

PLANNING APPLICATION REPORT



ITEM: 05

Application Number: 11/01384/REM

Applicant: Barratt Homes Exeter

Description of Application: Reserved matters application (access, appearance, landscaping, layout and scale) for the erection of 26 houses and 5 flats and the erection of a community hub building with mixed uses including multi-use community hall, retail, nursery and office space with 58 flats above and public open space (demolition of existing buildings including school, flats and associated garages)

Type of Application: Reserved Matters

Site Address: NORTH PROSPECT ROAD PLYMOUTH

Ward: Ham

Valid Date of Application: 05/09/2011

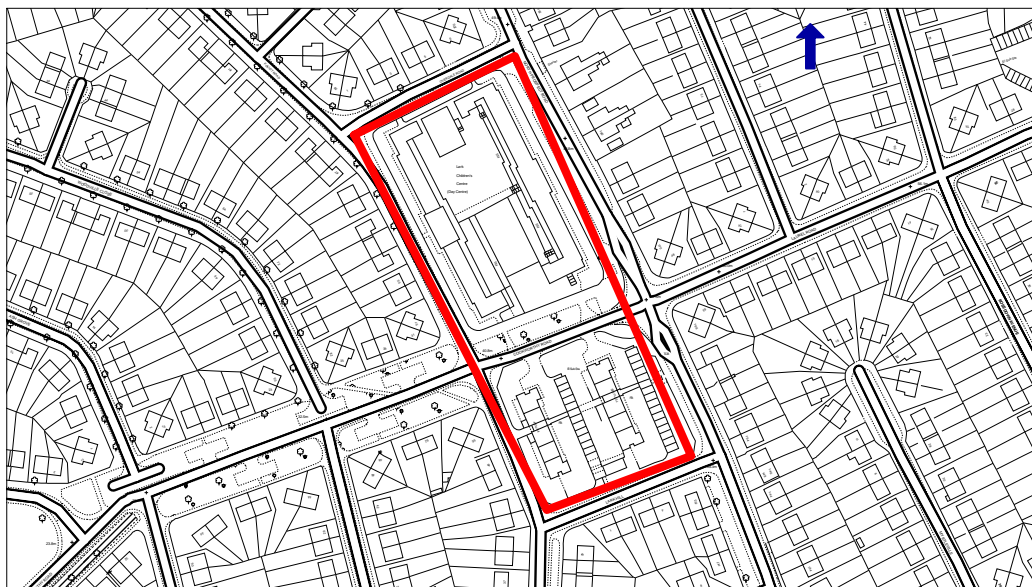
8/13 Week Date: 05/12/2011

Decision Category: Major Application

Case Officer : Carly Kirk

Recommendation: Grant Conditionally

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OFFICERS REPORT

Site Description

This site is currently made up of the former North Prospect Primary School and three blocks of flats. This site straddles Cookworthy Road and provides a developable area of 1.14 hectares / 2.82 acres.

The school building located on the northern section of what will be Phase 1B, is a combination of single and two storeys. This building is currently utilised for police training and local community facilities. The building itself is unusual for the area as it is a brick building with a slate roof.

The southern part of the site, which is currently segregated by Cookworthy Road, has two blocks of flats, which step with the topography and are four storeys in height. These buildings are flat roofed and appear to date from the 1960s. This area of the site features dramatic level differences with a floor levels difference between each of the buildings.

The site is surrounded by residential properties, and to the east of the site Phase 1A is under construction.

Proposal Description

Reserved matters application (access, appearance, landscaping, layout and scale) for the erection of 26 houses and 5 flats and the erection of a community hub building with mixed uses including multi-use community hall, retail, nursery and office space with 58 flats above (39 for supported housing and 19 others) and public open space (demolition of existing buildings including school, flats and associated garages).

Relevant Planning History

10/02026 (FULL) Redevelopment of site by erection of 148 new mixed tenure homes in the form of 117 houses, 23 flats and 8 coachhouses with associated parking and amenity areas (demolition of all existing buildings on site)- GRANTED CONDITIONALLY SUBJECT TO S106.

10/02065 (OUT) Outline application (all matters reserved) for the erection of 26 houses and 5 flats and the erection of a community hub building with mixed uses including multi-use community hall, retail, nursery and office space with 58 flats above and public open space- GRANTED CONDITIONALLY SUBJECT TO S106.

Consultation Responses

Highway Authority- no objections.

Parks Services- no comments received.

Highway Agency- no further comments received however the condition applied at outline stage requiring a travel plan still needs to be adhered to.

South West Water- no further comments received, however those made at outline remain, no objection but ask the applicant to note that public sewers lie within the site and that their diversion will be required as a part of the redevelopment.

Public Protection Department- raise concerns about potential noise pollution and land contamination. This consultee response was only received on 2nd November and therefore these concerns shall be discussed and a solution progressed prior to planning committee- an update shall be provided by way of an addendum.

Police Architectural Liaison Officer- no objections.

Environment Agency- no objections.

Housing Strategy- no objections.

Representations

1 letter of representation objecting for the following reasons:

- Retailers and their staff fear duplication of existing trades already on North Prospect Road.
- No access for deliveries except through front door raising practical and safety issues for general public.
- No parking spaces are available to the retailers for passing trade.
- No vehicular access to residents or retailers refuse areas.
- No fire exits except through the single entrance in the proposed shops.

Analysis

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.

The main policies relevant to this planning application are CS01, CS02, CS03, CS04, CS08, CS12, CS15, CS16, CS18, CS19, CS20, CS21, CS22, CS28, CS30, CS31, CS32, CS33 and CS34 of the adopted Core Strategy, the Planning Obligations and Affordable Housing SPD, and the North Prospect Sustainable Neighbourhood Assessment (2005). National Guidance that is of relevance includes PPG13, PPS1, PPS3, PPS 22, PPS23 and the National Planning Policy Framework.

This application did form the subject of pre-application discussions and the agent has liaised with the future users of the hub to try and ensure that the spaces created for them are suitable and meet their particular needs. As a result of pre-application discussions amendments have been made to the scheme including, for example, alterations to the nursery space.

General Layout

The basic layout of the site remains as indicated at outline stage with the hub at the south end of the site and housing and a block of flats to the north. The hub uses would now however be in just one building and the other main building to the south of the site would contain 19 flats.

In consolidating all of the community uses into one building the public realm has been sub-divided from one large hard landscaped square into two spaces- a new landscaped set of gardens 'Cookworthy Gardens' replacing Cookworthy Road and a smaller community square the 'Community Courtyard' around which the L-shaped community hub wraps in the opposite direction to that indicated at outline stage. This maximizes the frontage onto the important North Prospect Road while creating a sheltered south facing courtyard.

The Community Hub Building

As North Prospect Road is the primary route through the area, the retail, library and community learning facilities were considered the most appropriate uses to face this road. These facilities will serve the widest catchment and therefore would benefit from the convenience of the adjacent bus stop and parallel parking. To ensure the maximum cohesion of the facilities in the library with those in the community learning space these two facilities are located adjacent to each other. In addition to these uses it was considered very important that the rest of the facilities in the hub would have their own 'front door' facing on to North Prospect Road. so a reception for the whole building has been provided here which is shared with the library.

To enhance the use of the proposed community courtyard and Cookworthy Gardens a new atrium space connects the two and is the heart of the new facilities. It is linked to the North Prospect 'front door' via a stair that extends through the double height space. This hub area serves the community hall, kitchen and surestart shop with space for a cafe / informal meeting area. As a flexible space for all it is envisaged that the functions of this space will evolve, and this is reflected in the design, for example when demand requires it the community hall can open into the space to increase capacity.

The nursery is provided with a separate access from the secure community courtyard. The community courtyard will be managed with the rest of the hub and will be closed when the building is not in use to ensure that the spaces cannot be misused. The nursery also has access to its own play space facing south and is protected by a high wall on all sides. The nursery has a smaller secondary outdoor space to the west and provides first floor frontage onto Foliot Road and the Community Gardens.

Supported Housing for the Elderly is proposed above the hub, the principle entrance is from Lark Hill, providing the closest access to both the bus stop on North Prospect Road, the parking associated with the flats and the space for a drop off is in front of the entrance and away from the traffic of North Prospect Road. This main entrance has a generous reception with lift access to the upper floor.

The secondary entrance faces onto Cookworthy Gardens providing access to the Gardens and the main community atrium space. A communal roof terrace is proposed and community lounge areas. A refuse storage area is also provided in the building so that the elderly do not have to struggle with taking their rubbish to the communal stores.

Flats to the north of Cookworthy Gardens

These flats have been designed to provide a strong frontage to ensure that the new community gardens are well overlooked. All flats have their primary frontage facing south onto the gardens, including private balconies for every flat. The parking is located either on street (off Foliot Road) or in small private and secure rear parking courtyards. These are overlooked from the flats to ensure that they have passive surveillance and are gated to provide further security. The depth of the parking courtyards is used to ensure that the privacy of the rear gardens, for the new homes to the north, is maintained. The nearest dwellings would be over 10m away and have no habitable room windows on their facing side elevations, so there would be no loss of privacy to either the flats or the dwellings. To maximise the sense of activity in the principle frontage, the flats also include communal front doors onto the new gardens, in addition to the private access points from the secure courtyards.

Although the primary frontage is to the south, the building also has an important role to play in the approach along North Prospect Road from the north, specifically as the remainder of this frontage is set back to accommodate the access road. As a result the flats in this area are designed to face in all three directions ensuring an active frontage all along this key frontage.

Housing

The semi-detached houses on the northern half of the site fronting onto North Prospect Road are set back behind an access road. This allows parking to be accommodated on the street frontage and the retention of the mature existing Lime trees. The refuse and rear garden access for these homes is all served via shared side access points.

The terraces of houses fronting onto Foliot Road have their parking on plot in larger front gardens. This has the advantage of minimising their impact on the existing homes on the opposite side of Foliot Road and also allows bicycle and bin storage to be accommodated where it is not possible to gain access to the rear gardens due to the level change between the front and back of the house.

The space between the dwellings fronting North Prospect Road and Foliot Road is approximately 21m, which is deemed an appropriate separation distance in accordance with the Development Guidelines SPD.

Flats at the junction of Overdale Road/ North Prospect Road

This building picks up on the layout of Phase 1A to reinforce the gateway on North Prospect Road when approaching from the north. The building would have an active frontage in each direction it fronts. The homes are provided with their own private balconies and a communal garden/ service yard. Parking is provided either off Overdale Road or the new service road running parallel to North Prospect Road.

Internal Amenity/ Curtilage Areas

In terms of the curtilage size of the dwellings and the flats proposed, 11 of the 89 units would have curtilage areas that fall slightly short of the guidance given in the Development Guidelines SPD. However, it should be noted that this is a guidance document and is designed to be thought provoking not prescriptive. It also states that the size and nature of the space will depend on the type of dwelling and its location and it is not unreasonable to assume that outdoor amenity space might be lower in some instances. Overall it is considered that as many of the curtilage areas exceed the guidance given a good range of accommodation would be offered.

This is also the case in terms of the size of residential units; most meet the guidance set out in the SPD or exceed this. Only 14 of the 89 units proposed would fall short of this and this would only be by a small amount, so the dwellings proposed are deemed acceptable. The flats will have communal refuse storage areas; all of the housing will have their own private refuse storage areas.

Overall the layout of the site and the individual uses are deemed acceptable and are in accordance with policies CS15 and CS34.

Appearance

The scheme has been designed to provide an enhanced frontage to North Prospect Road.

The Community Hub Building

This building has been designed to reflect its landmark status with a robust stone base for all of the community functions located on the ground floors and each of the four 'wings' for the supported housing above have been given a distinctive character.

The main entrances are expressed through large areas of glazing; the frontage to North Prospect Road is given the most prominent treatment with the predominant white render offset by large slightly recessed colour panels between windows – a different one expressed for each flat to give them individual identity.

The elevation facing onto Cookworthy Gardens will have a cladding panel to contrast with the rendered treatment of North Prospect Road frontage; there will also be projecting window boxes for each of the flats in this wing.

The remaining two wings take a similar approach to the frontage to North Prospect Road but given their secondary nature the tones used are more neutral and earthy. The same large recessed panels of colour between windows are used but in place of the strong reds, oranges and yellows of the main frontage an autumnal set of tones mixes rusty terracotas with warm greys and golden yellows. The secondary nature of these wings is further emphasised with a lowered parapet.

Flats to North of Cookworthy Gardens

In a similar way that the layout and massing of the flats to the north of the new Cookworthy Gardens mediate between the housing and the community hub, the detailing has been designed to resolve the relationship between the two. The balconies to the two bedroom flats are wrapped in a stone frame on the same bay as

the colonnade opposite while the same design of window is used in a similar varying arrangement across each floor. This use of stone at the corners responds to the architecture of the flats in Phase IA. The frontage to North Prospect mirrors the character of the supported housing on the same frontage with large areas of colour connecting windows in slightly recessed panels against a white main block. Stone planters are used to disguise the significant changes of level in the frontage to Cookworthy Gardens. The colours of the other blocks then pick up the palette of autumnal colours used in other elements of the hub.

Housing/ Flats at the junction of Overdale Road & North Prospect Road

The houses to the north of Cookworthy Gardens are predominantly render with a palette of different colours used to subtly reflect the different character areas and the hierarchy within the built form, this is as approved with Phase IA the homes. The homes fronting North Prospect feature a light off- white render while those to Foliot Road have a warmer cream tone. Similarly roof materials vary to reflect their context. The primary frontage to North Prospect Road features a roof finish of a slate grey colour to reflect its importance. The remainder of the homes are tiled to reflect their context. The flats in the north east corner will be rendered to match the flats in Phase IA and will include stone to the corner balconies to reflect the landmark importance of the frontage.

The design of the hub building, flats and proposed housing is deemed acceptable as are the proposed materials. The development would therefore be accordance with Policies CS02 and CS34.

Scale

The scale of the hub building proposed is deemed acceptable, it would range from 2 storeys to 5 storeys high.

The elevation fronting North Prospect Road would be four storeys high and provide an important frontage to the main street. At Foliot Road and Lark Hill the hub has a lower context (particularly with the slope falling away to the west) and as a consequence the building is set back from the road and given a reduced height of three- four storeys above the street. The impact upon those dwellings on Foliot Road would not be detrimental and it is actually considered that the existing relationship between these dwellings and the school buildings/ flats on site would be improved.

The whole of the hub is given a parapeted flat roof. This has a number of advantages - it can accommodate a roof level garden for the supported housing for the elderly and it reduces the overall mass of the building (particularly given the depth of the building would result in a large pitched roof). The flats to the north of the new Cookworthy Gardens step with the site and reflect the adjacent flats within Phase IA. This allows the building to provide appropriate enclosure to Cookworthy Gardens and mediate from the scale of the hub to the remainder of the housing. At the centre of the block through accommodating the level changes the building becomes five storeys.

The houses fronting North Prospect Road are a mixture of two and three storey mixed into the frontage to mediate to the scale of the flats at the either end of the terrace and the three storey houses on the opposite side of the street. Split level units are proposed fronting Foliot Road.

The scale of the buildings proposed are deemed to be appropriate to the surroundings and are therefore deemed to accord with Policies CS02 and CS34.

Landscaping

The open space between the hub and proposed flats has been problematic due to the changing levels; however informal play space is proposed which is encouraged and meets the needs of the area as identified in the Sustainable Neighbourhood Assessment.

Cookworthy Gardens

A green link will be created on the existing alignment of Cookworthy Road between Foliot Road and North Prospect Road to the park beyond. This green link will be formed into a series of terraces linked with playable elements to provide an alternative route for children to use and climb up or roll down, natural play elements such as stepping logs and giant pebbles will link the paths and create a play trail. Wild flower meadows will be established on the grass banks to provide colour, seasonal interest and enhanced biodiversity. Benches will be placed regularly along the route to provide resting places.

At the centre of this space is the Local Square. This paved space is located at the entrance to the atrium and library where it can function both as an area for events such as markets and fetes, and also a meeting and resting place for people to stop and enjoy the view. It has been designed with level access out from the central atrium of the Community Hub building, providing spill out space for any activities and events that may be taking place inside.

Community Courtyard

The courtyard area the other side of the hub will be open to the public during controlled hours and provide access from Lark Hill to the Community Green via the central atrium of the building. Tree and shrub planting beds will be created between the courtyard and parking areas beyond creating a visual buffer between the two areas and improving the quality of the space for users. Further shrub and climber planting along available elevations of the building will further soften the appearance of the area. A dedicated area adjoining the courtyard will be provided for the nursery which will have controlled access. This play space will be screened from the courtyard with a 1.8m high boundary wall to all sides.

Tree Retention/ Planting Proposals

The existing mature trees make an important contribution to the character and ecology of the site. The plans have therefore been structured to retain as many trees of significance as possible. Existing mature trees have been retained on North Prospect Road and Laurel Road. Cookworthy Gardens have been designed to retain existing mature trees where possible. Within the Community Hub area, there are approximately 15 individual trees on site. 8 of 11 of the good quality trees will be

retained on site. Extensive tree planting will take place to compensate for trees removed and 35 new trees are proposed which includes 7 new large street trees, 8 new medium park trees, 20 new ornamental trees within the courtyard, nursery play area and southern building frontage. Following comments regarding the position of buildings amendments to the North Prospect Road frontage have been made to allow the successful retention of important street trees. The planting areas in Foliot Road have also been increased in size. It was hoped that the Horse Chestnut tree to the front of the old school on the Foliot Road side (opposite 57) could be retained but unfortunately altering the layout to retain this tree would result in other concerns for the scheme. Overall it is deemed that the replanting proposed would compensate for the loss of this tree.

Ecology and Biodiversity

Over arching the design of the landscape is the protection and enhancement of ecology and biodiversity. Improvements in biodiversity across the site will be addressed with the use of local native plants species where appropriate. Creation of a wildlife framework is proposed through species rich biodiverse planting and wildflower meadow on banks which is designed and managed to encourage butterflies and invertebrates. Shrub species will be selected to provide food and shelter for birds and invertebrates.

The landscaping proposals have been well considered and therefore it is deemed that the proposals would accord with Policies CS18 and CS19.

Access and Car Parking

The access arrangements remain the same as indicated at outline stage. The vehicular movement will be reconfigured due to the closure of the short section of Cookworthy Road that runs through the site and the pedestrian route that replaces it. Alternative proposals for accessing the remainder of Cookworthy Road - to the west of Phase 1B - are for cars to turn off North Prospect at the previous junction to the south onto Lark Hill. The other element in the vehicular movement network is the provision of a secondary road running parallel to North Prospect Road, to accommodate the parking for units fronting the road, without requiring direct access from this busy road. This road also provides access to the parking for the flats that front the northern side of the pedestrianised area at the centre of the site. The pedestrian movement will largely follow existing routes. The new community hub, however, will act as an additional route, which along with the pedestrianisation of Cookworthy Road will contribute to a safer and more useable set of routes through the area.

The applicant has submitted information which outlines any amendments and updates to the original application. It confirms that the level of car parking proposed complies with the original Transport Assessment and Plymouth City Council parking strategy.

The majority of off-street parking is achieved by direct access from Lark Hill, Foliot Road and Overdale Road. No access is provided from North Prospect Road, albeit existing parking bays along this road are retained. The Transport Service raise no objections to this arrangement for parking and the developer will be required to

secure dropped kerb vehicular crossings. These can be included within the Section 278 Agreement for highway works associated with the development, and are secured by condition at Outline stage.

A new street is proposed, with access from Overdale Road, running adjacent to the back of the footway on North Prospect Road. This road will serve as an access to 12 houses and a secure parking area to the rear of the community hub. A tracking plot has been submitted which demonstrates that a refuse vehicle can access and turn within the proposed street. It is intended that this street be constructed to adoptable standards and subsequently adopted by the Highway Authority, however, it may be more appropriate to retain this as a private street due to parking arrangements, with spaces allocated between areas of Highway. This is not a planning consideration and can be discussed with the developer should consent be granted.

Servicing and refuse collection details have been provided for the hub building and a route has been demarcated for emergency vehicle access through the parking court off Lark Hill. Secure cycle storage is provided for all residential properties and the community hub.

Again, as per the Outline consent, the developer is required to provide a number of highway improvements and amendments in the vicinity of the site. Discussions to agree the details are currently ongoing, but the developer should be reminded that such works must be completed prior to occupation of any unit or dwelling.

The major access and car parking issues regarding this development have already been agreed in principle. This application has not raised any further concerns and all of the previous planning conditions are still relevant. The proposals are therefore deemed to accord with Policy CS18.

Secure by Design

The process of developing the design has been significantly influenced by the Secured by Design principles that seek to achieve natural surveillance in active neighbourhoods through the design of the layout, the mix of dwelling types and connection to established movement networks. Routes through and around are well defined, overlooked and busy.

All routes provide clear delineation between the public realm and private realm thus protecting private spaces. Separate rear footpaths have been avoided. All routes are well overlooked to create a safe environment and will be well lit to ensure that they are easy and secure at night. The routes through the site are delineated using traditional street patterns that are understandable to all, houses fronting onto each street with front doors. All connections have been considered and potential security balanced against pedestrian and vehicle desire lines. The principle area of design focus for security in access and movement has been the new Cookworthy Garden which replaces a section of the road. This new amenity space has been designed to maximise the visibility of open spaces from both North Prospect Road and Foliot Road as well as making sure it is well fronted by the homes looking on to the space.

Through making the principle community square secure and controlled by the management of the hub the design ensures that this space is protected from the misuse. The small area of parking adjacent to the street at Larkhill and Foliot Road are secure both by virtue of being overlooked and adjacent to the street and also due to the lighting and planting proposed. The Police Architectural Liaison Officer has been involved in advising on these proposals since pre-application stage and therefore is able to support the application; it is therefore deemed that the proposals accords with Policy CS32.

Housing Tenure Mix and Lifetime Homes

The housing tenure mix has been confirmed in this application as being 59 affordable units (66%) and 30 market units (34%). This is further broken down to 37 affordable rent units, 12 social rent units and 10 shared ownership lease units. The location of the tenures shall be secured under a clause of the existing S106 that was signed at outline stage. Under this clause the location of the units must be agreed with the Local Planning Authority before commencement of development.

The design of the supported housing units includes a number of well thought out design featured such as wider lifts for mobility scooters and stretchers, a number of flexible rooms for scooter storage /communal space/ office for visiting support people, a recycling area on each floor, agreement for a mix of wet rooms/ shower rooms and bathrooms. While the Housing Team are supportive of these features they still raise some concerns about the finer details of some of the units proposed, such as the location of different bathroom types in the sheltered units and the letting plan etc; these are not however material planning considerations and therefore the application could not be refused for these reasons.

The agent has demonstrated that he can meet the requirements of Policy CS15 and provide at least 20% lifetime homes. The aim was for 100% of homes to be lifetime homes compliant; this has unfortunately however proved impossible for some of the units due to the level changes on site not allowing level access. The agent will still, however, exceed the 20% policy as 56% will be fully compliant. These units will be responsive to the changing needs of residents through meeting the sixteen Lifetime Homes criteria that aspire to provide accessible and adaptable accommodation for everyone. Provisions include design for future provision of stair lifts or through-floor lifts, an entrance level WC and provision or potential for conversion for a ground floor bed space. These are annotated and illustrated in detail on the individual unit drawings.

The proposal is deemed to accord with policies CS15 and CS34.

Renewable Energy

The applicant is proposing a combination of solar panels and Combined Heat and Power to meet the requirements of policy CS20. The applicant is unable to agree the finite details of the proposals due to the complexities that might occur in constructing the hub building to meet the needs of different end users; however they have demonstrated that they can meet the requirements of Policy CS20 and therefore a condition shall be attached to agree the details and get these measures secured before the building is occupied.

Other Matters Raised in Letters of Representation

In response to the points raised in the letter of representation, the principle of retail in the hub has already been agreed at outline stage. The access for deliveries and parking spaces available to the retailers for passing trade is deemed acceptable by the Transport Service, as is access to the refuse storage areas. Appropriate fire exits will be secured through building regulations.

Section 106 Obligations

Not applicable agreed at outline stage.

Equalities & Diversities issues

The development has been designed to meet the requirements of the DDA and Part M of the Building Regulations. Appropriate wheelchair accesses, and facilities for people with visual impairments will be provided. Given the difficult levels on site it is considered that the best solution is being proposed to offer access for all and therefore the proposals are deemed to accord with Policy CS34.

Conclusions

The details submitted are deemed acceptable and demonstrate that the new community hub will create a new heart for the regeneration area. The community hub will add both community and commercial facilities to the area and will also create a new civic square and much needed open space to local residents. The proposal includes new homes in a wider variety of size and tenure to create greater diversity of accommodation which will both better meet the needs of the existing community and encourage investment in the area. For these reasons it is recommended that the reserved matters of layout, scale, appearance, access and landscaping be formally discharged.

Recommendation

In respect of the application dated **05/09/2011** and the submitted drawings NPP AL02 502 - community hub tenure, NPP AL02 503 - street elevations, NPP DAS - Design and access statement, NPP AR002 - Accommodation schedule, NPP AR ASIB non residential - accommodation schedule, NPP AR ASIB residential - accommodation schedule, NPP - plot and parking schedule, NPP AL02 002 - Location Plan NPP AL02 010 - existing site plan NPP AL02 012 – masterplan, and accompanying Design and Access Statement, Statement of community involvement, Transport assessment, Transport assessment addendum, Travel plan, Utilities statement, it is recommended to: **Grant Conditionally**

Conditions

PLANS

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: A-579/OS, A-579 22B, A-579 23B, A-579 24A, A-579 27B, A-579 28B, A-579 29A, A-579 32A, A-579 35A, ID468.01D, ID468.02A, ID468.03A, Planting Schedule sheets 2A & 3A, Landscape Management Plan and Landscape Specification.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

EXTERNAL MATERIALS

(2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE DESIGN PROPOSALS

(3) No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE WORKS IMPLEMENTATION

(4) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority and thereafter maintained in accordance with the Landscape Management Plan submitted to and agreed by the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE MANAGEMENT PLAN

(5) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small,

privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

TREE PROTECTION DURING CONSTRUCTION

(6) No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) Induction and personnel awareness of arboricultural matters.
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping.
- e) Procedures for dealing with variations and incidents.

The programme of arboricultural monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring programme shall take place without the prior written agreement of the Local Planning Authority.

Reason:

In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

INFORMATIVE: OUTLINE CONDITIONS

(1) The applicant's attention is drawn to the conditions attached to the substantive outline planning permission (ref.10/02065/OUT) and the need to adhere to these conditions in the implementation of this reserved matters approval.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the acceptability of the access, appearance, layout, scale and landscaping proposals for the community hub and residential properties, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

PPG13 - Transport
PPS3 - Housing
PPS1 - Delivering Sustainable Development
PPS22 - Renewable Energy
PPS23 - Planning & Pollution Control
CS28 - Local Transport Consideration
CS32 - Designing out Crime
CS33 - Community Benefits/Planning Obligation
CS34 - Planning Application Consideration
CS22 - Pollution
CS08 - Retail Development Considerations
CS18 - Plymouth's Green Space
CS19 - Wildlife
CS20 - Resource Use
CS21 - Flood Risk
CS03 - Historic Environment
CS01 - Sustainable Linked Communities
CS02 - Design
CS04 - Future Employment Provision
CS15 - Housing Provision
CS16 - Housing Sites
CS12 - Cultural / Leisure Development Considerations
CS30 - Sport, Recreation and Children's Play Facilities
CS31 - Healthcare Provision
SPD1 - Development Guidelines
NPPF - Draft National Planning Policy Framework 2011