

5c 3/11/0384/OP - Residential development of up to 81 units plus related open space, landscaping and access (Phase II) at the former Trinity Centre, Fanhams Hall Road, Ware for Hertfordshire County Council

Date of Receipt: 08.03.2011

Type: Major - Outline

Parish: WARE

Ward: WARE - TRINITY

RECOMMENDATION

- a) That subject to the applicant's, within 6 months of the date of this resolution, entering into a legal obligation pursuant to Section 106 of the Town and Country Planning Act 1990 relating to the following matters:-
1. The provision of financial contributions of £625 per 1 bed residential unit, £750 per 2 bed unit, £1125 per 3 bed unit, and £1500 per 4 +bed units towards Sustainable Transport Programme and Measures in the vicinity of the site.
 2. The provisions of a financial contribution of £31000 together with £8000 TRO costs, towards Bus stop improvements.
 3. The provision of Primary and Secondary Education Contributions, in accordance with the current HCC Contributions Table.
 4. The provision of Library contributions, in accordance with current HCC Contributions Table;
 5. The provision of Youth infrastructure contributions in accordance with the current HCC Contributions Table;
 6. The provision and adoption of suitable landscaped open space and areas of play and / or commuted sums for equivalent off-site provisions in accordance with the Council's adopted SPD: Open Space, Sport and Recreation 2009, together with a sum for the future maintenance of such spaces. Such provision shall include, as a minimum, a LEAP and a LAP for the site, or provision shall be made via the enhancement/enlargement of the existing play space on POS2, including the provision of a NEAP.
 7. The provision of fire hydrants;

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8. The provision of 40% affordable housing comprising 75% rented and 25% Intermediate market housing;
9. The provision of 15% of the dwellings to be built to 'Lifetime Homes' standards and scaled drawings to be submitted at reserve matters stage of internal layout and external spaces for these dwellings.
10. The provision of a publicly accessible network of pedestrian and cycle routes linking the existing network in (Phase 1) Lady Margaret Gardens, Tower Road and Evergreen Road.

the Director of Neighbourhood Services be authorised to **GRANT** outline permission subject to the following conditions:-

1. Outline permission time limit (1T03)
2. Outline permission –submission of details (2E01)
3. Programme of Archaeological work (2E02)
4. Surface water source control measures shall be carried out in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development.

Reason: To protect controlled waters as the site is in an area of high risk on a principle Aquifer around a water abstraction borehole in accordance with policy ENV20 and 21 of the East Herts Local Plan April 2007.

5. Provision of wheel washing facilities (3V25)
6. Contractors parking and materials storage compound (3V22)
7. Ecological Survey / Assessment (4P04)
8. Landscaping design proposals (4P12)
9. Landscaping Implementation (4P13)
10. The development shall be carried out in accordance with the approved Flood Risk Assessment E1360/njb/hla/FRAreport REV3 dated December 2010 by Wormald Burrows Partnership and the recommended mitigation measures contained therein.

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Reason: To prevent flooding by ensuring satisfactory disposal of surface water from the site and the delivery of a sustainable drainage system in accordance with policy ENV 21 of the East Herts Local Plan April 2007.

11. Contaminated land survey and remediation (2E33)

Directives

1. Other Legislation (01OL)
2. Planning Obligations (08PO)
3. Notwithstanding, the application description for an outline development of 'up to 81 dwellings' proposed on the site shown on the indicative plans, the appropriateness of the site to accommodate 'up to 81 dwellings' together with adequate open space provision will, given the constraints of the site, have to be demonstrated at the detailed stage of a Reserved Matters application.

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the saved policies of the East Herts Local Plan Second Review April 2007), and in particular, Policies 7 and 8 of the Waste Local Plan and policies SD1, SD2, SD3, HSG3, HSG4, HSG6, TR1 TR2, TR3, TR7, TR8, TR12, TR14, ENV1, ENV2, ENV3, ENV11, ENV20, ENV21, LRC3, LRC9, BH1, BH2, BH3, WA2 (I), (II) and IMP1 of the Adopted Local Plan and national planning guidance PPS1, PPG13 and PPS3. The balance of the considerations having regard to those policies and the Trinity Centre Development Brief approved August 2002 is that outline permission should be granted.

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1.0 Background

- 1.1 The application site is shown on the attached Ordnance Survey extract and comprises an area of open land of 2.00ha (4.94acres) on the northern fringe of Ware, between Lady Margaret Gardens and Evergreen Road. The site is owned by Herts County Council although the shared access road, Lady Margaret Gardens is awaiting adoption.

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- 1.2 To the west the site abuts the Phase I Development of the Former Trinity Centre site residential development of Lady Margaret Gardens. To the north the adjoining land, in the ownership of Herts County Council, is to be retained as Public Open Space to meet the requirements of both Phase I and Phase II of the residential development. The Public Open Space (referred to as POS2) contains a children's play area or Local Equipped Area of Play (LEAP).
- 1.3 To the south west of the site is Tower Road, with three storey flats opposite, and to the east, Evergreen Road of predominantly two storey residential properties.
- 1.4 The site is bounded to the north east by the rear fenced boundaries of residential properties of Linwood Road.
- 1.5 The current application seeks outline planning permission to establish the acceptability of a development of up to 81 dwellings on the site, on a residential development area of 1.80ha/4.45ac, which equates to 45.55 dwellings per hectare. Access is the only detail for which approval is being sought at this stage. All detailed matters relating to layout; scale; external appearance; and landscaping are reserved for later consideration.
- 1.6 The open space provision for the proposed Phase II development is identified on the indicative plan 4283.210A as a Local Area of Play (LAP) (0.01ha) situated within the central area of the proposed residential housing. Currently within the approved and implemented Phase I residential development (Lady Margaret Gardens) open space provision is contained within POS1 of (0.18HA); POS2 (incl. a LEAP) of 0.655ha; other open space of 0.01ha; a LAP 1 of 0.02ha and a LAP 2 of 0.9ha.
- 1.7 The application submitted includes a Transport Assessment, Flood Risk Assessment, Planning, Design and Assess Statement, Archaeological Assessment, Tree Survey, Statement of Community Involvement, Technical Report for Drainage, Soil Investigation and Ecological Assessment. An Indicative layout of the proposed development has been submitted which shows the access to the site from Fanhams Hall Road through the Phase I development of Lady Margaret Gardens.

2.0 Site History

- 2.1 The former Trinity Centre site was identified in the Local Plan First Review as an Area of Special Restraint suitable for housing, open space and community use. Phase I of the site was brought forward for development in the adopted Local Plan of April 2007. To establish an appropriate balance

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between housing and other uses of the site a development brief was prepared in August 2002 to encompass both the Trinity Centre (site 81) and Land to the East of the Trinity centre (site 86) - the site currently under consideration.

- 2.2 The application site, Phase II land, is allocated as Reserve Housing land under policy WA2 (II) of the Local Plan and that policy seeks also 40% affordable housing in accordance with policy HSG3 and HSG4.
- 2.3 Three outline applications were submitted for the Phase I Trinity Centre site (site 81). Applications ref: 3/02/1725/OP and 3/02/1726/OP were approved at Committee with the only detailed matters for consideration being the accesses onto Fanhams Hall Road (for the residential development) and onto Tower Road (for the elderly persons care home). Both applications were accompanied by a detailed statement which showed indicative site layouts providing for either 84 or 69 dwellings respectively on the site.
- 2.4 The Development Brief of August 2002 covered both Phase I and the land subject of this current outline application, Phase II.
- 2.5 The Phase I approval of details for 95 dwellings was granted in September 2005, ref: 3/05/1052/RP and subject to a minor amendment approval in December 2005 (ref: 3/05/2321/RP).

2.6 There is no previous planning history for the application site itself.

3.0 Consultation Responses

- 3.1 Hertfordshire Highways does not object to the proposed development. It advises that subject to conditions regarding the provision of detailed drawings of on site roads and junction works, the construction of on and off site footways and bus stops prior to occupation, wheel washing facilities, on site storage of materials and construction vehicle movements and access arrangements, the principle of residential development is acceptable in a highway context. In addition it is requested that a legal agreement, S106 be required for the provision of financial contribution of £31000 for bus stop improvements + £8000 for TRO costs and a financial contribution to Sustainable Transport Programmes which are dependent on unit sizes.
- 3.2 Hertfordshire County Council Development Unit advises that consideration should be given to policies 3, 7 and 8 of the Hertfordshire County Council's Waste Local Plan 1999 specifically in relation to recycling, waste minimisation and re-use and conditions should be included to ensure its objectives and the assessment criteria for a Site Waste Management Plan (SWMP) are met. Policy 5 of Hertfordshire Minerals Local Plan Review

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2002- 2016 expects that mineral extraction prior to development should be investigated on sites where minerals would otherwise be sterilised.

- 3.3 East Herts Property Services comment that the site is entirely situated within Zone 1 and therefore away from fluvial flood risk zones 2 and 3 there is no record of historical flooding, the site has potential for above ground SUD's drainage as shown by the applicant, and the site could potentially be included in such an adoption.
- 3.4 East Herts Policy Team advises that the site is identified as a housing allocation under Policy WA2 of the adopted Local Plan, the policy estimating 70 dwelling provision on the whole site (site 86) land to the east of Trinity Centre. The Development Brief of August 2002 sets out the principles that should be employed on the site.
- 3.5 A general presumption in favour of residential development on this site therefore applies. In concert with adjacent developments of greater densities there is not considered to be an objection in principle to the higher level of provision on the application site subject to relevant policies of the adopted local plan, SPD's and that it achieves the main benefits for the Phase II development as set out Plan 4, Development Principles Option B of the site Brief.
- 3.6 With regard to the Design and Access Statement , the parking survey only included Saturdays not Sundays where there is an impact regarding parking issues in the vicinity of Ware Youth Football Club not included in the report, implying lesser impact on Saturdays only. The Post Office at King George's Road was closed several years ago, and is now a general store and Fish and Chip Shop not mentioned in the report. The nearest Post Office is at the Kingshill Local Shopping Centre
- 3.7 East Herts Landscape Officer comments that there is no impact on any significant trees and the indicative layout is acceptable in landscape terms.
- 3.8 Hertfordshire's County Council Property Section advises that the proposal falls within the thresholds whereby financial contributions are sought to minimise the impact of the development on Hertfordshire County Council services for the local community. Contributions towards education, youth and libraries are sought as is fire hydrant provision.
- 3.9 East Herts Housing Development Unit comments that the general outline of the proposal is in line with our policies, but should be clarified to reflect the New Affordable Homes Commissioning Brief which states 75% of the properties to be rented, and 25% of the properties to be intermediate housing.

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- 3.10 The Environment Agency have no objection to the proposed development but request conditions for the development to be carried out in accordance with the approved Flood Risk Assessment and recommended mitigation measures, that prior to any future development a scheme to address the risk of contamination of the site shall be submitted to the LPA and that no infiltration of surface water drainage into the Principle Aquifer around the local abstraction borehole.
- 3.11 Herts Biological Records Centre comment that the ecological survey is out of date and not an accurate survey of the potential impact of the proposed development on protected species on the site. Due regard should be given to the provisions of PPS9 and the requirement for an up to date ecological assessment, including bat and badger surveys.
- 3.12 Thames Water has no objections to the proposal with regard to sewerage infrastructure. In respect of surface water management, an attenuated scheme should be employed and surface water flows regulated into the public network through on /off site storage.
- 3.13 Hertfordshire County Council Historic Environment Unit advises that the site is located close to evidence of settlement occupation late Iron Age and Roman periods. It is therefore considered that the development is likely to have an impact on significant archaeological deposits and a condition is recommended to ensure a programme of archaeological work is undertaken
- 3.14 East Herts Environment Manager-Open Spaces comments that the existing play area (LEAP) on the Phase I POS2 site (land which remains in the ownership of Herts County Council) if offered for adoption to East Herts Council, would not meet the Council's current standards for adoption. As such the LEAP cannot, at this stage, be counted in any calculation to demonstrate the provision of adequate play space in the area. This open space (POS2) does however offer the opportunity to develop a play facility that could provide provision for all three nearby development schemes (Phase I, Phase II and the Community Centre development ref: 3/06/1579/OP) that are now under consideration.
- 3.15 It is advised that the two proposed developments, the eastern Phase II and Community Centre should contribute towards the provision of a NEAP on the site and that one of the developments should make provision for the design and installation of it as part of a planning agreement.
- 3.16 The recommended minimum activity zone for a NEAP is 1000sqm and a buffer zone of 30m should be allowed between this and the boundary of the nearest residential property. It is therefore imperative that any adjacent

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development locates properties with this in mind and the play area should be considered as an intrinsic element of both developments (Phase II and Community Centre Land) as an attractive and functional space.

- 3.17 The LAP proposed in the centre of the Phase II development to the east on the indicative Plan (4283.210A) would need to conform strictly to the FIT (Fields in Trust - previously National Playing Fields Association) standards as regards space laid out primarily for very young children to play close to where they live. As such, it would not contribute greatly to the developer's requirement to provide play for young people in general, but could provide an important addition to the network of play facilities in the area.

4.0 Town Council Representations

- 4.1 Ware Town Council do not object to the proposal but are concerned about the density of the development and access to the site as the proposed road is very narrow and would ask that emergency services be consulted.

5.0 Other Representations

- 5.1 The application has been advertised by way of press notice, site notices and neighbour notification. 5 letters of representation have been received raising the following concerns:
- The public area proposed could generate anti-social behaviour
 - Concerns about the access to new development, construction traffic should use alternative access to Lady Margaret Gardens.
 - Disruption to residents of Lady Margaret Gardens from construction traffic
 - 81 houses on new development will result in increase usage of access road, leading to safety and noise issues.
 - Parking permits should be provided for residents in Lady Margaret gardens
 - There is no overflow parking or visitor parking
 - A second access should be introduced from Fanhams Hall Road
 - The emergency route to the development in Evergreen Road should be removed
 - Lady Margaret Gardens is not adopted yet
 - Overflow parking will have an adverse impact on Musley Hill's existing traffic and parking congestion
 - Development will exacerbate parking congestion in Lady Margaret gardens when Football Club in operation
 - Open space provision inadequate
 - It appears there is double counting of open space provision for Phase I and Phase II

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- Concerns over changes to development for outline permission at reserve matters stage
- Amenity hedge on Evergreen Road to be retained
- Proposal should respect the roof heights of properties in Evergreen Road and Linwood Road at 2 storeys
- No access should be provided from Evergreen Road to the driveways of new houses

6.0 Policy

6.1 The relevant 'saved' Local Plan policies in this application include the following:-

SD1	Making development More Sustainable
SD2	Settlement Hierarchy
SD3	Renewable Energy
HSG3	Affordable Housing
HSG4	Affordable Housing Criteria
HSG6	Lifetime Home
TR1	Traffic reduction in new Developments
TR2	Access to New Developments
TR3	Transport Assessments
TR7	Car Parking- Standards
TR8	Car Parking- Accessibility Contributions
TR12	Cycle Routes- New Developments
TR14	Cycling- Facilities Provision (Residential)
ENV1	Design and Environmental Quality
ENV2	Landscaping
ENV3	Planning Out Crime – New Development
ENV11	Protection of Existing Hedgerows and Trees
LRC3	Recreational Requirements in New Residential Developments
LRC9	Public Rights of Way
WA2	Reserve Housing land
IMP1	Planning Conditions and Obligations

6.2 In addition, there are relevant adopted SPD's including: Affordable Housing and Lifetime Homes 2008, Open Space, Sport and Recreation 2009, Planning Obligations 2008 and Vehicle Parking Provision at New Developments 2008.

6.3 The following National policy guidance is also relevant:-
Planning Policy Guidance 1: Delivering Sustainable Development,
Planning Policy Statement 3: Housing

7.0 Considerations

7.1 This application seeks outline permission for residential development on the site with access arrangements only to be considered in detail. All other matters, being reserved for future consideration as a Reserved Matters application. The main issues for consideration therefore are:

- The principle of residential development on the site
- The acceptability of the access arrangements
- Provision of on-site and off-site open space
- The impact on the amenity of adjacent residential properties
- Landscape and Ecology
- Other matters
- S106 Agreement and Conditions

Principle of Residential Development and Open Space Provision

7.2 At national level the proposal accords with national policy as set out in PPS3: Housing, PPG13: Transport and PPG1: Delivering Sustainable Development.

7.3 The application site is identified as a Housing Allocation under Policy WA2 of the adopted Local Plan Second Review 2007 as 'Land East of Trinity Centre' Phase II'. The policy estimates that 70 dwellings could be provided on the whole site ref: (86) as shown on the Proposals Map. A development brief for the site was approved by the Council in 2002 and this document sets the guiding principles for the future development on the site. A clear principle in favour of residential development on this site is therefore established.

7.4 It is noted that the current proposal on the site is for up to 81 dwellings, and given the higher density levels on the previously developed adjacent 'Former Trinity Centre site' and other recent adjacent development it is not considered that a higher level of provision on this site would be unacceptable, subject to other material considerations and relevant policies.

7.5 However, Officers consider that a lower number of units may be necessary, in order to provide for the satisfactory provision of open space and amenity space within the built up area of the Phase II development. Officers, at pre-application stage sketched a Concept Plan (June 2010) indicating greater open space provision within the site than is currently shown on the indicative scheme (unfortunately this is not referenced in the Design and Access Statement). However, this matter will be considered in detail at the Reserved Matters application stage.

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- 7.6 In respect of open space provision on the site, this application refers to the original excess of open space provision provided on the parcel of land to the north of Lady Margaret Gardens (Phase 1 development) identified as POS2. This is located within the Green Belt and has been retained in the ownership of Herts County Council. It is also included in the Development Brief of August 2002 as Open Space with provision of a LEAP for the Phase I development.
- 7.7 However, as the current LEAP does not meet the Council's standards for adoption and the Open Space standards that applied in August 2002 have since been superseded by the Council's SPD: Open Space, Sport and Recreation, it is now necessary and appropriate to review the provision of Open Space on the combined sites.
- 7.8 Based on the SPD standards for 81 dwellings, a greater amount of young peoples space (238sqm) would be required than the proposed 100sqm in the indicated single LAP. Also, 655sqm of amenity green space could be provided in part within the built development to raise its quality rather than relying on all of it to be accounted for by the large area to the north in POS2.
- 7.9 Whereas the original requirement of open space for the Phase II development as identified in the Development Brief of August 2002 made provision for a single on-site LAP of 0.10ha, the Council's adopted SPD: Open Space, Sport and Recreation 2009, now requires the provision of a LAP (Local Area of Play) on site and a LEAP (Local Equipped Area of Play) on-site, or a NEAP (Neighbourhood Equipped Area of Play) off-site, as well as addressing other areas of open space provision that are met by contributions under a S106 agreement.
- 7.10 Officers consider, therefore, that a scheme of appropriate play provision for the site, which could well include enhanced provision on POS2, or the creation of a NEAP thereon, should form a necessary requirement of the proposed section 106 agreement.
- 7.11 Subject to the suggested legal agreement and conditions therefore, Officers consider that the principle of the development is acceptable.

Access and traffic Implications

- 7.12 Access to the site is provided from Fanhams Hall Road, through Lady Margaret Gardens, and Hertfordshire Highways comment that in a highways context the principle of the residential development forming Phase II of the redevelopment of the former Trinity site is acceptable. The Transport

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Assessment submitted accurately reflects the highway implications of the proposal and the proposed plans, although only indicative plans have been agreed in principle by the Highway Authority.

- 7.13 It is highlighted that there is a need for off site improvements to the pedestrian linkages to the site and bus stop improvements are also needed. Financial contributions via a S106 agreement are therefore sought for this provision and contributions towards sustainable transport initiatives identified in the Hertford and Ware Urban Transport Plan.
- 7.14 In line with these comments I consider that the amount of traffic generated from the development would not adversely impact on the surrounding highway network and in this respect the proposal is acceptable.
- 7.15 The issue of pedestrian/cycling access to the (Phase II) development site from Evergreen Road is a sensitive issue, although the originally approved 2002 Development Brief for the site envisaged the full connection of the Trinity Site with its surroundings, and the importance of good connections was emphasised by Officers at the pre-application stage.
- 7.16 The issue has been raised by some residents who feel that the linkage of pedestrian and cycle routes through the proposed residential development would adversely affect the amenities of the occupiers in Evergreen Road.
- 7.17 However, it is considered that the benefits of the continuation of public routes through the site for pedestrian and cycle facilities would bring the new development and its open spaces and play areas into connection with the surrounding neighbourhood and improve pedestrian accessibility across the whole Trinity Centre development.
- 7.18 With good design, these routes can be well surveyed and attractive and should not impact adversely on the character and appearance of the locality or the amenities of the neighbouring residents. These factors outweigh any harm to local residents and therefore it is recommended that the Council seeks to ensure this provision through an s106 agreement.
- 7.19 To preserve the amenities of residents and character of the cul-de-sac, there is no vehicular access proposed from Evergreen Road to the proposed development, other than by a gated access for emergency vehicles only, which can be controlled subject to a S106 agreement or subject to conditions. The conclusion is that subject to detailed plans and provision of pedestrian/cycle links there would be no obligation sought.

Impact on the amenity of adjacent residential properties

- 7.20 The proposal for residential development as shown on the indicative plan would provide predominantly for 2 storey housing which would relate well to the scale of the surrounding buildings. The buildings indicated at two and a half storeys are limited in number and look over open space. Whilst this is a matter to be fully considered at the detailed planning stage the indicated plan is reassuring as Officers would be concerned at a height of more than 2 storeys for houses backing onto the rear boundary of residential properties in Linwood Road. This is because the back to back distances and orientation of both existing and proposed dwellings could have an adverse impact on the amenities and outlook of the occupiers if the height of the proposed dwellings along this eastern boundary were in excess of two storeys in height.
- 7.21 The ability to move through the Trinity Site area is beneficial to the wider area. Routes are already provided by the Phase I scheme, and development at Phase 2 can enable this to be improved, subject to careful siting and orientation of the new dwellings.

Landscape and Ecology

- 7.22 With regards to any impact the proposal will have on the existing landscape character of the site, it is acknowledged that any development will impact upon its visual appearance and the indicative plan submitted shows a substantial enhancement of the existing limited landscape character of the site. The provision of tree planting and defensible frontages throughout the development site as indicated would contribute significantly to the character and appearance of the scheme, constituting a positive landscaping opportunity in the area that would be supported at Reserve Matters stage.
- 7.23 As the site was originally a playing field there is limited ecology on site but there are opportunities in the indicative scheme for enhancement. I have therefore included a condition requiring the provision of a detailed Landscape Design Proposal. In terms of the ecology of the site, a survey was carried July 2001. Whilst the report offers background information it is too old (9 years) to be used to accurately assess the potential impact of the proposed development on the site. As such a current ecological assessment is required and a condition is therefore suggested to ensure this.

Other Considerations

- 7.24 The application is located close to evidence of occupation of Late Iron Age and Roman date likely to have an impact on significant deposits. In line with advice from the Historic Environment Unit, I consider that a condition requiring the implementation of a programme of archaeological work is both reasonable and necessary to provide properly for the likely archaeological implications of the development proposed.
- 7.25 With regards to affordable housing, in line with policies HSG3 and HSG4 of the Local Plan, it is considered appropriate to require that 40% of the development be provided as affordable housing. I also consider it appropriate to require that 15% of the new dwellings proposed are built to 'Lifetime Homes' standards as set out in policy HSG6.
- 7.26 On matters relating to financial contributions to sustainable transport initiatives, and those provisions outlined by the County Planning Obligations Unit, I consider the suggested contributions are an appropriate request and do not go beyond the tests of reasonableness related to the scale of the proposed development of which Circular 11/1995 and Circular 05/2005 are a material consideration.
- 7.27 My concern as regards Phase I and Phase II of the Trinity Centre site development is the possible double counting of the informal open area to the north known as POS2. This space was to be provided and landscaped as part of the Phase 1 proposals. The current application provides enough open space only if this area is included in the calculations, and for that reason it is recommended that the S106 agreement includes a clause requiring the provision of adequate open space across the site as a whole.
- 7.28 The siting and provision of open space will ultimately be determined in the detailed application submission. The area of POS2 was, under the Phase 1 agreement, to be retained by Herts County Council. As part of this application, however, it is considered essential that it be provided and managed by East Herts Council as Public Open Space with the appropriate contributions and funding.

8.0 Conclusion

- 8.1 In summary, it is considered that the principle of residential development on the site is established and acceptable, subject to the provision of satisfactory open space provision and the matters of detailed layout and design/appearance.

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- 8.2 This outline proposal is for 'up to 81 dwellings' on the site, but would be subject to the constraints of the site and the requirement for on-site open space and play space provision according to the Council's SPD: Open Space, Sport and Recreation.
- 8.3 Whether 81 dwellings and adequate open space can be achieved in a satisfactory form on the site can ultimately only be demonstrated by the submission of details.
- 8.4 The access arrangements proposed follow the details agreed under the Development Brief 2002 for Phase I and Phase II of the site, and are considered to be acceptable.
- 8.5 The details of the proposed development are to be dealt with at the reserve matters stage. However the indicative height and scale parameters as shown at this outline stage are generally acceptable with the exception of the details of the open space provision.
- 8.6 It is therefore recommended that, subject to the applicant entering into a S106 agreement with the Council to secure the recommended planning obligations as set out at the head of this report, outline planning permission should be granted subject to conditions.