of planning permission DC053833

**Discharged 16/12/14**

**DC056825:** Discharge of conditions 9 (protected species), 10 (protected species), 11 (bat roosting), 12 (nesting birds), 13 (bird deterrent measures), 14 (invasive species) and 15 (Japanese knotweed) of planning permission DC053833

**Discharged 03/12/14**

**DC057365:** Discharge of condition 5 (contamination) of planning permission DC053833

**Discharged 17/02/15**

**DC057885:** Discharge of Condition 3 (Remediation Scheme) of planning permission DC053833

**Discharged 20/03/15**

**DC057970:** Minor Material Amendment Variation of condition 1 of planning permission DC053832 to allow plot 80 Welwyn to be substituted for a Henley and plot 82 Richmond substituted for a Highgrove.

**Granted 08/04/16**

**DC058298:** Discharge of conditions 3 (floor & ground levels), 4 (materials), 5 (boundary treatments), 6 (open space provision), 7 (highways), 10 (bollards), 12 (drainage), 13 (landscaping), 16 (tree protection), 17 (excavations near trees), 31 (travel plan), 46 (construction traffic management plan), 49 (flood risk), 51 (nesting birds), 52 (invasive species), 53 (disposal of foul and surface water drainage), 54 (employment and training statement), 57 (footpaths & cycle paths) & 60 (drainage & surfacing of driveways) of DC053832.

**Discharged 07/10/15**

**DC058655:** Discharge of conditions 2 (highway improvements) and 3 (junctions) of DC054212

**Discharged 07/10/15**

**DC058818:** Full Planning Permission; erection of a temporary marketing suite with a proposed life span of 10 years

**Granted 13/08/2015**

**DC/059036:** Discharge of condition 3 (remediation), condition 4 (remediation), condition 5 (ground gas assessment), condition 8 (archaeology), condition 16 (trees) of planning permission DC053833

**Granted 08/09/2015**

**DC/059447:** Minor Material Amendment; variation of condition 2 of DC053832 to facilitate a substitution of 85 house types (plots 1, 4, 9 - 12, 14 - 16, 19 - 30, 35 - 43, 45 - 48, 50 - 54, 59, 60, 70 - 75, 93 - 97, 100 - 107, 111 - 118, 121 - 123, 126, 128, 132 - 140 and 143 - 145). NB HOUSE TYPES ALL PREVIOUSLY APPROVED EXCEPT 1 HOUSE TYPE (HARROGATE) Removal of small area of open space around plots 106 and 107. Change to the highway layout around plots 102 - 105 and 113 - 118 including the creation of a hidden parking court. Relocation of the 2 storey apartment building. Introduction of an additional footpath link adj to plots 132 - 135. New incidental open space adj to plot 138.

**Granted 08/04/2016**

**DC/059505:** Tree Works; Tree Types: Leyland Cypress Tree Group: G17 as per attached plan Works to be carried out: Additional trees marked red on the attached plan within group G17 are to be removed. TPO 421W.

**Withdrawn 29/09/2015**

**DC/060072:** Variation of conditions 2 & 14 of planning permission DC053832 to allow trees T23, T26, G16, G17 and G21 as shown on drawing D5096.002 to be removed.

### **Granted 04/12/2015**

**DC061157:** Bodycote Heat Treatments, 437 Chester Road, Woodford, Demolition of existing building

### **Invalid Application**

**DC61572:** Non Material Amendment to planning permission DC053832 to change roof structures of houses from gable to hip ends.

### **Granted 21/04/2016**

**DC/061689:** Minor Material Amendment to planning permission DC053832 to change a number of driveways from block paving to tarmac. The area around the POS/Village Green will remain as previously agreed "Block Paved" to create focal street scenes.

### **Granted 29/09/16**

**DC062678:** Reserved Matters Approval of the Construction of the Phase 2 Access Road (up to 775 dwellings). This represents a continuation of the main boulevard located in the northern portion of the wider site, running parallel to Bridle Road.

### **Granted 13/10/16**

**DC062876:** Minor Material Amendment - Variation of Condition 2 (approved plans) of DC053832 to allow a replan of 6 plots and removal of a road.

### **Granted 17/11/16**

**DC062962:** Reserved Matters Application for the new phase (Phase 2A) within phase 2 for the erection of 55 dwellings concerning access, appearance, landscaping, layout and scale on land at the former Woodford Aerodrome.

### **Granted 11/05/17**

**DC063665:** Non-Material Amendment to DC/053832 for change to car parking arrangement for units 113-118 and the relocation of an adjacent turning head

### **Granted 17/11/16**

**DC064912:** Variation of condition 14 (removal of trees shown on approved plan and the implementation of replacement planting to form a buffer) of planning permission DC053832

### **Granted 16/05/2017**

**DC065219:** Reserved Matters Approval for the Construction of the Western Access Road of Hybrid Application Ref. DC053832

### **Granted 22/06/2017**

**DC065379:** Discharge of condition 2 of planning permission DC062678

**Discharged 11/05/17**

**DC066205:** Discharge of conditions: 25 (phasing implementation), 27 (levels), 28 (materials), 29 (street lighting), 30 (refuse enclosures), 31 (travel plan), 33 (SUDS), 34 (landscaping and trees), 46 (construction traffic management plan), 47 (contaminated land), 48 (archaeology), 49 (flood risk), 50 (hours of construction), 52 (invasive species), 53 (foul and surface water drainage), 54 (local training), 57 (highways), 59 (cycle storage) and 60 (drainage of driveways) of DC/053832.

**Pending Consideration**

**DC/066569:** Variation of conditions 2 and 14 of planning permission DC053832 to allow the removal and pruning of trees in plots 13 to 15 together with replacement planting.

**Granted 19/09/2017**

**DC067545:** Partial Discharge of Condition 3 of DC053833 (Phase 3 Remediation Works) - demolition of the existing buildings, remediation of land (including mitigation/removal of runways, hardstanding and taxiways) and the regrading of the land to create development platforms for a residential led mixed-use development

**Pending Consideration**

**DC067676:** Scale, Access, Appearance, layout and landscaping for a Substation on site that is required to serve properties under construction.

**Pending Consideration**

### **NEIGHBOUR'S VIEWS**

The owner/occupiers of neighbouring properties have been notified by letter and the proposal has been advertised as a Major Development by Site and Press Notice. To date one individual representation ('Hollymount', 68 Bridle Road) raising concerns has been received; the principle areas of concern relate to the following:-

*"In view of the excessive dust levels experienced during dry weather periods of phase1 and phase2a construction I believe a specific condition needs to be added to this application specifying the maximum permissible dust levels and method of measurement. During both phases of construction so far the dust levels across our property have at times been intolerable and a huge nuisance. Our solar power generation for second quarter 2017 dropped by approx. 15% due entirely to sticky, clay-based dust coating our solar panels. This took one working day to remove and is reforming again Also we have had to clean the house windows and take our three cars to the carwash on a frequent basis due dry weather periods. By adding a specific condition re dust for future phases the council can offer some protection for existing residents during the next phases of construction".*

### **CONSULTEE RESPONSES**

United Utilities (Developer Services and Planning): With reference to the above planning application, United Utilities wishes to draw attention to the following points.

### Site drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

Further information regarding Developer Services and Planning, can be found on our website at <http://www.unitedutilities.com/builders-developers.aspx>.

United Utilities has reviewed the drainage proposals in the BWB FRA of September 2013 and confirm the proposals are acceptable in principle.

The applicant can discuss the above with Developer Engineer, Neil O'Brien, by email at [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk).

### Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition. You may find the below a useful example.

### *Example condition*

*Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:*



- a. *Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. *Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

*The development shall subsequently be completed, maintained and managed in accordance with the approved plan.*

*Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.*

Please note, United Utilities cannot provide comment on the design, management and maintenance of an asset that is not in our ownership and therefore should the suggested condition be included in the Decision Notice, we will not be involved in discharging this condition.

#### Water comments

- There is a 4" main on the perimeter of the proposed site
- A water supply can be made available to the proposed development.
- Water pressure in this area is regulated to around 2 bar. This should be taken into account when designing the internal plumbing.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

#### General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team at [Property.Searches@uuplc.co.uk](mailto:Property.Searches@uuplc.co.uk) to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design

should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Further information regarding Developer Services and Planning, can be found on our website at <http://www.unitedutilities.com/builders-developers.aspx>.

Environmental Health Officer (Contaminated Land): Environmental Health Officer (Contaminated Land): I have received a Phase 2 Remediation Strategy for soil and gas therefore can I please request the following validation conditions; CTM3 & LFG3.

Senior Highway Engineer: The application is reserved matters for 107 dwellings on phase 2 of the development site. The layout is across two plots within this phase and the road infrastructure that is proposed respects the original design codes and Council standards and is considered fit for purpose. Some minor amendments to junction designs are required and I am satisfied these can evolve through detailed design and the S38 process. Matters such as principle, site traffic generation and site accessibility were dealt with by the outline permission and do not inform this determination. Recommendation: No objections.

Condition: No development shall take place until a method statement detailing how the development will be constructed has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details on access arrangements, turning and manoeuvring facilities, material deliveries, vehicle routing to and from the site, traffic management, signage, hoardings, 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. The development of the site shall not proceed except in accordance with the approved method statement.

Reason: To ensure that the approved development is constructed in a safe way and in a manner that will minimise disruption during construction, in accordance with Policy T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD.

Condition: No part of the housing development hereby approved shall take place until detail drawings of the junctions, access roads, footways and margin areas within the approved development, which shall include the following details, have been submitted to and approved in writing by the local planning authority :-

- (i) A general arrangement / layout, based on a topographical survey and to a scale not less than 1:500, showing all carriageways, margins and footways;
- (ii) A general site layout, showing the proposed buildings and boundaries, together with existing and proposed levels;
- (iii) Longitudinal sections along the centre line and channel lines of each proposed road, footway and footpath, showing the existing ground level and proposed road / path level;

- (iv) Typical highway cross-sections, showing a specification for each type of carriageway and footway;
- (v) Full details of the surface water drainage proposals (including details of the main drainage system and sustainable urban drainage or attenuation systems);
- (vi) Details of all proposed street lighting, signage, markings, structures and street furniture.

No part of the development hereby approved shall be occupied (unless otherwise agreed in writing by the local planning authority) until the carriageways, verges and footways have been constructed in accordance with the approved drawings and are available for use.

Reason: To ensure that the development will have an appropriately designed highway layout so that it can be safely accessed by pedestrians, cyclists and vehicles in accordance with Policies SIE-1 'Quality Places', CS9 'Transport and Development', T-1 'Transport and Development' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD.

Condition: No part of the housing development hereby approved shall take place until detailed drawings outlining the access arrangements for each plot within the site which shall include details of pedestrian visibility splays at each vehicular access has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the access arrangements for that plot have been constructed in accordance with the approved drawings. No structure, object, plant or tree exceeding 600mm in height shall subsequently be erected or allowed to grow within the pedestrian visibility splays.

Reason: In order that each plot within the site will benefit from safe and practical access arrangements in accordance with Policies SIE-1 'Quality Places', CS9 'Transport and Development' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD.

Condition: No dwelling shall be occupied until it has a long-stay covered and secure cycle parking facility provided in accordance with details that have previously been submitted to and approved in writing by the local planning authority. The facilities shall then be retained and remain available for use at all times thereafter.

Reason: To ensure that safe and practical cycle parking facilities are provided so as to ensure that the site is fully accessible by all modes of transport in accordance with Policies CS9 'Transport and Development', T-1 'Transport and Development' and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD.

Condition: No development shall take place details of the drainage of the individual driveways have been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until its driveway has been constructed in accordance with the approved drawings. The driveways shall then be retained and remain available for use for parking at all times thereafter,

Reason: To ensure that adequate and useable parking facilities are provided in accordance with Policies SD-6 'Adapting to the impacts of climate change', SIE-1 'Quality Places', T-1 'Transport and Development', and T-3 'Safety and Capacity on the Highway Network' of the Stockport Core Strategy DPD.

Informative: The applicant's attention is drawn to the need to enter into a Section 38 Road Agreement, under the Highways Act 1980 regarding the construction and future adoption of the housing access roads. For further advice please contact Public Protection: Highway Design, telephone 0161 474 4824.

Senior Landscape Officer:

Soft Landscape

- We require a greater number of trees to the road frontages as well as in the rear gardens of Bridle Road. This is to enhance the street scene; enhance the amenity of the area and soften the development.
- Further details are required about the swales and how they are to be sensitively landscaped and integrated into the development.
- Further details required about the sports pitch.
- The size of the proposed tree pits are required.
- Details of proposed growing medium/topsoil for shrub, grassed areas and tree are required.
- Trees and whips to have mulch to the base of the trunks, 1m diameter.

LAPS and LEAPS

- I am happy with the proposed LAP and LEAP. If they are to be adopted, then I recommended that Greenspace are consulted as they will be taking over the maintenance. I assume Sally Maquire is also commenting on their proposed size and locations.

Conclusion

We support this application subject to our requirements and recommendations.

Senior Arboriculture & Habitat Officer: In relation to the latest reserved matters for landscaping for the above site I have the following comments; we would look for additional tree planting within the SWALE area to create further tree avenues through the site to enhance biodiversity and wildlife corridors. I would like to see the replacement of *Acer platanoides* species with *Quercus robur* species. Landscape proposal sheet 2 of 3, I would like to see less group planting in close proximity to the lime tree avenue and more of an alternative planting along the open space northern border. In addition native species hedges and shrub planting should be utilised at every opportunity along with fruit tree planting within the rear gardens of the residential properties. With the design and marketing of the site as a Garden Village development every opportunity must be taken to enhance the local environment and the new development.

Nature Development Officer: The site forms part of Woodford Garden Village on Chester Road. The current application relates to reserved matters approval for 107 dwellings within Phase 2 (access, layout, appearance, scale and landscaping) following the grant of outline planning permission DC053832. Phase 2B - the construction of 45 dwellings (including six affordable units), associated internal access roads, footpaths, cycleways and landscaping. Phase 2C - the construction of 62 dwellings (including six affordable units), associated internal access roads, car parking, footpaths, cycleways, public open space inclusive of LAP, LEAP and sports

pitches, and landscaping including swales. The site has no nature conservation designations, legal or otherwise. An extended phase 1 habitat survey of phases 2b and 2c was carried out in June 2017 by a suitably experienced ecologist and in accordance with best practice guidance. The survey identified the habitats present and assessed the potential for protected species to be present and affected by the proposals.

Due to site clearance works, phases 2b and 2c comprise bare ground with small areas of scattered scrub and occasional scattered trees along the northern and eastern boundaries of the phase 2c site. The ecology report concludes that given the lack of vegetation within the Phase 2B and 2C plots, and presence nearby off-site of farmland and established areas of more species-rich and structurally diverse habitat on surrounding land, it is highly unlikely that any faunal species are currently resident at, or using, the Phase 2B or 2C plots.

Ponds and their surrounding terrestrial habitat have the potential to support amphibians such as great crested newts. Great crested newts receive legal protection under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010. Ponds in the vicinity of the application site were assessed for their suitability to support great crested newts as part of the original Environmental Statement for the Woodford Aerodrome site and had also been previously surveyed as part of the A6MARR scheme. Great crested newts have been recorded within ponds over 500m from the current application site. Of the remaining ponds, all are located over 300m from the current application site and no great crested newts were found during previous surveys. A new balancing is located to the east of the current application site however due to its recent construction and distance from known great crested newt ponds it is not considered to represent current great crested newt habitat. As such great crested newts are unlikely to be affected by the current phase of the proposed development.

Many trees offer the potential to support roosting bat and nesting birds. Bats and their roosts receive the same level of legal protection as great crested newts (outlined above) whilst nesting birds are protected under the Wildlife and Countryside Act. A mature sycamore tree is located along the northern boundary of the phase 2c plot, which has a cavity in the main trunk that could potentially be used by roosting bats or nesting birds. The tree is currently fenced off to avoid damage and so impacts on this tree as a result of the proposals are not anticipated.

No invasive species were recorded within either the phase 2b or phase 2c areas during the ecology survey. Invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) are known to occur within the wider Woodford aerodrome development site.

**Recommendations:** It is considered unlikely that protected species will be significantly affected by the proposed works as the site currently comprises bare ground. However it is advised that an informative used to state that in the unlikely event that any protected species (or evidence of) are discovered on site during works, works must cease and a suitably experienced ecologist contacted for advice.

The recommendations in the June 2017 ecology report (section 5) should be followed in full. This includes:

- Monitoring of the new balancing pond in spring 2018 for amphibians (section 5.4);
- Provision of access for small mammals (such as hedgehogs) through boundary features (section 5.5);
- Provision of bat and bird boxes (section 5.7) – number, location and specification to be submitted to the LPA for review.
- Sympathetic landscape planting (a list of suitable species is included in Appendix 4 of the ecology report).

I would ask that improvements for biodiversity are sought within the proposed landscaping plans for within the phase 2b and 2c plots. The proportion of species beneficial for wildlife should be increased. I would also ask that the proposed box hedges are replaced with a more suitable (ideally locally native) alternative – such as holly and yew. I would also like to see the proposed monitoring and long-term management plans in relation to sensitive ecological management for the newly created habitat areas (including swale, balancing pond and wildflower areas (including sensitive cutting regime) around the swale and LEAP).

Planning Policy Officer (Open Space): The amended plan is now compliant with Dev Man Policy SIE 2 from the Core Strategy and the Recreational Open Space Provision SPG. Since the maintenance of the play areas is with the developer, it is suggested that a condition is inserted on the planning permission (in the event it is granted) that covers future maintenance of on-site open space in perpetuity, a 'submitting details of the management arrangement for the future maintenance' type condition, as set out below.

'The development shall not be occupied until a scheme for the provision and management arrangement for the future maintenance of the approved Local Equipped Areas for Play (LEAP) Local Area of Play (LAP) has been submitted to and approved in writing by the local planning authority. The LEAP and LAPs shall be completed in accordance with the approved scheme before the first dwelling is occupied and the management scheme must cover the future maintenance of on-site open space in perpetuity.'

In the event the management is not taken on by the developer, a commuted sum will be calculated based on the type of provision to enable the council to maintain the play areas.

Healthy Planning (Director of Public Health): Sustainable Transport / Active Travel: the proposed greenway is welcomed, however, any comments made and conditions proposed by the Council's Highway Engineer are critical to enabling the use of sustainable (including active) travel modes in and around this development and have been discussed with representatives of the Public Health and Transport Policy teams. Given its location on the edges of urban areas this new development needs to reflect the fact that the built environment can have major impacts on residents' ability to be active, particularly as part of the daily commute. Active travel options

produce benefits including ensuring a healthier local work force whilst benefitting the Borough's economy and environment.

Promoting active travel (which includes sufficient infrastructure for active travel modes) contributes to management of good public health in the Borough, especially healthy weight. In Stockport 42.3% of adults and 86.4% of 15 year olds are not physically active enough to maintain their health in the medium to long term (as measured against the Chief Medical Officer for England guidance). In addition an appropriately designed built environment can contribute to reducing social exclusion, as well as offering cycle and pedestrian routes for commuters, shoppers and recreational users.

Green Infrastructure: the proposed LAP, LEAP and playing pitch (as well as sustainable drainage elements) are welcomed, however any comments made by the Council's Planning Officer responsible for open space / children's play should be carefully considered. Given the relatively low levels of sport and active recreation for adults in the Borough, it is welcomed that this development provides some opportunities for activity to ensure residents and visitors can build activity into their day. Child obesity levels in the Borough remain higher than the previous decade. Achieving healthy weight reduces risks of other lifestyle diseases such as hypertension, coronary heart disease and stroke. Reducing risks of such diseases also reduces pressures on current and future public sector health budgets (Stockport's JSNA). This site sits within green belt and is close to local wildlife sites offering opportunities to replicate their benefits to the wider area. Consideration of trees and biodiversity are key to enabling public health benefits from green infrastructure enhancement not just around addressing flood risk but also in terms of tackling stress and its exacerbating effect on health. Any comments of the Council's Nature Officer should be taken into careful consideration regarding opportunities to improve biodiversity since this can have public health benefits.

Affordable Housing: the proposed levels of affordable housing elements will make some degree of contribution to efforts to tackle health inequalities. It is important to note that a lack of affordable housing can be argued to contribute to widening health inequalities, with additional pressure on the Council's public health and related budgets. Evidence is available to show that affordable housing benefits health in a variety of ways including reducing the stress of unaffordable homes, enabling better food budgets for more nutritious food, access to better quality homes that do not impact negatively on health (including management of chronic illnesses), support for domestic violence survivors to establish a safe home, mental health benefits of a less stressful expensive home and benefit to the environment as well as the residents through low carbon housing that doesn't cost the earth to run (The Impacts of Affordable Housing on Health).

Planning Policy Officer (Housing)/Strategic Housing Lead (Joint Comments): The applicant has submitted information relating to the current proposal in relation to the affordable housing element. There is some concern that whilst the numbers and tenure mix are suitable, the mix of unit sizes veers too much towards the smaller end. Although both the Housing Needs Assessment, and Housing Register demonstrates a significant need for all sizes of affordable accommodation (including the smaller units proposed), in order to fully reflect this broad need, the final affordable property mix delivered on site should provide a balance of sizes consistent with the level of need. The applicant has provided assurances and stated that they are prepared to examine the mix further on the remaining Phase 2 sub

phases to fully take account of these concerns and consequently there is no objection to the proposed affordable housing mix on this application. The Council will be seeking a greater mix of house sizes at later stages of the development.

Technical Policy & Planning Specialist: The Energy Statement submitted for the above phase of Woodford development is compliant with a proposed 15% improvement over 2013 Part L (target equivalent is 13% improvement) alongside the proposed use of solar PV where technically feasible. The target requires a 40% improvement over 2006 Part L which is equivalent to a 13% improvement over 2013 Part L – they are offering a 15% improvement over 2013 Part L which is 2% over the target.

## **ANALYSIS**

This reserved matters application has been informed by the parameters established by the hybrid (part full, part outline) permission (DC053832) which establishes the principle of development and provides a framework for the density, land use, routes through the site, the maximum and minimum height of buildings and the landscape principles. The Parameters Plans approved as part of the hybrid establishes the general principles for the masterplan and design of future phases of the development. At the outset it is acknowledged that the Land Use Parameter Plan requires that development in this location is solely for residential purposes consequently the scheme is wholly accords with the Land Use Parameter Plan.

### **Impact on the Green Belt**

‘Woodford Aerodrome Opportunity Site’ SPD advises that planning applications for the site will need to include a robust analysis of landscape and visual impacts together with an assessment of the impact on openness. The applicant has submitted drawings and assessments in order to consider the impact of the development on the openness of the Green Belt. This includes a series of assessments in terms of the visual impact of the development as well as openness considerations which demonstrates that overall Phase 2B & 2C as a sub phases of a phase within the wider redevelopment would enhance the openness and the purposes of including land within the Green Belt and its impact is no greater than that accepted by the grant of hybrid planning permission.

### **Layout, Appearance & Scale**

Policy SIE-1 states development that is designed and landscaped to the highest contemporary standard, paying high regard to the built and/or natural environment, within which it is sited, will be given positive consideration. In addition policy SIE-1 sets out that the provision, maintenance and enhancement (where suitable) of satisfactory levels of access, privacy and amenity for future, existing and neighbouring users and residents should be taken into account. Policy H-1 requires that the design and build standards of new residential development should be high quality, inclusive, sustainable and contribute to the creation of successful communities. Proposals should respond to the townscape and landscape character of the local area, reinforcing or creating local identity and distinctiveness in terms of layout, scale and appearance, and should consider the need to deliver low carbon housing. In addition policy H-1 requires that good standards of amenity, privacy, safety/security and open space should be provided for the occupants of new housing and good standards of amenity and privacy should be maintained for the occupants



of existing housing. 'Woodford Aerodrome Opportunity Site' SPD provides guidance on the future of the Woodford Aerodrome Opportunity Site and seeks to ensure the delivery of a development that is economically, socially and environmentally sustainable. 'The Design of Residential Development' SPD's overall purpose is to achieve high quality design in residential development; the document has three broad aims: 1. promote high quality inclusive design; 2. ensure efficient use of resources; 3. endorse developments that make a positive contribution to the townscape and landscape character of the local area. The SPD which sets out development management standards as an aid to judgment accepts the need for a flexible approach where the relaxation of standards will be judged on a case-by-case basis. Paragraph 17 of the NPPF acknowledges that every effort should be made to meet housing needs and respond positively to opportunities for growth whilst always seeking to secure high quality design and a good standard of amenity for all existing and future occupiers.

Sub Phases 2B and 2C lie within 'The Airfield' character area identified in the Design Code which outlines that at its centre, the area is defined by its Green Streets, which provide linear routes based upon historic runway. The layout accords with the parameters specified within the Design Code. Phase 2B provides for two residential blocks as depicted within the Design Code which are intersected by driveways and there is a Green Street subdividing Phases 2B and 2C which is consistent with the Design Code. The Phase 2C layout reflects the residential development outlined within the Design Code. Overall the layout is consistent with that depicted within the Design Codes, Parameters Plan and the Illustrative Masterplan. Phases 2B and 2C include two, two and a half and the 3 storey house types all of which would have ridge heights accord with the requirements of the Building Height Parameter Plan which requires maximum ridge height of 10m and remains wholly consistent with the scale of development approved under Phases 1 and 2A.

The appearance of the newly proposed house types complement the house types, approved under Phases 1 and 2A. The palette of materials comprises a mix of red and grey roof tiles, white render and buff brick facades with red brick and timber boarding; garden boundaries would be defined by 1.8m high timber close boarded fencing and boundary treatment to public spaces includes low level post and rail fencing and the use of brick walls to rear gardens in prominent locations and reflect boundaries approved under Phase 1. The design approach would be sympathetic in terms of siting, scale, massing, height, materials and landscaping and represents a considered response to its local context and provide good standards of amenity and privacy for both the occupiers of existing housing which neighbour the site and future occupiers. Separation distances and private amenity space would accord with guidelines set out in 'The Design of Residential Development' SPD. The proposal would seek to provide a safe and secure environment where crime and the fear of crime are minimised. The detailed lighting plans for the Sub Phases 2B and 2C are considered fit for purpose in the interests of protecting the amenities of nearby residents and the occupiers of nearby property and to minimise the impact of lighting given the Green Belt location of the site and to accord with policies H-1, SIE-1, SIE-3, GBA1.5 and GBA1.7. Overall the details provide for a high quality sustainable form of development based on garden village principles which accords with the provisions of policies SIE-1, SIE-3 and H-1, the design parameters set out by the 'Woodford Aerodrome Opportunity Site' SPD, guidelines set out in 'The Design of Residential Development' SPD, Design Codes and Conditions 23 and 26 of the hybrid permission.

## **Housing Density**

Notwithstanding that policy CS3 indicates that densities should achieve a minimum of 30 dwellings per hectare (dph) it is important to acknowledge that policy SIE-1 also requires that high regard be paid to the built or natural environment when considering development proposals, therefore it is entirely legitimate for consideration to be given to a development of a site at a density lower than 30 dph where that development would strike an appropriate balance between the need to make an efficient use of land whilst ensuring that a development is appropriate for the character of an area.

In this instance at 16.8 dph the density the scheme would wholly accord with the Housing Density Parameter Plan specifying a density of 10-30 dph which is reinforced by Condition 26 of the hybrid planning permission specifying that the number of units within each development block identified in the Housing Density Parameters Plan shall not be exceeded to ensure that the maximum number of dwellings forming part of Phase 2-3 does not exceed that which has been assessed as part of the hybrid permission.

## **Access/Movement**

The Movement Parameter Plan identifies a key cycle and pedestrian route through this part of the site. The road layout is based on a street hierarchy which incorporates Rural Lanes, Green Streets and Pedestrian routes. The development is accessed via an extension to the main boulevard that runs through the wider development and serves the internal roads that form part of Phase 1 and Phase 2A. The scheme includes wide pavements as the scheme prioritises pedestrian and cycle movements via direct routes. Car parking for each plot is provided by way of garages (integral or detached) or allocated driveways/parking bays that can be occupied by two cars. It is noted that the Council's Senior Highway Engineer remains satisfied with the means of access, off-street parking and servicing arrangements subject to conditional control as such the proposal accords with policies SIE-1, SD-6, CS9, T-1, T-2 and T-3 and wholly accords with the Movement Parameter Plan.

## **Ecology/Trees/Landscaping/Green Infrastructure**

An updated Ecological Assessment demonstrates that there will be no effect on designated nature conservation sites or protected species and includes details of onsite mitigation consistent with the requirements of Condition 36 of the hybrid permission. There are no protected trees which lie within or immediately adjacent to the Phase 2B & 2C site boundary. The impact upon protected trees / trees worthy of protection was considered at the outline stage and therefore is not a matter relevant to the consideration of the reserved matters. Phase 2B lies adjacent to the landscape buffer proposed as part of Phase 1 and the plots adjacent to this (146 – 153) provide for sufficient space to enable the establishment of landscaping.

Landscaping of public realm includes wide grass verges adjacent to the footpaths and vehicular highway ensures the phases would also include grassed areas. Roads would be tree lined with a concentration of tree planting around areas of hardstanding such as car parks and areas of public open space. The landscaped greenspace areas would include swales which maximise the biodiversity and flood risk environmental benefits. The proposed development therefore complies with policies SIE-3 and H-1.

The Green Infrastructure Parameter Plan requires the provision of new street trees positioned within blocks to suit the housing and road layout. As identified on the landscaping plan a mix of trees, specimen shrubs, ornamental shrubs, hedges, climbers and turf would be provided across Sub Phases 2B & 2C which accord with the parameters agreed for the hybrid planning permission.

### **Open Space Provision**

Policy SIE-2 sets out a three tiered structure (LAP's, LEAP's and NEAP's) of play provision. None of the borough is served by the LAP, LEAP, and NEAP structure in its entirety. The Council has developed a strategy that will develop a network of NEAP's and LEAP's at existing sites within the Borough. The provision of landscaping and public open space across the Woodford Garden Village development is 7.08ha of formal recreation space and 2.95 ha of informal recreation space which exceeds the requirements of Policy SIE-2. The layout and distribution of the open space across the wider site was developed during the consideration of the hybrid planning application. The Council's Planning Policy Officer (Open Space) confirms that the provision of public open space accords with the provisions of Policy SIE 2 and raises no objection subject to a condition the provision and management arrangement for the future maintenance in perpetuity.

### **Affordable Housing**

The requirements of Policy H-3 in relation to the provision of affordable housing were subject to detailed discussions during the consideration of the hybrid planning application. The applicant provided sufficient justification to satisfy the Council that the provision of 40% affordable housing could not be delivered across the site because the scheme would not be economically viable. These discussions culminated in an agreed position of a £4.065m contribution to off-site provision and 15.5% of the total dwellings on the site to be affordable (143 units in total). The Sec.106 Agreement signed pursuant to the hybrid planning permission requires that 68% (97 units) of the total affordable housing will be provided within Phase 2. Excluding the 66 affordable extra care units that will be delivered in Phase 2, this equals 31 units.

It is noted that an Affordable Housing Scheme for Phase 2 has been received (21/04/17) in accordance with the requirements of the Section 106 Agreement. The Phase 2A reserved matters submission provides 3 affordable units in addition Phase 2B provides six affordable units and Phase 2C provides six affordable units which is consistent with the Affordable Housing Scheme for Phase 2 with the remainder of the affordable housing (16 units) to be delivered in the subsequent sub-phases of Phase 2. Given Phases 2A, 2B & 2C account for less than half of the Phase 2 total area (as demonstrated by the Phasing Plan included at Appendix 1); there is sufficient scope within future sub-phases to accommodate this. The tenure of the 12 affordable housing units would be a split of 50% shared ownership and 50% affordable rent consistent with the requirements of the Section 106 Agreement. The Section 106 Agreement also requires the submission of an Affordable Housing Parcel Plan which sets out the location of the affordable housing units as part of the reserved matters submission. This is shown on plan ref. 1099-02-02-004 Rev. A. Overall the Planning Policy Officer (Housing) and Strategic Housing Lead for the reasons outlined above remain satisfied that the application for reserved matters approval accords with the requirements of Policy H-3.

## **Ground Contamination**

Policy SIE-3 deal specifically with issues of development on contaminated sites and will only permit development on or near contaminated sites where it can be demonstrated that there is no remaining risk from contaminants or that satisfactory measures can be taken to make the site suitable for its proposed use. The Validation Report concludes that the remedial work undertaken within the Demolition Phase 2 area (within which Phase 2A is located) has rendered it suitable for residential development and the Council's Environmental Health Officer (Contaminated Land) raises no objection subject to conditional control to ensure that risks from contaminants to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks in accordance with the provisions of policy SIE-3.

## **Flood Risk/Drainage**

Policy EP1.7 will not permit development where it would be at risk of flooding; increase the risk of flooding; hinder access to watercourse; cause the loss of natural floodplains; result in extensive culverting; affect the integrity of flood defences or significantly increase surface water run-off. Policy SD-6 requires a 50% reduction in existing surface water runoff and incorporation of Sustainable Drainage Systems (SuDS) to manage the run off of water from the site through the incorporation of permeable surfaces and SuDS. Specifically the applicant is required to demonstrate that in the event that any adverse impacts would be generated in respect of the above, then satisfactory and sustainable measure should be put in place to overcome these issues. Whilst United Utilities have requested further clarification/information and the Lead Local Flood Authority remain outstanding given that the principal of development is already established and outstanding issues can be suitably resolved under conditions pursuant to the hybrid permission.

## **Energy Efficiency**

The submitted Energy Statement outlines how the redevelopment aims for delivery of Stockport's carbon reduction policy targets through the use of solar technologies as part of other options and the Council's Technical Policy and Planning Specialist (Energy) confirms that the Energy Statement proposal accords with the provisions of policy SD-3 which requires the consideration of including micro-generation technologies in order to reduce CO2 emissions.

## **Summary - 'Sustainable Development'**

Sustainability which is multi-faceted; where paragraph 7 of the NPPF establishes three dimensions to sustainable development – economic, social and environmental and paragraph 8 indicates that these should be sought jointly and simultaneously through the planning system.

Paragraph 14 of the NPPF sets out that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking which means unless material considerations indicate otherwise 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 permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

Overall it is considered that the reserved matters when taken together accord with paragraph 89 of the NPPF which states the construction of new buildings as inappropriate in Green Belt. Exceptions to this include the complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Moreover the reserved matters would not undermine the purposes of the Green Belt set out under paragraph 89 of the NPPF, namely check the unrestricted sprawl of large built-up areas; prevent neighbouring towns merging into one another; assist in safeguarding the countryside from encroachment; and assist in urban regeneration, by encouraging the recycling of derelict and other urban land. In addition it is acknowledged that Stockport remains in a position of housing under-supply (3.8 years of supply April 2016), taking into account past under-delivery in the plan period against the minimum requirement of 5 years and a buffer in line with the requirements as set out in paragraph 47 of the NPPF which seeks to boost the supply of housing to ensure choice and competition. In addition paragraph 49 of the NPPF requires that housing applications should be considered in the context of the presumption in favour of sustainable development.

### **Conclusion/Reasons**

Overall the scheme relating to Phases 2B & 2C for which reserved matters approval is sought is wholly within the defined parameters agreed for the hybrid planning permission, there are no planning issues sufficient to warrant withholding permission, the proposal wholly accords with the prevailing policies of the Saved UDP Review, LDF Core Strategy and National Planning Policy Framework and represents sustainable form of development; given there are no material considerations to suggest otherwise; Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 14 of the NPPF requires that the application be granted without delay subject to conditional control.

Under the Council's delegation arrangements the application is ultimately a Highways & Planning Regulation Committee decision; and placed before the Bramhall & Cheadle Hulme South Area Committee for comment.

### **RECOMMENDATION**

Grant

### **BRAMHALL AND CHEADLE HULME AREA COMMITTEE 14<sup>TH</sup> DECEMBER 2017**

The Planning Officer introduced the application and Members heard representations from Mr Blackhurst on behalf of the applicant.

Cllr Wyatt asked questions about the level of affordable housing and queried the low level. Members were advised that the planning approval included a considerable commuted sum for off site provision and that further affordable housing would be provided in subsequent phases as well as that proposed by this application.

Cllr Bagnall commented that there were some concerns from Bridle Road about levels and asked the applicant to commit to a proper discussion with the LPA and these residents and that the levels will accord with that approved. He also commented that Redrow need to improve their communication with residents and Members. He concluded that the scheme is a high quality development.

Members agreed the recommendation.