

ITEM: 11

Application Number: 09/00214/OUT

Applicant: CSSC Limited

Description of Application: Outline application for a new health and fitness centre (with associated creche, parking, access and landscaping) and 50 new dwellings; with approval of reserved matters sought for the health and fitness centre (access, appearance, landscaping, layout and scale)

Type of Application: Outline Application

Site Address: CIVIL SERVICE SPORTS CLUB, RECREATION ROAD PLYMOUTH

Ward: Ham

Valid Date of Application: 12/06/2009

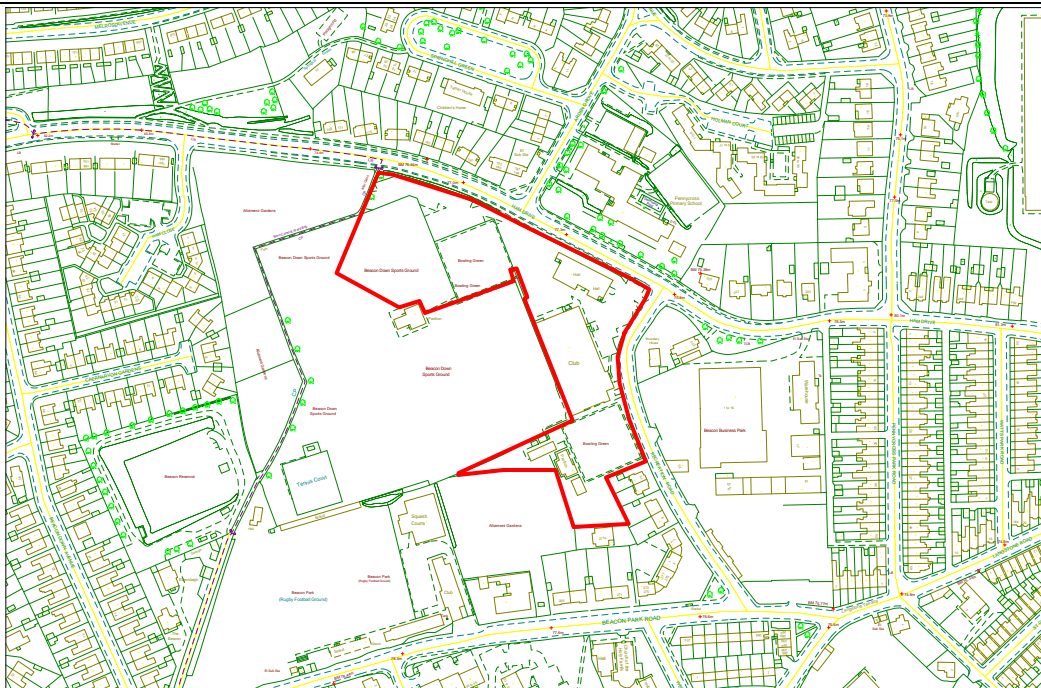
8/13 Week Date: **11/09/2009**

Decision Category: Major Application

Case Officer : Robert Heard

Recommendation: Refuse

Click for Application Documents: www.plymouth.gov.uk



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OFFICERS REPORT

Site Description

The Civil Service Sports Club site is located in the Beacon Park area of the city and is currently accessed from Recreation Road. The site has been vacant for a period in excess of 3 years now and has recently been cleared, following the granting of demolition consent for the removal of the majority of buildings located at the site in association with the sports club use.

The site is approximately 1.8 hectares and the land rises gently across the site to the north and west from the south eastern corner. It contains 3 senior grass sports pitches (last arranged as 2 football and 1 rugby with a cricket pitch being formed in the summer months on the site of the 2 football pitches), ancillary changing rooms, 2 tennis courts and 2 bowling greens. The buildings that have recently been demolished include the main club building which contained sports halls, gymnasium, indoor bowling and bar and function room and a social club that was mainly used for private functions. Ancillary storage buildings have also been removed.

The area is predominantly residential in character, although there is a primary school located to the north of the site across Ham Drive. The character of development surrounding the site is mixed, with recent housing developments being situated to the east and west of the site. Areas to the north and south are characterised by older residential development that appears to emanate from the 1930's.

Proposal Description

The application is made in outline for a new health and fitness centre with associated crèche, parking, access and landscaping, and for 50 new dwellings, with approval of reserved matters sought at this time for the access, appearance, landscaping, layout and scale of the health and fitness club.

The application proposes to retain 2 of the 3 senior grass sports pitches, the 2 existing tennis courts and the changing room block, but does not retain either of the 2 existing bowling greens or the 3rd senior grass sports pitch (last used as a rugby pitch and located adjacent to Ham Drive). With regards to the parts of the application that both outline consent and full reserved matters are sought, the proposed health and sports club will be located on the northern part of the site adjacent to Ham Drive and will be situated on land that is presently the senior rugby pitch. It is in the form of a 2 storey flat roofed building and will provide the following facilities:

- Large gymnasium
- Two exercise studios
- Spinning studio (static bikes)
- Health and Beauty facilities
- Changing facilities
- 20m x 8m swimming pool
- Sauna, steam, spa and relaxation rooms
- 8m x 6m learner pool
- Creche
- Bar area with associated kitchen

Ancillary car parking is proposed and 140 car parking spaces, including 7 disabled, are positioned around the proposed health club building on the northern part of the site. The application also proposes cycle storage and landscaping around the proposed health club building.

To the west of the proposed health club building, on part of the land that was last used as a senior grass rugby pitch, it is proposed to have 10 football training squares. There are no details contained within the documents submitted with the application (other than a proposed layout plan) with regards to these areas and how they might be finished and enclosed. The only information submitted states that they are provided in order to reduce the wear and tear on the senior grass sports pitches that are proposed to be retained.

The residential element of the proposal is made in outline only with all matters reserved for future consideration, for 50 dwellings. This is proposed to be on the eastern part of the site, adjacent to Recreation Road, on part of the site that was formerly occupied by the old Civil Service Clubhouse building and the southernmost bowling green.

Relevant Planning History

07/01261/FUL - Erection of Health and Fitness Centre with a new vehicle access to Ham Drive and associated parking and landscaping. REFUSED

06/00687/FUL - Demolition of free standing function building, and part demolition of existing sports hall and reconstruction as Health and Fitness Club, 7 floodlit synthetic 5-a-side pitches, extension to external changing rooms and associated parking. WITHDRAWN

06/00301/FUL - Demolition of building, part demolition of existing sports hall and reconstruction as Health and Fitness Club, 8no. Floodlit synthetic 5-a-side pitches, extension to external changing rooms and associated parking. WITHDRAWN

Consultation Responses

Highways Agency

No objections

Sport England

Object due to loss of senior grass sports playing pitch without mitigation.

Environment Agency

Object on the grounds that the flood risk assessment provides insufficient detail regarding flood risks associated with the drainage design.

Public Protection Service

Object due to insufficient information submitted to demonstrate that the risk of contaminated land or that the risk of pollution to controlled waters is acceptable.

Highway Authority

Object due to over provision of car parking and potential impact upon local highway network at the Ham Drive/Outland Road and Recreation Road/Honicknowle Lane junctions.

Representations

7 letters of representation received, objecting to the application on the following grounds:

- Loss of existing playing fields, contrary to Plymouth Playing Pitch Strategy.
- No details of flood lighting which could impact upon neighbours amenities.
- No demand for new housing in the area.
- Loss of green space.
- Housing not appropriate for a former leisure/sports site that is on greenfield land.
- Loss of some of the activities that used to take place at the site, such as skittles, darts and bowls.

Analysis

This application proposes to provide a new health club with associated car parking and landscaping and 50 new dwellings at the Civil Service Sports Club site on Recreation Road in Beacon Park, whilst retaining 2 grass sports pitches and 2 tennis courts. A detailed breakdown of the application proposal is set out above in the Proposed Description section of this report.

The application raises a number of main points that require consideration;

- the principle of a mixed use redevelopment at the site;
- whether the loss of a senior grass playing pitch is acceptable;
- issues of layout and building design;
- highway safety, parking and access issues;
- residential amenity issues.

Principle

The site is a designated Greenscape Area. Policy CS18 (Plymouths Green Space) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) seeks to protect such areas and states that *'Development on or adjacent to a Greenscape Area will not be permitted where it result in unacceptable conflict with the function(s) or characteristics of that area'* and that development proposals will be required to *'improve the quality and quantity of accessible green space, where appropriate.'*

Greenscape Areas can perform a number of functions and are recognised for having value in the following eight areas; 1 Informal Recreation; 2 Sport and Formal Recreation; 3 Habitats and Species; 4 Visual Amenity; 5 Separation Buffer; 6 Access Corridors; 7 Historical/Cultural and 8 Countryside/Food Growing.

These 8 functions are evaluated and given a scale of importance to determine their value. The scale of importance ranges from Neighbourhood to International Value and the full scale is as follows:

Neighbourhood (least value)
 District
 City
 Regional
 National
 International (highest value)

The Civil Service Sports Club site is considered to have City Value for Sport and Formal Recreation and Neighbourhood Value for Visual Amenity and as a Separation Buffer. With regards to Sport and Recreation, there is a recognised shortage throughout the city of sports pitches, as stated in the Plymouth Playing Pitch Strategy. The site is of city wide importance for Sport and Formal Recreation and any redevelopment of the site must therefore at the very least protect and preferably enhance sport and formal recreation opportunities in the city. The application fails to do this, by proposing the loss of an existing senior grass sports playing pitch without replacement or mitigation.

It is possible for the site to be redeveloped for a mixed use development containing a health/sports club as this is what has existed previously at the site and it is also possible to introduce an element of residential development, but this must not be at the expense of senior grass sports pitches. The application therefore conflicts with Policy CS18 as it would result in

unacceptable conflict with the function of the area (being of city wide importance as formal sports pitches), whilst also failing to address local deficiencies in this area.

As stated, the site has neighbourhood value for visual amenity and as a separation buffer. It makes a contribution to greenspace in this area, which is limited in supply in the locality. However, the site is not publicly accessible and this seems to explain its low weighting (neighbourhood) with regards to visual amenity and its role as a separation buffer, as it is enclosed and thus of limited value to local residents with regards to these considerations. Development of the site in the form proposed is thus unlikely to have a significant impact upon its role as a separation buffer or its contribution towards local visual amenity and it is therefore considered that a mixed use development could be acceptable at the site with regards to these considerations. However, due to the aforementioned loss of formal grass playing pitches this application fails to accord with Policy CS18 (Plymouths Green Space).

Loss of a Senior Sports Playing Pitch

The development proposals would lead to the direct loss of a senior rugby pitch and 2 outdoor bowling greens. The rugby pitch is proposed to be relocated to the site of 1 of the existing football pitches, so the net loss at the site is 1 senior grass football pitch. Consultation has been made with Sport England as required by Statute in these circumstances. The advice makes it clear that there has not been an adequate assessment of the impact of losing outdoor facilities in this area against the benefit of providing an indoor health facility, and that there is no justification or mitigation proposed for loss of an existing grass sports pitch.

In their letter dated 21st July 2009, Sport England state that 'We note that the current application includes relocating (and reducing in size) the rugby pitch to the cricket outfield, which would lead to the loss of an existing football pitch. We are not aware of any proposals being put forward as part of the application which seek to provide compensatory playing field provision to offset the reduction in the number and quality of pitches currently on the site. We have previously suggested that this issue should be addressed in order to overcome our concerns in relation to the loss of outdoor sports facilities, but we are not aware of any firm proposals being forthcoming.....we consider that the proposal to locate the health and fitness club at the northern end of the site would have a significant adverse impact on the quantity and quality of pitch provision on the site. In the light of the playing pitch deficiencies identified in the Plymouth Playing Pitch Strategy, and lack of any replacement playing pitch provision linked to the application, we do not consider the proposals meet the requirements of our Playing Field Policy.'

In conclusion, Sport England state that 'Whilst we welcome any attempts to retain the site in sports use, we do not consider that the overall benefits of the proposed development outweigh the loss of the outdoor sports facilities. In particular, we would wish to see every effort made to retain the existing grass pitches and outdoor bowling greens on site.....in the light of the above

comments Sport England wishes to object to this application, on the grounds that the proposed development would be in conflict with our Playing Field Policy and our policy on the loss of sports facilities contained in Planning for Sport and Active Recreation: Objectives and Opportunities (2005).'

Furthermore, the City Council has now produced a Playing Pitch Strategy for the city and this forms part of the evidence base for the Local Development Framework. The Plymouth Playing Pitch Strategy was prepared in accordance with PPG17 (Planning for Open Space, Sport and Recreation) and identifies citywide shortfalls in playing pitch provision in Plymouth.

Despite this being the fourth application for redevelopment of this site the applicants have failed to address sufficiently the issues of justification or mitigation. A draft unilateral undertaking has been submitted with the application which proposes measures to protect and manage the 2 remaining playing fields and whilst this is welcomed and would be essential, it does not address the issue of loss of a playing pitch, by either providing justification for this or mitigation, as required by planning policy.

In this respect the application fails to make a case for the permanent loss of outdoor sports facilities and the benefits associated with the proposed indoor facility, whilst providing mitigation for loss of the former sports club at the site, do not compensate for the loss of an essential outdoor senior grass playing pitch. Policy CS30 (Sport Recreation and Childrens Play Facilities) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) states that *'There will be a presumption against any development that involves the loss of a sport, recreation or play facility except where it can be demonstrated that there is currently an excess of provision, or where alternative facilities of equal or better quality will be provided as part of the development.'*

In the absence of robust justification (or mitigation) the proposals (specifically with regards to loss of a senior grass sports pitch) cannot be supported by Sport England or the City Council. The application would be in conflict with the exception test E5 of the Sport England assessment criteria and also policy CS30 (Sport, Recreation and Children's Play Facilities) of the Core Strategy.

Layout and Building Design

The proposed layout plan shows the health and sports club located on the northern part of the site adjacent to Ham Drive, on land that is presently the senior rugby pitch. It is in the form of a 2 storey flat roofed building and is surrounded by car parking and small landscaped areas. The proposed training squares are situated to the west of the proposed health club building, on part of the land that was last used as a senior grass rugby pitch. The residential element of the proposal will be positioned on the eastern part of the site, adjacent to Recreation Road, on part of the site that was formerly occupied by the old Civil Service Clubhouse building and the southernmost bowling green.

The northern part of the site is dominated by car parking and there is an over provision of car parking spaces at the site. It is positive that the building has

been re-positioned (following comments made in relation to the previous application) so that it lies adjacent to Ham Drive and has a positive relationship with the street, whilst ensuring retention of the established tree line on Ham Drive. However, the over provision of car parking dominates the site and takes up unnecessary space. If this area was reduced and rearranged it might be possible to retain the 3rd playing pitch at the site.

The building's architectural expression is considered to be a vast improvement on that proposed within the previous application, although some concerns still exist with regards to the proposed materials palette and elements of the detailed parts of the design, which lack interest. It is unclear when viewing the building where the front entrance is and this should be clearly defined. The proposed materials palette is bland and appears to lack colour and inspiration, giving the appearance of an office block or industrial building rather than a health and fitness club. This part of the application is therefore contrary to Policy CS02 (Design), which states that new development should be well designed to respect the character, identity and context of Plymouth historic townscape and landscape and contribute positively to an area's identity and heritage in terms of scale, density, layout and access.

The residential element of the application is made in outline only, with all matters reserved for future consideration. The location of the dwellings shown on the indicative layout plan seems broadly acceptable and appears to give a street presence to both Recreation Road and Ham Drive.

Highway Safety, Parking and Access issues

As already stated in this report, the application proposes a gross over provision of car parking at the site. Based on maximum parking standards, a total of 125 car parking spaces would be required to serve the proposed health club, yet the application proposes 140 car parking spaces.

There is a new access proposed from Ham Drive to serve the health club. Whilst this is acceptable in principle, it would be preferable if a mini roundabout were utilized here in order to reduce traffic speeds, but this is outside of the site boundary and would need to be the subject of a Section 278 Agreement. Concerning the residential element of the proposed development, access is reserved for future consideration.

The Council's Highways Officer has concerns about parking levels and the trip rates quoted within the applicant's Transport Assessment, commenting that *'It is the view of the Highway Authority that some of the data included in the TA relating to trip distribution may be incorrect and consequently the impact of the development traffic on the operation of existing signal controlled junctions in the area may be greater than that forecast. Furthermore there would appear to be an over-provision of car parking in respect of the level of car parking proposed to serve the sports facility. Therefore in view of these concerns I would have to recommend that the application be refused.'*

Residential Amenity

Policy CS34 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) seeks to protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook and privacy.

Based on the indicative layout, there appears to be acceptable separation distances between the existing dwellings near to the site and those proposed within the site. The impact of the development, based on the indicative layout, on the residential amenities of existing properties close to the site would therefore be minimal and not sustainable as reasons for refusing the residential element of this planning application. Generally, the proposed indicative layout appears to create a design that provides a satisfactory residential arrangement that would not raise issues of residential amenity conflict between the dwellings proposed.

Other Relevant Issues

Policy CS20 (Sustainable Resource Use) requires developments to utilize natural resources in as efficient and sustainable way as possible, incorporating sustainable design into the building form. Reliance on the use of artificial light in areas such as the pool hall and gymnasium should be minimised. Natural ventilation should be used. Opportunities (as per Core Strategy CS20) for Micro-Generation / Combined Heat and Power should be explored in relation to heating the swimming pool (and potentially linked to additional residential development on the site). No details regarding these issues have been submitted with the application and it is therefore considered contrary to Policy CS20 (Sustainable Resource Use) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

The application lacks details on biodiversity and does not demonstrate a net gain in biodiversity by designing in wildlife and ensuring that any unavoidable impacts are appropriately mitigated for, as required by Policy CS19 (Wildlife). The application is therefore contrary to Policy CS19 (Wildlife) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

The Environment Agency have objected to the application on the grounds that the flood risk assessment submitted with the application provides insufficient details regarding flood risks associated with drainage design. The flood risk assessment should demonstrate that there is sufficient space on the site to incorporate a sustainable drainage system with proper regard to exceedance flooding routes. In the absence of acceptable details, the application is contrary to Policy CS21 (Flood Risk) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed

against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Letters of Representation

7 letters of representation have been received, all in objection to the application, for reasons listed above in the representations section of this report. Many of the planning issues raised have already been discussed in the analysis section of this report. However, with regards to the issue of floodlighting, it is considered that if the application were acceptable this issue could be covered by planning condition, in order to minimise impact upon nearby residential properties.

Equalities & Diversities issues

This application has the potential to affect people of all ages and from all backgrounds as it proposes a health club that would be available to all members of the general public, and housing that would also be available on the open market. If the application were to be accepted no negative impacts to any equality group would be anticipated.

Section 106 Obligations

In accordance with Policy CS15 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) the application is required to provide 30% of all dwellings as affordable homes. There is no commitment within the application (or within the draft unilateral undertaking submitted) to provide or secure this or the financial mitigation required by the Plymouth Development Tariff. The application is therefore contrary to both Policy CS15 and Policy CS33 (Community Benefits) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

Conclusions

There are a number of reasons why this application cannot be supported. Principally, it proposes the loss of a senior outdoor grass playing pitch without justification or mitigation. The design and materials palette of the proposed building is poor and uninspiring, there are highways concerns regarding trip rates and impact upon existing junctions, the proposed parking levels are too high, no affordable housing or financial mitigation is proposed and there are no details of biodiversity enhancements, acceptable drainage designs or sustainable resource use. The application is therefore recommended for refusal.

Recommendation

In respect of the application dated **12/06/2009** and the submitted drawings, **PL09, PL07, PL02A, PL10A, PL11A, PL03, PL04, PL05, PL08, PL06, PL01, 08.189.1TCP, Flood Risk Assessment, Transport Assessment, Planning Statement, Tree Survey, and accompanying Design and Access Statement** , it is recommended to: **Refuse**

Conditions

LOSS OF ESSENTIAL SPORTS FACILITIES

(1) The proposed development would result in the permanent loss of outdoor sports facilities, in this case a senior formal grass playing pitch, without justification or adequate mitigation. There is a recognised shortage of outdoor sports pitches throughout the city and the 3 senior sports playing pitches at the CSSC site are valuable local assets that provide essential sporting facilities to the city. No justification or acceptable mitigation for the loss of the facility has been provided. The application is therefore contrary to Policy CS30 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007), the guidance contained in PPG17, Sport England's Playing Field Policy 'A Sporting Future for the Playing Fields of England' and Sport England's 'Planning for Sport and Active Recreation: Objectives and Opportunities' ((2005).

OVER PROVISION OF CAR PARKING

(2) The level of car parking serving the site is most undesirable, as it would provide a level of car parking which is greater than the maximum number of spaces required to serve the site by applying the maximum car parking standards in the City Councils Car Parking Strategy, along with guidance and advice set out in PPG13 (Transport) which recommends limiting car parking serving new development in order to encourage the shift to sustainable modes of transport as an alternative to the private car and hence reduce vehicular trips on the highway network, particularly in the peak traffic hours. The proposal is therefore contrary to Policy CS28 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

HIGHWAY SAFETY

(3) The applicant has not sufficiently demonstrated through the traffic modeling work included in the Transport Assessment that the additional traffic movements generated by the development will not lead to a deterioration in operating conditions at the Ham Drive/Outland Road and Recreation Road/Honicknowle Lane junctions, which would give rise to conditions likely to cause:

- (a) Unwarranted hazard to vehicular traffic;
 - (b) Prejudice to public safety and convenience; and
 - (c) Interference with the free flow of traffic on the highway;
- which is contrary to Policy CS28 of the adopted City of Plymouth Local Development Framework Core Strategy adopted April 2007.

ABSENCE OF DETAILS OF RENEWABLE ENERGY PRODUCTION EQUIPMENT

(4) The application fails to include details of how the building will limit energy consumption and how onsite renewable energy production equipment to offset at least 15% of predicted carbon emissions for the periods up to 2016, is to be provided. Considerations associated with delivering this requirement could materially alter the scheme and in the absence of such information the proposal is contrary to Policy CS20 (Sustainable Resource Use) of the

Adopted City of Plymouth Local Development Framework Core Strategy (2007), which seeks to secure sustainable resource use.

INSUFFICIENT INFORMATION ON WILDLIFE SITE

(5) Insufficient information has been provided on protected species that could be using the site. Without this information it is impossible to determine the development impacts upon these species and whether these impacts can be avoided or mitigated. The development is therefore contrary to Policy CS19 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) and the guidance within ODPM circular 06/2005 'Biodiversity and Geological Conservation - statutory obligations and their impact within the planning system.'

INSUFFICIENT INFORMATION ON HABITATS

(6) Insufficient information has been provided within the application on habitats that might be present at the site to enable a sufficient understanding of the impact of development and how the impacts will be avoided and/or mitigated; the application is therefore contrary to Policy CS19 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

LACK OF ENHANCEMENT & MITIGATION DETAILS

(7) The proposed development could result in a net loss of biodiversity at the site. No enhancement or mitigation details have been produced in association with adequate survey work to determine if the application could result in a net gain in biodiversity as required by CS19 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) and to PPS9. The development is therefore contrary to Core Strategy Policy CS19 and PPS9.

AFFORDABLE HOUSING REQUIRED

(8) This mixed use development proposal contains a residential element that generates affordable housing requirements. In the absence of a mechanism to secure the provision of affordable housing, the proposal fails to contribute towards the creation of balanced, mixed and sustainable communities and is therefore contrary to Policy CS15 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) and to the Planning Obligations & Affordable Housing Supplementary Planning Document.

SECTION 106 CONTRIBUTIONS

(9) The proposed residential development generates the need for financial contributions under the Plymouth Development Tariff, in order to provide adequate mitigation and other community benefits. In the absence of these requirements being met, it is contrary to policies CS15 (Overall Housing Provision) and CS33 (Community Benefits/Planning Obligations) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

POOR DESIGN

(10) The design of the proposed health club building is poor and uninspiring, using a bland materials palette, and does not contribute positively to local

visual amenity or the streetscene. The application is therefore contrary to Policy CS02 (Design) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

INADEQUATE FLOOD RISK ASSESSMENT

(11) The Flood Risk Assessment submitted with the application provides insufficient details regarding flood risks associated with the drainage design. The flood risk assessment should demonstrate that there is sufficient space on the site to incorporate a sustainable drainage system with proper regard to exceedance flooding. In the absence of these details the application is contrary to Policy CS21 (Flood Risk) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

CONTAMINATED LAND

(12) The application contains insufficient information to demonstrate that the risk of contaminated land or that the risk of pollution to controlled waters is acceptable. No preliminary risk assessment has been submitted and the application is therefore contrary to Policies CS22 (Pollution) and CS34 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) and the advice contained within PPS23.

Relevant Policies

The following (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

PPG13 - Transport
PPG17 - Sport and Recreation
PPS9 - Biodiversity and geological conservation
PPS23 - Planning & Pollution Control
CS28 - Local Transport Consideration
CS32 - Designing out Crime
CS33 - Community Benefits/Planning Obligation
CS34 - Planning Application Consideration
CS22 - Pollution
CS18 - Plymouth's Green Space
CS19 - Wildlife
CS20 - Resource Use
CS21 - Flood Risk
CS01 - Sustainable Linked Communities
CS02 - Design

CS15 - Housing Provision
CS30 - Sport, Recreation and Children's Play Facilities
SPD1 - Development Guidelines
C 06/2005 - Biodiversity and Geological Conservation