

PLANNING APPLICATION REPORT



ITEM: 02

Application Number: 13/01293/FUL

Applicant: Redrow Homes South West

Description of Application: Re-develop site by erection of 77 dwellings with associated car parking and landscaping and provision of 2 sports pitches with ancillary changing facilities and car parking with new vehicular access for all uses from Ham Drive

Type of Application: Full Application

Site Address: FORMER CIVIL SERVICE SPORTS CLUB, RECREATION ROAD PLYMOUTH

Ward: Ham

Valid Date of Application: 22/07/2013

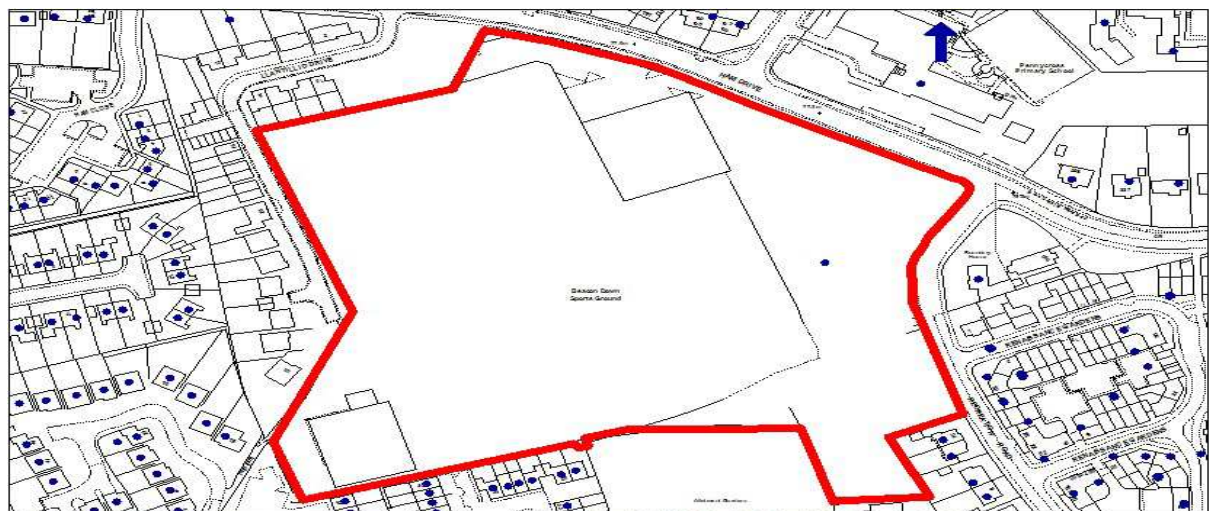
8/13 Week Date: **14/02/2014**

Decision Category: Major - more than 5 Letters of Representation received

Case Officer : Robert Heard

Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 13th February 2014

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Site Description

The site known as the former 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 7 years now, following the granting a few years ago of demolition consent (06/00687/FUL) for the removal of the majority of buildings located at the site in association with the former 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. The site previously contained 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. Buildings previously located at the site 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 were also removed.

The surrounding 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 1930's style residential development.

Proposal Description

Re-develop site by erection of 77 dwellings with associated car parking and landscaping and provision of 2 sports pitches with ancillary changing facilities and car parking with new vehicular access for all uses from Ham Drive.

Specifically, the application proposes to provide:

- 15 two bed houses and 9 two bed flats
- 29 three bed houses
- 24 four bed houses
- New vehicular access road from Ham Drive
- 2 senior football pitches (both 100m x 64m with 3m run off)
- Access road, parking and changing facilities to serve the football pitches

The Nine 2 bed flat units referred to above are proposed to be made available as affordable housing, and managed by a Residential Social Landlord..

Pre-Application Enquiry

12/01288/MAJ: Further meetings relating to: MA/312/PRE - Housing to enable provision of public sport and recreation facilities.

Advice given with regards to the principle of development at the site – including the loss of sports pitches and facilities and the provision of housing.

Public Consultation

The applicant held two public exhibitions, the first on the 21st July 2012 at Pennycross Primary School and the second on 30th August 2012 in the Wesley Hall of Pennycross Methodist Church. A Statement of Community Involvement has been submitted with the application.

Relevant Planning History

12/02190/FUL - Hybrid planning application with detailed proposals for development of 95 dwellings, with new accesses from Ham Drive and Recreation Road, associated car parking and landscaping; and outline proposals (with all matters reserved except for access) for the provision of 2 sports pitches with associated changing facilities and car parking. REFUSED.

09/00214/OUT - 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). REFUSED.

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

The Environment Agency

No objection subject to conditions.

Local Highway Authority

The principle of residential development on this site of the former Civil Service Sports Club (CSSC) has been accepted by the Highway Authority following consideration of a pre-application enquiry to which no in principle objections were raised. Support subject to conditions.

Public Protection Service

Comments received on Air Quality, Noise Impacts, Contaminated Land and Construction Phase Impacts. Support subject to conditions.

Police Architectural Liaison Officer

The Devon and Cornwall Police are not opposed in principle to the granting of planning permission for this application. However, the block of flats, known as Cheswick, should have gable end windows on their western and southerly elevations. This will allow additional natural surveillance over the car parking areas and the proposed access route onto the site.

Sport England

Comments received and summarised as follows:

The playing field site is recognised as an important playing field in the City, given its location in the heart of the City, the City's topography and its long established use as a multi-sport hub pitch site of high quality.

Sport England has considered the application in the light of its playing fields policy and has confirmed that:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies.'

Reason; Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

Further comments made as follows:

In order for the principle of the development to be considered acceptable, it must accord with Sport England's Playing Field Policy (included in the LOR), the Plymouth Playing Pitch Strategy and the National Planning Policy Framework.

In their letter, Sport England has also made reference to consultation with the National Governing Bodies of Sport (NGBs), and following this has summarised these discussions. They are reported as follows:

The Football Association (FA)

To be able to make the facility sustainable long-term The FA are of the view that other sports use needs to be retained on the site.

The FA still wishes to object to the planning application that is currently submitted for the following reasons: -

- Overall loss of playing pitch space at the site; not a net gain as mentioned by the applicant, but in fact a net loss.
- Previous history of a planning application for 55 houses being rejected by PCC in 2010 - less than is now being proposed.
- Lack of detail about the proposals. No detail on the pitch construction or changing room facility. No Changing room dimensions noted.
- Changing room facility does not meet FA guidelines e.g. public toilets in the same area as players changing facilities. These should be in separate areas. There is only one officials room when there should be two.
- No other sports facilities on the site raise questions about the long-term sustainability of the site for whoever was to take on the management.
- No social facilities meaning there is no ability to generate revenue at the site to support the running of it, meaning it is likely that PCC will be responsible for the long term maintenance of this site. This appears to go against the recently published PCC Asset Transfer Policy and with PCC being a Co-operative council.
- Proposed facilities do not meet what the community requested as part of the consultation e.g. asks for other sports to be included on the site.
- Concern that the proposal is for the site to be run by Plymouth City Council or other public body. The FA would prefer to see consideration given to a community group however they would need the appropriate facilities e.g. social area to be able to run it properly.
- No mention of offsite mitigation for other sports which would be expected - important for The FA to support the Pitch Framework Group.

Rugby Football Union (RFU)

The RFU wishes to object to this application due to the loss of a grass pitch, with no off-site mitigation being proposed.

English Cricket Board (ECB)

This application has no mention of any offsite mitigation and therefore there is a significant net loss for cricket with the current proposals. If offsite mitigation was presented the ECB would consider it and then make a formal comment on whether it would meet cricket's needs in the area.

Lawn Tennis Association (LTA)

The LTA is concerned with the loss of the two courts on site and has identified a continued need for good quality tennis court provision within Plymouth. An excess of tennis provision therefore does not exist, however, there may be scope for tennis to be re-provided offsite at the Life Centre development in Central Park in Plymouth. The applicant is strongly encouraged to consider how the loss of tennis provision could be overcome, given that a potential solution has been offered by the LTA.

Sport England conclude their letter by stating that:

The applicant has failed to provide any mitigation for the loss of playing field land and sporting facilities of this existing provision either on or offsite. The applicant has failed to adequately consider the impact of the development on the loss of playing field provision and in particular, the impact on cricket and football provision. The proposed playing field land to be retained will be physically constrained and will only be capable of accommodating two football pitches. Sport England and The FA raise concern over the proposed design and layout of the proposed changing rooms. A single sport pitch sites poses issues regarding long term viability.

In light of the above, Sport England strongly objects to the submitted application as it is not considered to accord with any of the exceptions in Sport Englands playing fields policy and Government Policy as set out in the NPPF.

Representations

One letter of support received and eight letters of objection.

Reasons for support as follows:

- Area has been derelict land for 6 years and has become an eyesore and a blight on the landscape;
- Inclusion of houses will achieve a mixed-use area;
- Proposed entry via Ham Drive should be applauded;
- Impressed with Redrow design and quality.

Reasons for objections as follows:

- The site should be predominantly a sports area
- There are already problems with the amount of traffic in the area and the bus service is stretched already.
- Untold damage to the area, and the environment.

- Imperative that the Elm trees and associated hedgerow is retained. Any gardens backing onto the hedge must be fenced off otherwise householders expand their gardens into the hedge.
- This site drains into Ham Brook. Ham Brook regularly floods Ham Lane. Further run off pressure would increase flood events.
- Mitigating works need to be fully robust, not only in the design but also with a comprehensive maintenance regime. Maintenance work schedules and work completed should be publicly available via a web site.
- Shrub and tree planting should favour native species.
- Having the new access is going to mean that the bus stop will have to be moved and there are no suitable areas within a small distance. The movement of the crossing lady will cause everyone to cross further away from the school or try and stop the traffic on the roundabout. This is dangerous and is an accident waiting to happen.
- Can the local schools cope with the possible increase in numbers? If not, children will have to travel further and therefore road traffic would severely increase in the area.
- The access from Ham Drive onto Outland Road cannot take more traffic. An alternative route down to North Prospect Road is not suitable for most people
- The land should be maintained as a recreational area for local people of Plymouth - there is not enough sustainability for the area and the traffic pollution will increase.
- Object to the scale of the three storey block of flats – will have windows overlooking into gardens and patio areas
- Concerns about the effect on highways and living conditions generally - The volume of traffic has reached huge proportions. Parking in this area already presents many problems.
- The associated parking will need to be considerable if it is to accommodate the households with two cars, which appears quite customary these days, as well as those using the sports facilities
- This planning application is not a bold solution to continuing sport at CSSC but an incremental reduction in housing in the knowledge that it will be accepted.
- High rise buildings like the one proposed on the corner of Ham/Recreation disfigure the development, and overlook the school.
- There is no capacity to generate income with any social provision.
- More cars from residents can only be detrimental.
- The southern-most enclave of the CSSC site has been identified as an area of high pipistrelle (bats) foraging activity by EAD Ecological Consultants in the planning application.
- Redrow have been negligent as land owners allowing the significant overgrowth and dereliction of the site to continue to such an extent it now constitutes a nuisance.
- Redrow have not included information on the likely overall height of the changing rooms or indications as to whether they will be reducing the elevation of this corner of the site.
- The restriction to one sport is a disappointment – sustainability issues

- The single access to the site from Ham Drive is of concern, particularly in relation to the existing primary school
- Is it really necessary to remove the mature lime tree?

The planning related issues raised above are analysed in the main Analysis section below.

Analysis

1. As stated above, this application proposes to provide 2 new senior sports pitches with ancillary parking and changing facilities and 77 new dwellings with associated access road, car parking and landscaping develop.
2. The National Planning Policy Framework seeks to actively encourage and promote sustainable forms of development. It replaces all previous Planning Policy guidance issued at National Government Level.
3. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework-Core Strategy 2007 and is considered to be compliant with National Planning Policy Framework guidance.
4. With regards to local planning policy, the application turns upon the following Core Strategy policies; CS01 (Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS18 (Plymouths Green Space), CS19 (Wildlife), CS20 (Sustainable Resource Use), CS21 (Flood Risk), CS22 (Pollution), CS28 (Local Transport Considerations), CS30 (Sport, Recreation and Children's Play Facilities), CS32 (Designing out Crime), CS33 (Community Benefits/Planning Obligations) and CS34 (Planning Application Considerations). It is considered that the main issues in the determination of this application are the principle of the proposed development, with regards to both greenscape and sports facilities; the impact that it will have on the character and appearance of the area; impact upon nearby properties residential amenities and impact upon the surrounding highway network. These issues, and other relevant planning matters, will now be addressed in turn:

Principle of Development (Greenscape)

5. The site was designated a Greenscape Area within the Greenscape Assessment of 2004. 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.*'
6. 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.

7. 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:
 8. Neighbourhood (least value)
 9. District
 10. City
 11. Regional
 12. National
 13. International (highest value)
14. In the Greenscape Assessment of 2004 the site was 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 provide adequate mitigation for the loss of any sport and formal recreation opportunities in the city. This issue is discussed in more detail below under the Sports Facilities section of this report.
15. As stated, the site has been considered to be of neighbourhood value for visual amenity and as a separation buffer. It was considered to have made a contribution to the overall greenspace in this area, which is limited in supply in the locality. However, the site has never been publicly accessible and this appears to be the main reason for its low weighting (neighbourhood) with regards to visual amenity and its role as a separation buffer. Furthermore, it has always previously been enclosed and considered to be of limited value to local residents with regards to these considerations.
16. Since the Greenscape Assessment was undertaken the site has been closed and all buildings on it demolished. The areas that were formerly green and used for sports pitches have been neglected and have lost their green appearance, now being characterised by overgrown areas of topsoil.
17. It is considered that development of the site as proposed is thus unlikely to have a significant impact upon its role as a separation buffer or its contribution towards local visual amenity, as the site no longer performs either of these roles due to its closure and the subsequent demolition of buildings and the general neglect that has occurred over the past 7 years since the Civil Service Sports Club ceased operating from the site. It is therefore considered that a mixed use development could be acceptable at the site with regards to these considerations, and that the application is not in conflict with Policy CS18 (Greenspace) of the Core Strategy.

Principle of Development (Sports Facilities)

18. When the Greenscape Assessment was being undertaken and the Core Strategy was being prepared the site was in active use as a leisure centre. This included the use of 2 senior sports pitches for football and 1 senior rugby pitch, whilst in the summer months a cricket pitch was marked out on the site of the 2 football pitches. This formed the basis of the reason why the site was considered to have City level value as an area for sport and formal recreation.
19. However, the Civil Service vacated the site in 2006 and the playing pitches have not been used since 2007. The site has been redundant ever since. All of the buildings have been demolished and the site is now a relatively flat and open parcel of land that is characterised by a mix of concrete surfacing and areas of overgrown topsoil.
20. Despite the site being vacant, it is a recognised sports venue and Policy CS30 (Sport, Recreation and Children's Play Facilities) of the Core Strategy states that development proposals for new sport, recreation and children's play facilities, will be permitted providing that:
 21. There is no demonstrable harm from noise, lighting, transport or environmental impacts;
 22. The development contributes to meeting identified shortfalls in provision or to enhancing the quality of sport/leisure facilities;
 23. The development is accessible by sustainable transport modes;
 24. Where appropriate, the development contributes to wider open space initiatives.
25. It also states that:
 26. *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.*
27. Officers consider that, with regards to Policy CS30, the former sports facilities are not being lost as a direct result of the development proposal. The site has not been used for any sporting activity for almost 7 years and the sports facilities and playing pitches that were previously at the site are now considered by the applicant to have been abandoned.
28. The former playing pitches at the site have never been in public ownership and have never been managed by the Council. They have thus never been part of the Council's stock of playing pitches and it is recognised by officers that it is extremely unlikely that a leisure based development proposal will come forward at the site, particularly considering the close proximity of the Life Centre and Central Park.
29. By providing 2 new senior sports pitches with ancillary parking and changing facilities, and making a contribution towards the off site provision of cricket

facilities, it is considered by Officers that adequate mitigation is being provided for the loss of this former sports site, and that the development proposal is providing sports facilities that are currently under provided in the city. It will provide a net gain in the Council's stock of publicly available sports pitches and is considered to be in accordance with Policy CS30 of the Core Strategy and the aims and aspirations of the National Planning Policy Framework.

Sport England Comments

30. Sport England has submitted a robust letter of representation, raising concerns over the loss of the site as a sports facility, particularly in regards to what they consider to be a net loss in playing pitches at the site. The letter, which is summarised above in the representations section of this report, states that Sport England objects to the application.
31. Whilst Sport England's comments are considered below, members should be aware that in this case Sport England are not a statutory consultee. When a playing pitch has not been used for a period in excess of 5 years the Local Planning Authority does not have a statutory obligation to consult them or seek their views with regards to development proposals that affect sites previously containing playing pitches. Sport England cannot therefore refer this application to the Secretary of State should a decision be made that is contrary to their views. This is confirmed in their letter which states that *'Sport England considers this a non statutory consultation by the Local Planning Authority because the site has not been used for 5 years'*. However, the loss of sports pitches at the site is an important issue and is analysed below, along with the views of Sport England, as reported in their letter dated 22nd August 2013.
32. Sport England consider that the proposals will result in a net loss of playing pitches in the city and state that there is a desperate need in Plymouth for good quality adult grass pitches to support growing participation levels. It considers the development to be contrary to its own policy, CS30 of the Core Strategy and the National Planning Policy Framework. The application has already been assessed against Policy CS30 of the Core Strategy and officers consider the application to be in accordance with this policy, for the reasons stated above.
33. Paragraph 74 of the National Planning Policy Framework (NPPF) is the most relevant with regards to developments that affect sports facilities. It states that:
 34. *Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
 35. *An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 36. *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

37. *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*
38. The applicant has stated in their Planning Statement Addendum that the whole aim of the proposal is to seek to re-establish a viable sports provision which has already been lost to the city. It states that the proposals accord with paragraph 74, in that they provide and deliver sport and recreation benefits above what currently exist and make a contribution to well being.
39. Officers consider that whilst the site is not currently a sports venue and therefore does not contribute to the City's overall stock of playing pitches (it is not recorded within the Playing Pitch Strategy as being currently available), the application does ensure that it retains a significant sport and recreation element, and that the sports pitches proposed, which will be publicly accessible and secured for future use, provide adequate mitigation for the loss of former facilities that were not publicly available or safeguarded.
40. In summary, the Local Planning Authority does not agree with the comments made by Sport England in its letter. The proposals do not directly result in a significant and substantial loss of sports facilities as the former sports use and playing pitches were abandoned almost 7 years ago and the site has remained derelict ever since. When delivered, the proposed sports pitches will result in a net gain in sports pitch provision within the city (the site is not recognised as currently available in the Councils Playing Pitch Strategy) and this (together with the off site contribution for the provision of a new cricket pitch) is considered by Officers to adequately mitigate the loss of this former playing pitch site.

Character and Appearance

41. Policy CS34 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) refers to siting, layout, orientation, local context and character. New development proposals are required to take account of the existing context and the criteria referred to. The form and use of existing development in the area is fairly consistent, the area is characterised in the main by residential development that comprises of a mix of terraced, semi-detached and detached properties.
42. In terms of style, the character of the surrounding townscape has become more varied over the years as new development has been delivered on areas immediately to the east and west of the site. Whilst Beacon Park was traditionally defined by 1930s style housing, the area now contains significant levels of more modern housing, although the bulk of existing development is still traditional and characterised by 1930s style housing.
43. Concerning issues of density and dwelling numbers, the density ratio at the site is 19 dwellings per hectare (dph) when considering the whole site and 38 dph when considering just the developed area (not including the area proposed as sports pitches with ancillary parking etc.) Approximately 55% of the site is proposed for residential development, with 45% of the site being proposed for the sports pitches and changing.

44. The previous broad brush reference to a density of 30 – 50 dwellings per hectare (dph) in PPS3 has been removed and superseded by the NPPF which states that LPAs should set out their own approach to housing density to reflect local circumstances. Core Strategy policy CS01.2 states that development must be delivered at the appropriate type form, scale, mix and density in relation to its location relative to the neighbourhood's centre.
45. The proposed density level at the site is consistent with the surrounding area, when considering the portion of the site (55%) that is proposed for residential development. This is considered acceptable, it makes best use of the land whilst safeguarding a significant portion of the site for sports use and providing what is mainly family type accommodation with some smaller flatted units.
46. The dwellings proposed all have reasonable sized curtilages and a good level of parking provision. The proposal is reflective of the existing built form in the area by providing a good mix of terraced, semi detached and detached dwellings in an area that is varied in character, particularly with regards to the type and size of dwelling.
47. The application is considered to comply with the requirements of Policy CS01 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) by providing family housing, helping to meet the needs of the neighbourhood and by contributing to the provision of a sustainable linked community.
48. With regards to layout, the site is constrained by the provision of the sports pitches and the vehicular access point, which is proposed from Ham Drive. The sports pitches have been located on the part of the site that is closest to existing residential properties, so that residential amenity conflict is reduced. The proposed sports pitches occupy the entire south west part of the site and are adjacent to the majority of the boundary at both the south and west sides of the site. The proposed changing block is located in the very south west corner.
49. The new vehicular access is from Ham Drive on the northern boundary of the site. The proposed access road runs north to south through the site, with two smaller roads in the north-west and east of the site providing access to dwellings away from the main central access road. There is also a further access from the main access road that serves the sports pitches and changing rooms.
50. Plot sizes appear consistent with the existing development in the area and the site layout respects the established pattern of development in this part of Beacon Park. There is clear distinction between public and private spaces within the site and dwellings are set back from the footpath in order to create views through the development and provide landscaping and some defensible space for future occupiers.

51. The layout has been designed so that nearly all of the proposed dwellings face onto the street or other public areas within the site. Back to back relationships are proposed for central areas of the site where there is adequate depth. This ensures the provision of a safe and secure environment, with natural surveillance of all public areas within the site and of Recreation Road, and is in accordance with the principles of Secured by Design.
52. The layout of the site has been designed to ensure that pedestrian permeability is improved and the development includes a pedestrian link into the site from the north east corner so that there is an alternative pedestrian access to the main access point on Ham Drive. It is considered that the layout has achieved an acceptable balance between providing a good quality residential development of family homes whilst improving and safeguarding the number of publicly accessible playing pitches in the city.
53. With regards to massing, design and external appearance, the whole site follows the same design form and the different dwelling types contain some very similar features that ensure that the scheme has balance and a considered design approach, through subtle repetition of features and materials.
54. The different house types proposed provide variation to the streetscenes and have a traditional approach to their external appearance. The surrounding areas present an amalgamation of different architectural styles with little cohesion and few vernacular architectural characteristics. It is stated by the applicant in their Design and Access Statement that the proposed house types reflect the character of Edwardian and Arts and Crafts Garden Suburbs. Whilst the proposal cannot be described as contemporary, it does have balance with regards to proportions and symmetry, and will present an attractive and well planned development that will define the site whilst being complimentary to the surrounding townscape.
55. The scale of the development is reflective of the surrounding residential development, providing mainly 2 storey dwellings. The proposed apartment block in the north east corner is 3 storeys and this helps to provide a focal point at the most prominent part of the site and provides natural surveillance of the surrounding areas.
56. In summary, it is your Officers view that the proposals will provide a well thought out development that is easy to get to and move through and around (for both vehicles and pedestrians) and has public and private spaces that are safe, attractive, easily distinguished and accessible. The proposed development provides a traditional and distinguished housing scheme that in terms of scale, massing and design is reflective of the character and appearance of much of the existing surrounding development, making a positive contribution to local visual amenity. The layout and design of the development is therefore considered acceptable and in accordance with Core Strategy policy CS02, CS34 and part 4 of the Design SPD and NPPF section 7 (Requiring Good Design).

Residential Amenity

57. It is important that all new residential development should be designed to ensure that the degree of privacy enjoyed by existing nearby properties is not unacceptably reduced and that new problems of overlooking are not created. It is also imperative that the relationship between the new dwellings proposed is acceptable and that each property has an adequate level of privacy and natural light.
58. The layout of the site has been arranged in order to minimise impact on the surrounding properties. The properties that are closest to the site, located on Recreation Road and Llantillio Drive, are either back to back with the proposed dwellings (Llantillio Drive) or adjacent (Recreation Road). The separation distances between the existing dwellings referred to and the proposed dwellings is in accordance with the guidance quoted in the Development Guidelines SPD as being the minimum acceptable distance. The topography at the site, being fairly level, does not present any additional residential amenity issues.
59. There are existing properties close to the southern boundary of the site, on Albion Drive and Barlow Gardens. These are examples of more recent development in Beacon Park but the nearest housing on these streets lies adjacent to the proposed football pitches and the single storey changing block. They are thus not affected by any of the proposed dwellings and their amenity would not be prejudiced by the development.
60. The layout of the site has been arranged so that the relationship between the proposed dwellings within the site is acceptable. In summary, it is considered that there will be no significant residential amenity conflict created between the existing dwellings and proposed development and the application is therefore considered compliant with Policies CS14 and CS34 of the City of Plymouth Local Development Framework Core Strategy (2007).

Highways Issues

61. The site is proposed to be accessed via one vehicular access point from Ham Drive. In order to facilitate this, a new mini-roundabout is proposed at the junction of Ham Drive and Arden Grove. This will enable access to the site and introduce traffic calming along this section of Ham Drive. The internal access road will link to the existing highway network at this point. Most of the proposed dwellings will be served by the new internal access road, other than the 7 dwellings proposed along the eastern boundary of the site, which will have direct access from Recreation Road.
62. With regards to the above proposals in relation to the new access and proposed mini roundabout, the Local Highway Authority is supportive of this approach, stating that *'the principle of residential development on this site of the former Civil Service Sports Club (CSSC) has been accepted by the Highway Authority following consideration of a pre-application enquiry to which no in principle objections were raised.'*

63. The proposed access road has been designed to encourage pedestrian priority and promotes the use of shared surfaces with use of varied surface materials to reflect the advice and guidance contained within the Manual for Streets.
64. With regards to the level of car parking proposed, the Local Highway Authority has provided the following comments:
65. *'Based upon application of the maximum parking standards as outlined within the Development Guidelines SPD, a total of 154 spaces would be required to serve the site. Whilst the 184 spaces being provided represents a significant car parking over-provision (which would usually be unacceptable), it is acknowledged that a number of garages are proposed within the scheme (approximately 50) which are often used for purposes other than car parking.'*
66. *'Furthermore the majority of the dwellings (69%) will have 3 or more bedrooms and therefore are of a scale which could generate levels of car parking in excess of 2 spaces per unit. Therefore the level of car parking proposed is considered acceptable.'*
67. *'A total of 41 car parking spaces have been provided to serve the 2 sports pitches which should ensure that the use of these facilities would not lead to on-street kerbside car parking taking place on the residential streets within the development.'*
68. A draft Travel Plan has been submitted with the application and whilst the Local Highway Authority considers the draft acceptable subject to final details being agreed, it has stated the following:
69. *'A draft Residential Travel Plan (RTP) has been submitted with the application upon which comments have been provided. Whilst I am happy that the final details of the RTP can be made subject of a suitably worded condition I would recommend that a financial contribution be secured from the development towards the provision of free travel passes for residents in order to assist in securing the modal shift targets relating to public transport use. The associated costs would be £27,720 based upon the cost of a 6 month Travel Pass for Zones 1 and 2 for each dwelling.'*
70. The Local Highway Authority has stated support for the application, subject to conditions and the contribution requested above.

Ecology

71. A Phase I Habitat Survey, Reptile and Bat Surveys have been undertaken and submitted with the application. In accordance with Policy CS19 (Wildlife) of the Core Strategy an Ecological Enhancement and Mitigation Plan has also been submitted, and proposes the following:

430 metres of species rich native hedge at the site;
105 metres of native hedgerow enhancement;
109 new trees planted;
Creation of 430 square metres of wildflower margins;
Provision of 21 bird nesting and 5 bat roosting habitats in new buildings around the site.
Translocation of all reptiles to a site owned by Plymouth City Council.

72. The above ecological enhancements are considered adequate and ensure that there is a net biodiversity gain at the site, in accordance with Policy CS19 (Wildlife) of the Core Strategy and NPPF paragraph 118.

Landscaping and Trees

73. A large part of the site (approximately 45%) is being retained as green space in the form of 2 senior football pitches, this equates to 1.84 hectares of the 4.09 hectares at the site. This helps to provide a large area of natural green coverage at the site, in accordance with Policy CS19 (Wildlife) of the Core Strategy which seeks to retain and encourage areas of natural green space.
74. With regards to existing trees, along the northern boundary of the site exists a group of large Elm trees. These are proposed to be retained and protected during construction. They are fine specimen trees and play an important part in softening the area, and will provide a good screen from Ham Drive for the proposed properties along the northern boundary of the site. A condition is attached to ensure that these trees are retained.
75. The application proposes that 109 new trees are planted throughout the development. These are shown on the proposed layout plans and according to the applicant will help to soften the setting, being consistent with the garden suburb environment that they are hoping to create at the site.
76. The application also proposes significant landscaping improvements at the site, with lots of hedge and shrub planting proposed with areas of wildflower located around the southern boundary of the sports pitches. There is also a large amount of existing hedgerow retained at the site, in particular along the northern boundary. The retention of existing hedgerow and new planting proposed ensure that the development provides a net biodiversity gain at the site, in accordance with Policies CS18 (Plymouth's Green Space) and CS19 (Wildlife) of the Core Strategy and NPPF Paragraph 109.

Drainage

77. The site is shown on the Environment Agency's Flood Mapping Zone to be within Flood Zone 1, which comprises land assessed as having a less than 1 in 1000 annual probability of river flooding in any year.
78. Due to the above, no specific measures are considered necessary to protect the proposed buildings on the site from flooding, as no significant sources of potential flood risk have been identified.

79. The application proposes that surface water will be discharged at 2 connection points to the existing South West Water (SWW) sewer system – at the eastern and western ends of the site frontage onto Ham Drive. Two new storage tanks will be required at each outfall, these will be below ground level and not visible.
80. It is demonstrated within the Flood Risk Assessment accompanying the application that the proposed development meets the requirements of the sequential and exception tests, as detailed in the NPPF. The application is thus considered to meet the requirements of the NPPF. The Environment Agency have been consulted and confirmed that they have no objection to the application subject to a condition being attached requiring further details of the way surface water discharge is managed being submitted for approval.

Renewable Energy

81. Policy CS20 (Sustainable Resource Use) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) requires all new residential developments of 10 units or more to incorporate onsite renewable energy production equipment to off set at least 15% of predicted carbon emissions for the period 2010 – 2016.
82. In order to meet the requirement of Policy CS20 it is proposed to have Photovoltaic Panels installed on the roofs of the proposed dwellings. These will be almost flush with the roofline and will only have a minimal visual impact. Photovoltaic Panels generate electricity from light and their energy source is therefore sunlight, meaning that they do not require fuel to operate and produce no air pollution or hazardous waste. The use of Photovoltaic Panels is more than adequate to meet the 15% energy saving and the application is therefore compliant with Policy CS20 and Paragraph 96 of the NPPF.

Affordable Housing

83. The delivery of affordable housing development is one of the top priorities for Plymouth City Council. The policy context is set out in paras.10.17-10.24 of the Core Strategy which supports policy CS15, and requires the provision of affordable housing at, at least 30% at a ratio of 60:40 (social/affordable rent: shared ownership) on schemes of 15 or more dwellings.
84. The need for the delivery of affordable housing in the city is greater than total annual housing provision. Plymouth's Housing Register of those in proven housing need stands at 9,968 at 3 January 2014. With such high levels of affordable housing need, consistent delivery of affordable housing can cumulatively make a big difference to catering for the City's overall housing need.
85. The application proposes an affordable housing offer consisting of 9 x 2 bed flats, to be provided as affordable rent tenure. This represents 12% of total units.

86. The application has been subject to a robust viability assessment and consequently officers have been advised that the affordable housing offer represents all that the scheme can afford when considering the significant impact that mitigating the loss of sports pitches at the site has on the viability of the development.
87. Taking into account these circumstances, the officers have accepted the reduced affordable housing offer and acknowledges the role the application has in supporting the City's wider aspiration to increase and accelerate housing delivery to support Plymouth's growth agenda. It is recognised that the provision of two bed units will make a contribution to meeting the City's housing need.

Human Rights

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.

Local Finance Considerations

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. This development will generate a total of approximately £647, 263 in New Homes Bonus contributions for the authority. However, it is considered that the development plan and other material considerations, as set out elsewhere in the report, continue to be the matters that carry greatest weight in the determination of this application.

Equalities and Diversities

The application proposes 77 new residential units. Nine of these are being provided as affordable housing and will be available to people on the Council's Housing Register through a Registered Social Landlord and the rest will be offered for sale on the open market and therefore will be available to people from all backgrounds to purchase. No negative impact to any equality group is anticipated. A condition is attached to ensure that 20% of the development will be made available as Lifetime Homes.

The proposed playing pitches will be publically available and therefore no negative impact is anticipated to any equality group in connection with this use.

CIL

The provisional Community Infrastructure Levy liability (CIL) for this development is £242, 010 including any potentially qualifying demolished floorspace. This

information is based on the CIL information form submitted with the application and is based on current rates.

Section 106 Obligations

A planning obligation is required to mitigate the impacts of the proposal. Draft Heads of

Terms have been agreed with the applicant to mitigate the loss of former sports facilities at the site and include:

1. Sports Facilities to include 2 football pitches and a 4 team changing room to accord with Sport England specification, 40 parking spaces and access with tarmac surface, 5 metre catch ball fencing along the boundary of the housing areas as shown on the application boundary materials plan (RHSW.5276.02.BML002). The Sports Facilities will be provided by the developer and transferred with the land shown coloured lilac on the application adoption plan (RHSW 5276.02.AD002) to the Council at nil cost within 24 months of final occupation.
2. A £98,000 contribution to provide cricket facilities off site to be paid before the occupation of the 75th dwelling.

Agreement has also been reached with regards to the provision of Affordable Housing at the site and the applicant has agreed to provide the following:

3. 9 dwellings (Plots 052-060) to be provided as affordable homes to be sold to be managed by an RSL and occupied by local people in housing need.

Other contributions agreed to mitigate the impacts of the development include a transport contribution and commuted sum for on-going maintenance of the sports facilities. Clauses as follows:

4. A contribution of £27, 720 to provide free travel passes for residents in order to assist in securing modal shift targets in relation to public transport use. This would provide each dwelling with a 6 month travel pass for zones 1 and 2.
5. A commuted sum of £48, 820 for on-going maintenance of the 2 sports pitches and ancillary changing rooms and car park for a 10 year period (as confirmed in clause 1).

A request has been made by the Council's Education Service for a contribution towards primary school places for the planned expansion of Pennycross Primary

School. The Education Service has identified impacts upon Primary School places only due to additional dwellings adding pressure on existing school capacity.

The application has been subject to a robust viability assessment and the provision of sports facilities and affordable housing at the site have been prioritised. Lengthy negotiations with the applicant have concluded and revealed that the development is not capable of supporting any additional contributions to those listed above. It has thus not been possible for the development to provide a contribution towards the expansion of Pennycross Primary School.

It is considered that the facilities and contributions negotiated and listed above comply with the requirements of policy CS33 (Community Benefits/Planning Obligations) of the Core Strategy.

Conclusions

To summarise, this application will provide 77 new dwellings and 2 new senior sports pitches, with associated changing facilities, car parking and landscaping. Nine affordable apartments are included and a Section 106 Agreement will secure the provision of the sports pitches and their handing over to the council, as well as the affordable housing and financial contributions listed above in this report.

It is considered that the application proposes a good quality housing development with a layout that is sensitive to the existing pattern of development in the area and constraints of the site. The design of the dwellings is traditional and the materials palette is reflective of the surrounding townscape. The proposal provides publicly accessible sports pitches with enhanced landscaping and biodiversity features.

The proposed development would not impact significantly upon nearby properties residential amenities due to the layout and orientation of the proposed dwellings and would not harm the surrounding highway network, providing adequate levels of off street car parking. The application is therefore recommended for approval, subject to conditions and the satisfactory completion of a S106 legal agreement, with delegated authority sought to refuse the application if the Section 106 Agreement is not signed by the 13th February 2014.

Recommendation

In respect of the application dated **22/07/2013** and the submitted drawings Location Plan

BR 1726 600 – Topographical Survey

RED 18423-11 Sheet 1 – Landscape Proposals

RED 18423-11 Sheet 2 – Landscape Proposals

RED 18423-11 Sheet 3 – Landscape Proposals

RED 18423-11 Sheet 4 – Landscape Proposals

RHSW 5267 02 SS001 Rev A – Street Scenes

RHSW 5267 02 SS002 Rev C – Site Section

RHSW 5276 02 AD002 – Adoptions Plan

RHSW 5276 02 BM002 – Boundary Materials Layout
RHSW 5276 02 CR002 – Changing Rooms Plans and Elevations
RHSW 5276 02 DM002 – Dwellings Material Plan
RHSW 5276 02 PL002 Rev B – Planning Layout
RHSW 5276 02 SH002 – Storey Heights Plan
08 189 1 TCP – Tree Constraints Plan
House Type Booklet, it is recommended to: **Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 13th February 2014**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

BR 1726 600 – Topographical Survey
RED 18423-11 Sheet 1 – Landscape Proposals
RED 18423-11 Sheet 2 – Landscape Proposals
RED 18423-11 Sheet 3 – Landscape Proposals
RED 18423-11 Sheet 4 – Landscape Proposals
RHSW 5267 02 SS001 Rev A – Street Scenes
RHSW 5267 02 SS002 Rev C – Site Section
RHSW 5276 02 AD002 – Adoptions Plan
RHSW 5276 02 BM002 – Boundary Materials Layout
RHSW 5276 02 CR002 – Changing Rooms Plans and Elevations
RHSW 5276 02 DM002 – Dwellings Material Plan
RHSW 5276 02 PL002 Rev B – Planning Layout
RHSW 5276 02 SH002 – Storey Heights Plan
08 189 1 TCP – Tree Constraints Plan
House Type Booklet

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, and paragraphs 61-66 of the National Planning Policy Framework 2012.

CONTAMINATED LAND

(3) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not take place until sections 1 to 3 of this condition have been complied with. If

unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 of this condition has been complied with in relation to that contamination.

Section 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Section 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Section 3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in the replaced PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Section 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 – 123 of the National Planning Policy Framework 2012.

CODE OF PRACTICE FOR CONSTRUCTION

(4) During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working, crushing, piling and noisy operations, control of mud on roads and the control of dust.

Reason:

The proposed site is in immediate vicinity to existing residential properties, whose occupants will likely be disturbed by noise and/or dust during demolition or construction work and to avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

STREET DETAILS

(5) No development shall take place until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

ACCESS (6)

(6) Before any other works are commenced, an adequate road access for contractors with a proper standard of visibility shall be formed to the satisfaction of the Local Planning Authority and connected to the adjacent highway in a position and a manner to be agreed with the Local Planning Authority.

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

DETAILS OF NEW JUNCTION

(7) No development shall take place until details of the junction between the proposed service road and the highway have been approved in writing by the Local Planning Authority; and the building shall not be occupied until that junction has been constructed in accordance with the approved details.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PROVISION OF SIGHT LINES

(8) No development shall take place until details of the sight lines to be provided at the junction between the means of access and the highway have been submitted to and approved in writing by the Local Planning Authority. The approved sight lines shall be provided before the ^IN is first brought into use.

Reason:

To provide adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

MINIMUM CAR PARKING PROVISION

(9) The building shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of 154 cars to be parked.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

CYCLE PROVISION

(10) None of the 2 bed apartments hereby approved shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of 5 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

CAR PARKING PROVISION

(11) The playing pitches hereby approved shall not be brought into use until the car parking area shown on the approved plans providing a minimum of 41 car parking spaces has been drained and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

TRAVEL PLAN

(12) No dwelling shall be occupied until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of occupation the occupier shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in

accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 32 and 34 of the National Planning Policy Framework 2012. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

SURFACE WATER MANAGEMENT

(13) No development approved by this permission shall be commenced until details of a

scheme for the provision of surface water management has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- details of the drainage during the construction phase;
- details of the final drainage scheme;
- provision for exceedance pathways and overland flow routes;
- a timetable for construction;
- a construction quality control procedure;
- a plan for the future maintenance and management of the system and overland flow routes.

Prior to occupation of the site it shall be demonstrated to the satisfaction of the Local

Planning Authority that relevant parts of the scheme have been completed in accordance with the details and timetable agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason

To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development.

LIGHTING DETAILS

(14) No development shall take place until details of any external lighting scheme have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be fully implemented before any building is first occupied and henceforth permanently maintained for the occupiers of the site.

Reason:

To ensure that adequate external lighting is provided for future occupiers of the site [and that it does not interfere with navigation], in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 125 of the National Planning Policy Framework 2012.

LANDSCAPE DESIGN PROPOSALS

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

out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; planting plans including the location of all proposed plants their species, numbers, densities, type (i.e bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

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, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

SOFT LANDSCAPE WORKS

(16) Soft landscape works shall include planting plans including the location of all proposed plants their species, numbers, densities, type (i.e bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

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, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

LANDSCAPE WORKS IMPLEMENTATION

(17) 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.

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, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

LANDSCAPE MANAGEMENT PLAN

(18) 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 in writing 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, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

MAINTENANCE SCHEDULE

(19) No development shall take place until a schedule of landscape maintenance for a minimum of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

PROVISION FOR TREE PLANTING

(20) No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.

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, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

TREE REPLACEMENT

(21) If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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 and are subsequently properly maintained, if necessary by replacement.

EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

(22) In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the commencement of development.

(a) No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

(b) If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

ARBORICULTURAL METHOD STATEMENT

(23) No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall detail how trees are to be protected during construction. It shall include measures for protection in the form of barriers to provide a 'construction exclusion zone' and ground protection in accordance with Section 6.1 of BS: 5837:2012 Trees in relation to Design, Demolition and Construction -

Recommendations. The measures contained in the approved statement shall be fully implemented and shall remain in place until construction work has ceased.

Reason:

To ensure that the trees on site are protected during construction work in accordance with Policy CS18 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

DETAILS OF BOUNDARY TREATMENT

(24) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

EXTERNAL MATERIALS

(25) No development shall take place until details 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, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

SPORTS PITCH MANAGEMENT

(26) The sports pitches hereby permitted shall not be brought into use until details of the arrangements by which they are to be managed (including details of how public access will be managed) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the pitches shall continue to be managed permanently in accordance with the approved management arrangements, unless the Local Planning Authority gives written approval to any variation of the arrangements.

Reason:

To assist in protecting the residential amenities of the area, in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

BIODIVERSITY

(27) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Plan (dated June 2013) for the site.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and Government advice contained in the NPPF.

SUSTAINABLE RESOURCE USE

(28) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to any development taking place, the applicant shall provide to the Local Planning Authority details of the location of the renewable energy production equipment set out in their Energy Statement (Rev: B) The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to help off-set predicted carbon emissions for the period up to 2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within the NPPF.

LIFETIME HOMES

(29) A minimum of 15 Lifetime Homes shall be provided on the application site. Full details of the Lifetime Homes showing how they meet all the criteria for Lifetime Homes shall be submitted to and approved in writing by the Local Planning Authority before work begins on the development hereby permitted.

Reason:

To ensure that 20% of the dwellings on site are built to Lifetime Homes standards to comply with policy CS15 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

FURTHER DETAILS

(30) No development shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz:

Full details of the proposed changing room facility, including elevations and floor plans.

The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66, 109, 110 and 123 of the National Planning Policy Framework 2012 .

INFORMATIVE: PUBLIC HIGHWAY ENGINEERING DETAILS

(1) No work within the public highway should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into. The applicant should contact Plymouth Transport and Highways for the necessary approval.

INFORMATIVE: TRAVEL PLAN

(2) The document required in connection with the Travel Plan should be based upon the Council's guidance for Travel Plans published on the Council's website and should, where possible, be created using iTRACE, an online travel plan management tool available through Plymouth Transport and Infrastructure. The applicant is advised to contact Plymouth Transport and Infrastructure prior to preparation of this document for site-specific advice on the requirements for the Travel Plan, which are likely to include:

- (a) appointment and contact details of a Travel Plan Coordinator
- (b) recommendation of the use of iTRACE
- (c) site specific targets, measures and management/monitoring plan.

INFORMATIVE: (3) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(3) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once any pre-commencement conditions are satisfied.

INFORMATIVE: CONDITIONAL APPROVAL (4)

(4) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant including pre-application discussions including a Planning Performance Agreement and has negotiated amendments to the application to enable the grant of planning permission.

