APPLICATION No: 17/70025/REM
APPLICANT: Mr Mike Stone
LOCATION: Land Off Highclove Lane, Boothstown, Salford, M28 1ZQ
PROPOSAL: Reserved matters application for the appearance, landscaping, layout and scale for the Phase 2a development of 107 dwellings, pursuant to outline planning permission reference 15/67036/OUT
WARD: Boothstown And Ellenbrook

This application was presented to members on the 21st September, with a recommendation to approve. The applicant had submitted a Sustainable Design & Construction Statement outlining the sustainability credentials of the development. The application was deferred for a second time as members requested that the applicant provide more detailed site specific information about the sustainability credentials of the scheme and how the scheme complies with the Sustainability SPD.

The applicant now has submitted an Energy Report which details the developer’s proposals to deliver a sustainable development in line with national and local policy.

As detailed in the Sustainable Design & Construction Statement the applicant is still proposing to construct this development to a fabric first specification. This Energy Report sets out that this approach focuses on the thermal efficiency of the building envelope and the efficiency of the buildings services; including measures such as:

- High levels of insulation in the ground floor, external walls and roof spaces.
The house types have been designed to reduce the sources of heat loss.

- Installation of an efficient gas condensing boiler including dual zone controls with delayed start thermostats.
- Energy efficient lamps will be installed in every light fitting.
- Each property will be naturally ventilated using efficient decentralised extract fans.
- Entrances will be illuminated with an energy efficient external light or provision will be made for a purchaser to install.
- The white goods installed in each property or offered to purchasers will be energy efficient with an A+/A rating.

The applicant considers this approach will require no long term maintenance, cannot be undone (for example potential removal of photovoltaic panels) and will be in place for the lifetime of the home.

This fabric first specification has been modeled in SAP and this confirms a forecasted CO$_2$ emission rate of 186,850.04kg/year. This represents a CO$_2$ saving of 10,808.61kg/year or 5.47% over and above the requirements of current Part L. This also represents a saving of 93,516.84kg/year or 33.36% over Part L 2006.

This energy report also models an alternative specification which includes photovoltaic panels, this confirms a forecasted emission rate of 193,682.32kg/year which is a saving of 2.01% over the requirements of current Part L and a 30.92% saving over Part L 2006.

The report concludes that the strategy proposed by the applicant will ensure the construction of an energy efficient development which will reduce CO$_2$ emissions in line with national policy.

This application was presented to panel on the 7th September with a recommendation to approve. Members deferred the application to obtain further information about the sustainable credentials of the development.

Since writing the report the applicant has provided a Sustainable Design and Construction Statement which discusses the scheme in the context of policy SDC1 of the Sustainable Design and Construction SPD.

Policy SDC1 (Sustainable Design and Construction in New Developments) states that major new development will only be permitted where the applicant has clearly demonstrated that all practicable measures have been taken to meet a number of factors which are outlined below together with a response from the applicant.

1. **Minimise Energy Consumption** – The applicant explains that the dwellings would be constructed to Part L1A of the Building Regulations and the use of energy efficient services will reduce energy consumption. It is noted that where possible the layout has been designed to promote passive solar gains, maximise natural daylight, sunlight and ventilation.

2. **Maximise the Provision of On-Site Renewable Energy Supply and/or Connections to a Decentralised Low–Carbon Energy Supply** – The applicant has reviewed the use of Renewable Energy, Solar Photovoltaic, Solar Water Heating, Heat Pump Systems, Waste Water Heat Recovery and District Heating. The statement confirms that the development will meet Building Regulations requirements and implement energy efficiency measures. As such, the applicant considers that renewable or decentralised energy are not required.

3. **Incorporate public and private open spaces that offer shade and shelter from increasing temperatures and/or protection from wind, rain and increasing likelihood of extreme weather events** – The applicant notes that the development includes 0.49ha of Public Open Space which retains existing trees and includes new trees that provide for shade and shelter in extreme weather events. The applicant also notes that all dwellings have private outdoor amenity space.

4. **Minimise the impacts of ambient air and noise pollution** – The report notes that air quality and odours were considered as part of the outline planning application and noise generated during the construction phase of the development will be controlled through the Construction Method Statement condition.

5. **Minimise water consumption** – The applicant is committed to conserving water and the scheme includes a range of water efficient fittings and where appropriate appliances including; flow restrictors to kitchen taps, basin taps and showers, dual flush toilets, reduced capacity baths (where provided) and low water use appliances (where provided).

6. **Minimise the speed and quantity of surface water run-off** – A detailed drainage scheme has been submitted with the application, this includes the provision of oversized pipes...
and surface water flows equates to the greenfield run off rate. The scheme will utilise trapped gullies which will aid in removing pollutants from roof, drive and highway drainage. In addition, the surface water attenuation system is to be constructed at gradients of 1 in 380 (average) and this will have the effect of solids being deposited within the sewers and the sump arrangement at the Hydrobrake manhole.

8. **Maximise the use of responsibly sourced and/or recycled building materials** - At this stage, decisions on material specifications have yet to be made. Full consideration will be given to the responsible sourcing of materials during detailed design and construction.

9. **Minimise construction waste** – The design of the new units will include measures to minimise material through efficient design, use of off-site pre fabrication and use of sustainable materials. A plan will also be prepared to minimise waste during the construction phases of the development and will include measures such as site storage to minimise damage, recycling and reusing materials and to minimise excavation and resource use.

10. **Incorporate adequate waste recycling facilities** – Each home will be provided with external spaces for the storage of bins. The internal road layout provides for sufficient access and turning space for a refuse vehicle.

11. **Maximise the provision of wildlife habitats** – Ecological matters have been given due consideration in the outline and reserved matters applications. The scheme would allow for the retention of two existing permanent ponds on the site, the majority of the existing hedgerow and the provision of a central green infrastructure spine within the application site. Habitats and new ecological features will be created on site and include areas of amenity grassland to serve a publicly open green spaces, new hedgerow along the western site boundary, new tree planting, bird boxes and bat boxes. Off-site works are also proposed at Stirrups Field.

12. **Incorporate appropriate facilities for cyclists and pedestrians** – The application site is considered to be sustainable. As part of the outline permission significant improvements in the local area are proposed (ie improvements to Vicars Hall Lane, Moss House Lane and Bridgewater Park) to the benefit of cyclists and pedestrians. Within the site the road layout has been designed to minimise traffic speed which will encourage walking and cycling, pedestrian links have been provided onto Vicars Hall Lane and each dwelling has sufficient space within the garden to store cycles.

In light of the information provided it is considered that the applicant has clearly demonstrated that all practicable measures have been taken in order to incorporate sustainable design and construction measures into the proposed development.

At panel the introduction of traffic calming measures into the scheme was discussed. Following this the applicant has agreed to include traffic calming measures within the site in the form of a speed humps at each vehicle entrance to the site and a speed table at the cross roads centrally within the site. Highways are supportive of this proposal. Such traffic calming measures will be secured by the following condition:

A scheme for the provision of speed calming within the site should be submitted to and approved in writing by the Local Planning Authority. The scheme should include the provision of a speed humps at each of the vehicle entrances and a speed table at the cross roads centrally within the site. The approved scheme shall be implemented prior to the development being brought into use (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with policies A2, A8 and A10 of the City of Salford Unitary Development Plan and the National Planning Policy Framework.

Additional Observations

Following the publication of the original report, the Local Planning Authority has received the following further information:-

1. A consultation response has been received from the Councils Air and Noise Consultant who has advised that pumping stations can be a source of noise and therefore the following condition should be attached to any approval.

   “The rating level (L_{Aeq,T}) from the water pumping station shall not exceed the typical background noise level (L_{A90,T}) by more than -5 dB at any time when measured at the boundary of the nearest noise sensitive premises. Noise measurements and assessments shall be carried out according to BS 4142:2014
"Methods for rating and assessing industrial and commercial sound". ‘T’ refers to any 1 hour period between 07.00hrs and 23.00hrs and any 15 minute period between 23.00hrs and 07.00hrs.

2. An additional letter of objection has been received from a resident of Godmond Hall Drive who has raised the following concerns:

The site has been cleared of trees and wildlife habitat has been lost;
The affordable housing house within the development is not affordable.

All the issues raised above (2) are addressed in the officers report. In respect of the affordable housing, a letter has been received from Acron Housing Association (dated 29.08.2017), who are the Registered Social Landlord who have been engaged by the applicant. This letter highlights their satisfaction with the way the applicant has involved them in the process and also stating their satisfaction that the affordable homes in terms of mix, location and design meet the identified housing need of the area. They highlight the importance of the dwellings being delivered expeditiously.

Description of Site and Surrounding Area

This application site is located to the southwest of Boothstown in an area which is predominantly residential in nature. The site itself comprises low grade marshy agricultural land. There are some areas of scrub, hedges and trees within the site and along the site boundaries.

The site is bounded to the north by residential dwellings along Godmond Hall Drive and Malkins Wood Lane. To the east is Bridgewater Park Playing Fields, the west the site is bounded by Vicars Hall Lane and to the south is scrubland beyond which is the Bridgewater Canal.

There is no definitive Public Rights of Way (PROW) through the site, although a PROW follows Vicars Hall Lane along the western boundary of the site.

Description of Proposal

Planning permission is sought for the reserved matters for external appearance, scale, layout and landscaping (all outstanding matters) in relation to the erection of 107 dwellings. The development would comprise the following house types:

- 3 x Fielding - 4 Bed Detached /2 storey
- 5 x Thomas - 4 Bed Detached / 2 storey
- 14 x Priestly - 4 Bed Detached / 2 storey
- 2 x Milton - 4 Bed Detached / 2 storey
- 8 x Fleming - 4 Bed Detached / 2 storey
- 1 x Edgeworth - 4 Bed Detached / 2 storey
- 13 x Edgeworth ALT - 4 Bed Detached / 2 storey
- 3 x Fulwood - 4 Bed Semi Det / 3 storey
- 3 x Falkland - 3 Bed Semi Det / 2.5 storey
- 11 x Oakwood - 4 Bed Detached / 2 storey
- 7 x Weston - 3 Bed Detached / 2 storey
- 3 x Stirling - 3 Bed Detached / 2 storey
- 1 x ALT Japonica ALT - 3 Bed Detached / 2 storey
- 3 x Rochester - 3 Bed Semi/ Mews / 2 storey
- 9 x Lambeth - 3 Bed Semi/ Mews / 2 storey
- 14 x Regent - 4 Bed Detached/Semi / 2 storey
- 7 x Cherry - 3 Bed Semi/ Mews / 2 storey

The proposed development incorporates the development principles established in the outline permission (Development Principles Plan reference: 463B-09E), as required by Condition 3 of the permission). These principles include the provision of public greenspace, footpaths and general alignments, site access and vehicular routes alignment and details of trees and hedgerows to be retained.

The application has been supported by the following documents:
Habitat and Landscaping Management Plan
Crime Impact Statement
Planning Statement
Arboricultural Impact Assessment, Tree Protection Plan Arboricultural Method Statement
Tree Inspection Report
Landscape Specification
Badger Survey
Design and Access Statement
Plans and house types
Affordable housing statement
Drainage scheme

Publicity

Site Notice: Non HH Site notice departure Date Displayed: 6 June 2017
Reason: Article 13 Departure from UDP

Site Notice: Non HH Article 15 Date Displayed: 6 June 2017
Reason: Article 13

Press Advert: Manchester Weekly News Salford Edition Date Published: 1 June 2017
Reason: Article 15 Affect Public right of Way

Neighbour Notification

46 neighbour notification letters were sent out to neighbouring residential properties on the 26th May. Those properties consulted included the following:-
Malkins Wood Lane
Meadow View
Godmond Hall Drive
Highclove Lane

Following revisions to the proposed layout, additional neighbour notification letters were sent out to neighbouring residential properties on the 8th August 2017.

Representations

Cllr Clarke has requested that the application be determined at panel.

3 letters of objection have been received from four individual properties in response to the application publicity. The following issues have been raised:-

- Salford is densely population compared to other Greater Manchester district that the development should be evenly distributed.
- The site is home to yellowhammer birds
- The site is greenfield
- The broadband speeds are already poor and additional housing will impact further,
- The site is not well served by local shops and services (shops, schools, GP services)
- There are already four different house styles on Highclove Lane which gives the area a disparate feeling. This development will create an ugly housing mess as there is no consistency.
- Noise and disturbance from the increase in car movements generated from the development.
- The addition traffic generated from the development will be a danger to children playing in the street.
- Highclove Lane is not suitable for this increase in traffic in terms of the state of the highway
- Area is quiet and peaceful this will be changes by provision of new homes
- The access through Meadow View is not supported and the access route for 200+ vehicles is inappropriate and there are no traffic calming measures or reduced speed limits
The development will obstruct views and change the cul-de-sac location of homes within the Countryside development.

The traffic along Leigh Road is heavy in rush hour and this development will make it worse.

Use of Stirrup Brook as a drainage overflow is not a practical solution and will impact on wildlife and habitat.

The development is shortsighted and piecemeal

Trees will be lost and this impact on the visual amenity of the area and has environmental implications

Traffic past St Andrews primary will impact on child safety

The proposal will impact on privacy of existing residents.

The shuttle bus is a complete waste of money and does not deal with any local transport issues faced by local residents.

Malkins Wood should not be used during the construction period

Cannot understand why off site works are only proposing a footpath to part of Vicars Hall Lane.

Relevant Site History

15/67036/OUT - Outline application with all matters reserved except for access for the development of land for up to 120 dwellings - Application approved 1 September 2016 (Phase 2A)

15/67037/OUT - Outline application with all matters reserved for up to 12 residential dwellings. Application pending decision (Phase 2B)

15/67038/FUL - Development of temporary construction access road. Application approved 1 September 2016

Consultations

Design For Security – Recommend the dwellings are built to Secure by Design Standards and have made a comment on the layout, which is discussed in greater detail in the appraisal section of the report.

Senior Engineer Flood Risk Management – No objection. Following detailed discussions it was agreed that the drainage scheme including the use of a surface water pumping station was the most sustainable way to drain this site. Substantial evidence was provided and discussions undertaken to advise that in terms of the SuDS hierarchy that the SW pumping station was the most sustainable option.

Highways - No objections subject to entering into a s38 Agreement to adopt the internal road layout.

Greater Manchester Ecological Unit - No objections to the proposals subject to the implementation of the approved package of ecological mitigation works. They confirm that the bat and badger surveys are acceptable and sufficient to discharge the relevant conditions of the outline consent. They however seek reassurances that the access road serving plots 64 and 65 can be constructed without causing undue harm to the pond. They recommend that a construction management plan is conditioned to ensure that this pond is protected during the construction phase of development.

Urban Vision Environment (Land Contamination) – Do not have any comments in respect of this reserved matters application from a noise and an air quality perspective. They draw attention to their previous comments at the outline stage and the conditions which were recommended and secured via that permission

Urban Vision Environment (Air and Noise) – Do not have any comments in respect of this reserved matters application from a noise and an air quality perspective. They draw attention to their previous comments at the outline stage and the conditions which were recommended and secured via that permission.

United Utilities – No objections raised in respect of the submitted drainage scheme and the disposal of surface water. United Utilities have agreed to continue work with the applicant towards an acceptable drainage solution with a view to entering into a Section 104 adoption agreement.

Planning Policy
**Development Plan Policy**

**Unitary Development Plan ST1 - Sustainable Urban Neighbourhoods**
This policy states that development will be required to contribute towards the creation and maintenance of sustainable urban neighbourhoods.

**Unitary Development Plan ST12 - Development Density**
This policy states that development within regional centres, town centre and close to key public transport routes and interchanges will be required to achieve a high density appropriate to the location and context.

**Unitary Development Plan DES1 - Respecting Context**
This policy states that development will be required to respond to its physical context and respect the positive character of the local area in which it is situated and contribute towards a local identity and distinctiveness.

**Unitary Development Plan DES2 - Circulation and Movement**
This policy states that the design and layout of new development will be required to be fully accessible to all people, maximise the movement of pedestrians and cyclists through and around the site safely, be well related to public transport and local amenities and minimise potential conflicts between pedestrians, cyclists and other road users.

**Unitary Development Plan DES3 - Design of Public Space**
This policy states that development should include the provision of public space; designed to have a clear role and purpose which responds to local needs; reflects and enhances the character and identify of the area; is an integral part of and provide appropriate setting and an appropriate scale for the surrounding development; be attractive and safe; connect to establish pedestrian routes and public spaces and minimise and make provision for maintenance requirements.

**Unitary Development Plan DES4 - Relationship Development to Public Space**
This policy states that developments that adjoin a public space shall be designed to have a strong and positive relationship with that space by creating clearly defining public and private spaces, promoting natural surveillance and reduce the visual impact of car parking.

**Unitary Development Plan DES7 - Amenity of Users and Neighbours**
This policy states that all new development, alterations and extensions to existing buildings will be required to provide potential users with a satisfactory level of amenity in terms of space, sunlight, daylight, privacy, aspect and layout. Development will not be permitted where it would have an unacceptable impact on the amenity of occupiers or users of other development.

**Unitary Development Plan DES9 - Landscaping**
This policy states that hard and soft landscaping should be provided where appropriate that is of a high quality and would enhance the design of the development, not detract from the safety and security of the area and would enhance the attractiveness and character of the built environment.

**Unitary Development Plan DES10 - Design and Crime**
This policy states that developments must be designed to discourage crime, antisocial behaviour, and the fear of crime. Development should i) be clearly delineated ii) allow natural surveillance iii) avoid places of concealment iv) encourage activity within public areas.

**Unitary Development Plan H1 - Provision of New Housing Development**
This policy states that all new housing will contribute toward the provision of a balanced housing mix; be built of an appropriate density; provide a high quality residential environment; make adequate provision for open space; where necessary make a contribution to local infrastructure and facilities required to support the development; and be consistent with other policies of the UDP.

**Unitary Development Plan H4 - Affordable Housing**
This policy states that in areas that there is a demonstrable lack of affordable to meet local needs developers will be required by negotiation with the city council to provide an element of affordable housing of appropriate types.

**Unitary Development Plan A2 - Cyclists, Pedestrians and the Disabled**
This policy states that development proposals, road improvement schemes and traffic management measures will be required to make adequate provision for safe and convenient access by the disabled, other people with limited or impaired mobility, pedestrians and cyclists.

**Unitary Development Plan A10 - Provision of Car, Cycle, Motorcycle Park**
This policy states that there should be adequate provision for disabled drivers, cyclists and motorcyclists, in accordance with the Council's minimum standards; maximum car parking standards should not be exceeded; and parking facilities should be provided consistent with the provision and maintenance of adequate standards of safety and security.

**Unitary Development Plan EN12 - Important Landscape Features**
This policy states that development that would have a detrimental impact on, or result in the loss of, any important landscape feature will not be permitted unless the applicant can clearly demonstrate that the importance of the development plainly outweighs the nature conservation and amenity value of the landscape feature and the design and layout of the development cannot reasonably make provision for the retention of the landscape feature. If the removal of an important existing landscape feature is permitted as part of a development, a replacement of at least equivalent size and quality, or other appropriate compensation, will be required either within the site, or elsewhere within the area.

**Unitary Development Plan EN17 - Pollution Control**
This policy states that in areas where existing levels of pollution exceed local or national standards, planning permission will only be granted where the development incorporates adequate measures to ensure that there is no unacceptable risk or nuisance to occupiers, and that they are provided with an appropriate and satisfactory level of amenity.

**Unitary Development Plan EN18 - Protection of Water Courses**
This policy states that development will not be permitted where it would have an unacceptable impact on surface or ground water.

**Unitary Development Plan EN19 - Flood Risk and Surface Water**
This policy states that any application for development that it is considered likely to be at risk of flooding or increase the risk of flooding elsewhere will need to be accompanied by a formal flood risk assessment. It should identify mitigation or other measures to be incorporated into the development or undertaking on other land, which are designed to reduce that risk of flooding to an acceptable level.

**Other Material Planning Considerations**

**National Planning Policy**

National Planning Policy Framework
National Planning Practice Guidance

**Local Planning Policy**

**Supplementary Planning Document - Trees and Development**
The policy document has been prepared to give information to all those involved in the development process about the standard that the Local Planning Authority requires for new development proposals with specific reference to the retention and protection of trees.

**Supplementary Planning Document - Planning Obligations**
This policy document expands on the policies in Salford's Unitary Development Plan to provide additional guidance on the use of planning obligations within the city. It explains the city council's overall approach to the use of planning obligations, and sets out detailed advice on the use of obligations in ensuring that developments make an appropriate contribution to mitigate the impacts of the development.

**Supplementary Planning Document - Nature Conservation and Biodiversity**
This policy document expands on the policies of the Unitary Development Plan relating to the issues of nature conservation and biodiversity, and seeks to ensure that all stakeholders have a clear understanding of how those policies should be implemented and their desired outcome.
Supplementary Planning Document - Design and Crime
This policy document contains a number of policies used to assess and determine planning applications and is intended as a guide in designing out crime.

Supplementary Planning Document - Design
This document reflects the need to design in a way that allows the city to support its population socially and economically, working with and inviting those affected into an inclusive decision-making process. Equally, development must contribute to the creation of an environmentally sustainable city supporting the natural environment minimising the effects of, and being more adaptable to, the potential impact of climate change.

Supplementary Planning Document - Sustainable Design and Construction
This policy document expands on policies in Salford’s Unitary Development Plan to provide additional guidance for planners and developers on the integration of sustainable design and construction measures in new and existing developments.

Planning Guidance - Flood Risk and Development
The overarching aim of the planning guidance is to ensure that new development in areas at risk of flooding in the city, is adequately protected from flooding and that the risks of flooding are not increased elsewhere as a result of new development.

Planning Guidance - Housing
The purpose of the guidance is to ensure that the residential development coming forward in Salford contributes to establishing and maintaining sustainable communities, tackles the specific housing and related issues that face Salford, and helps to deliver the vision and strategy of the UDP, the Housing Strategy and the Community Plan.

It is not considered that there are any local finance considerations that are material to the application

Appraisal

Principle of Development

The principal of residential development on this site has been established through the granting of outline planning permission 15/67036/OUT and as such the principal of the development is acceptable subject to achieving an acceptable layout, scale, appearance and landscaping.

Through consideration of the outline application (15/67036/OUT) the following matters were considered and addressed:-

1. Principle of development
   i) Strategic location
   ii) Greenfield land
   iii) Loss of recreation land
   iv) Loss of agricultural land
   v) Proposed residential use
      a. Density
      b. Housing type and size
      c. Affordable housing

2. Impact on the highway network; transport infrastructure and public rights of way
   i) Accessibility
   ii) Proposed access arrangements
   iii) Likely trip generation
   iv) Potential improvements at the Booths Hall Way / Leigh Road junction.
   v) Public Rights of Way

3. Design and Layout
4. Design and Crime
5. Amenity
6. Pollution
   i) Air Quality
   ii) Noise
iii) Contaminated land

7. Ecology
8. Trees
9. Flood Risk and Drainage
10. Planning Obligations

**Housing Mix**

The UDP Proposals Map indicates that the site is located within an area classified as ‘West Salford’. Housing Planning Guidance Policy HOU1 states that, “within West Salford, Broughton Park, Claremont and the northern part of Weaste and Seedley, the large majority of dwellings within new developments should be in the form of houses rather than apartments, in order to protect the existing character of the areas and reflect the generally lower levels of accessibility compared to other parts of the city.”

Housing Planning Guidance Policy HOU2 states that the majority of new dwellings should have at least 3 bedrooms. Alternative approaches on individual sites may be permitted where it can be clearly demonstrated by the applicant that there are specific circumstances that justify this, particularly having regard to criteria A – H of UDP Policy H1.

The housing mix focuses solely upon the delivery of houses rather than apartments. The proposed mix focuses upon the delivery of family housing comprising a mix 4 bed and 3 bed houses of which 69% will be 4 bed and 31% will be 3 bed. The proposed mix is consistent with the requirements set out in the Housing Planning Guidance and as is deemed to be acceptable.

**Affordable Housing**

The Section 106 for the outline application commits the developer to provide 20% affordable housing across the site. It also sets the parameters for the affordable housing including, size, type, tenure, location, quality and occupancy criteria.

The 21 affordable units to be provided on site would be in the form of:

- Shared Ownership - 4 x 4 bed and 1 x 3 bed (total 5 units, 24% of the affordable homes)
- Affordable Rented – 5 x 4 bed and 3 x 3 bed (total 8 unit, 38% of the affordable homes)
- Social Rented – 5 x 4 bed and 3 x 3 bed (total 8 units, 38% of the affordable homes)

The submitted Affordable Housing Scheme is considered acceptable in the main by officers in respect of the mix, tenure, size, quality, and occupancy criteria. However, the S.106 (in line with planning obligations SPD) requires new development to ensure tenure blind design and full integration (“pepper potted” and/or in groups of affordable housing units up to 10) with the market housing units generally within the site.

It is considered, that the proposed locations of the affordable housing units aren’t as closely aligned to policy / S.106 as could reasonably and practically be expected on this site. The proposed location of the affordable housing will also have an impact upon the development phasing and delivery.

A letter has been received from Acron Housing Association, who are the RSL who have been engaged by the applicant. This letter highlights their satisfaction with the way the applicant has involved them in the process and also stating their satisfaction that the affordable homes in terms of mix, location and design meet the identified housing need of the area. They highlight the importance of the dwellings being delivered expediently.

To align to the S.106 requirements, the development can’t commence from the egress on the Countryside development, but can only commence from the Highclove Lane access point on the site. This reduces flexibility in relation to delivery options and does pose a risk. However, this will mean that a significant proportion of the affordable homes will be delivered during the early stages of the development.

On balance, whilst accepting that the location of affordable units is not as closely aligned to policy as could reasonably and practically be expected on this site, the proposed scheme will make a positive contribution towards addressing affordable housing need in the area and as such is acceptable. As discussed above the affordable housing will be secured through the legal agreement as part of the outline permission.
**Design and Layout**

NPPF paragraph 17 identifies a set of 12 core land use principles that should underpin the decision-taking process. Securing high quality design is identified as one of these 12 guiding principles and this is embellished upon within NPPF Chapter 7 (Requiring good design).

The Council's Design Supplementary Planning Document: Shaping Salford sets out a vision for good design; it identifies core design principles that are specific to Salford and apply across the whole of the city; and identifies the design principles that are most important within the various neighbourhoods of the city and identifies the type of development that would be acceptable.

Condition 3 of the outline consent identifies a parameter plan (dwg. No. 463B-09E) (dated 25.7.14) which sets the context for future reserved matters applications. The approved parameter plan identifies a series of development principles which act as a general guide to inform the detailed design of the scheme, reflecting fixed elements of the development, core design features and other indicative design principles which form the focus of this reserved matters application.

i) Layout of the Development

The Design and Access Statement aims to identify the design philosophy behind the proposed layout and its evolution in order to demonstrate how the scheme accords with the development principles which were submitted and approved at the outline application and how it responds to its surrounding context.

The proposed layout of this site would be informal in nature, similar to the existing dwellings to the north of the application site. Vehicle access would be from the points agreed at outline stage and one main route would be provided through the site. From this main vehicular route there are a series of cul-de-sacs and shared driveway arrangements. The scheme provides for a pedestrian route along the northern boundary onto Vicars Hall Lane, again in line with the parameter sets at outline stage.

The majority of dwellings would front the highway or areas of public open space within the development which is supported. It is considered that this arrangement would be appropriate and would help to improve natural surveillance of the public areas.

A pumping station is proposed in the south west corner of the site, whilst the applicant has submitted some detail on what equipment may be required and it is acknowledged that most of this will be underground. However, to ensure that the compound is acceptable in terms of its visual appearance a condition is recommended that details are agreed with the LPA prior to its installation.

ii) Scale and Massing

The surrounding area is residential in nature. The properties in the surrounding area comprise a mix of predominantly 2 storey properties however there are some 2 ½ storey properties within the newly completed Countryside Development (known as phase 1).

The scale and massing of the dwellings is considered to be appropriate. The proposed layout comprises a mix of dwellings which would be either two, two and half storey and the occasional use of three storey properties with gable roofs. On the two and half storey properties dormers would be included within the roof space. Whilst three storey properties would be taller than the building form in the existing area it is not considered that this additional height is excessive and as such it is not considered that these units would appear incongruous in the street scene.

iii) Appearance of the house types

The proposed dwellings are traditional in appearance constructed from brick with pitched roofs. The dwellings would have features such as contrasting brick cills, projecting bays and canopies over front doors. It is considered that this development will have its own character and identity which will and would have a positive impact on the visual amenity of the surrounding area.
Dwellings located on corner plots have been designed to be duel fronted and include a projecting bay windows or additional windows on gable elevations.

The proposed palette of materials is a mix of two red brick and a grey roof tile. Rainwater goods, fascia’s, bargeboards, window frames and doors will be black. Details of the proposed facing materials have been submitted with the application and are deemed to be of an appropriate quality. The material palette is considered appropriate and reflects the positive design aspects of the surrounding area. The proposed materials are therefore considered to meet the requirements of UDP policy DES1.

Crime and Design

Policy DES10 states that development will not be permitted unless it is designed to discourage crime, anti-social behaviour and the fear of crime and supports personal and property security. Further to this, the Council’s Supplementary Planning Document (SPD) on Design and Crime seeks to ensure that development is designed to discourage crime, anti-social behaviour and the fear of crime, and support personal and property security. Crime and Disorder is a material planning consideration.

The application has been supported by a Crime Impact Statement. The Design for Security Team have reviewed the submitted and raise concern that plots 82 & 83 are not situated on the front line of the layout, and seem to be hidden behind adjacent dwellings. Whilst these plots do not sit on a main road frontage it is considered that the dwellings are well overlooked by the surrounding development and the applicant has confirmed that these dwellings will be well lit and will have clearly defined boundaries. It is considered that the location of these plots represents an efficient use of land and the layout, taking into consideration the surveillance offered by other properties is acceptable.

In line with Design for Security comments the boundary treatment along the eastern boundary will be close board fencing 2.2m in height. In addition to this, on corner plots were parking is provided to the rear of properties, the scheme has been amended to provide fence with trellis to maximisenatural surveillance.

Finally the Design for Security Team are concerned that areas of public open space could be left to overgrow which could lead to anti-social behaviour and fly-tipping. The applicant has confirmed that the public open spaces (POS) and ‘public realm’ elements will be transferred to private management company who will be contractually responsible for the future up-keep, maintenance and overall management of these elements, post construction. On this basis, it is considered that effective management of these areas can be established which would effectively reduce opportunities for such issues to arise.

In view of the above, it is considered that the general design and layout of the reserved matters scheme, along with appropriate and adequate crime prevention measures detailed in the submitted Crime Impact Statement, are conducive to reducing crime and anti-social behaviour, and the fear of it, whilst still enabling a sense of place that will allow people to feel safe, without creating a fortress type development. The development is characterised by clearly-defined and well-lit public, private and semi-private spaces and well defined routes which will benefit from natural surveillance.

Amenity

There are existing dwellings on Highclove Lane and Malkins Wood Lane, to the north of the application site. Dwellings on the application site front onto these dwellings, at closest point there is a separation distance of 19.9m between facing elevations with habitable rooms, which is considered to be acceptable to safeguard the amenity of existing residents.

The development would provide all future occupiers with an acceptable level of light and outlook. There are certain points within the development where the Council’s standard separation distances would not be maintained. This is namely between the facing habitable room windows and gable elevations where the shortest distance is 11.5m It is considered however in this circumstance these distances have been dictated by the layout that seeks to maintain suitable distance to existing neighbours and to create a strong and positive street frontage. It is also acknowledged the potential occupier will be ‘buying into’ this relationship and therefore shorter separation distances are considered to be appropriate in this case. All dwellings would benefit from a private rear garden which would provide future occupants with an outside area of amenity space which is supported.
In light of the above it is considered that the proposal would accord with UDP policy DES7.

Drainage

The site is located within Flood Zone 1 and there is a low risk of fluvial flooding. The Flood Risk Assessment provided in support of the outline application identified surface water as a risk, indicating that the north-west section of the application site, close to Vicars Hall Lane is within a critical drainage area. There are 2 ponds on the site which were identified on the approved Development Principles Plan which will be retained and improved. As part of the outline consent, condition 7 was attached to ensure that the site will be drained in the most sustainable method possible.

Condition 7 of the outline consent states:-

“Any application for reserved matters shall be accompanied by a surface water drainage scheme for the site using sustainable drainage methods and which includes details of how water quality will be improved, and how existing surface water discharge rates are reduced.”

Surface water drainage scheme has been submitted as part of the reserved matters application, in accordance with the requirements of the above condition. The surface water scheme proposed is a conventional system which drains by gravity utilising the online storage within oversized pipes. This system drains towards the southeast corner of the site to a surface water pumping station. The pumping station pumps from the southeast corner of the site towards the surface water sewer in Highclove Lane. Urban Vision’s Drainage Engineer has agreed a discharge rate of 88l/s which equates to the Q100 greenfield run-off rate. Urban Vision’s Drainage Engineer has confirmed that there will be no increase in surface water leaving the site.

A meeting was held between the applicant, Urban Vision’s Drainage Engineer and United Utilities it was agreed that the scheme put forward was the only viable surface water drainage scheme. Prior to the meeting a SuDS discussion form was completed by the applicant’s consultant which provided some information relating to why a pumped system is necessary. During this meeting further discussions took place and the following was confirmed:

- Infiltration drainage would was not viable due to low rates of permeability
- Discharge of surface water to watercourses were not viable due to objections by landowners to requisition sewers through 3rd party owned land – also from a discussion regarding levels this would have led to increased flood risk to the site
- Modification of existing ponds was not viable due to the need to increase area or significantly change the levels of the ponds.
- Discharge via gravity to the public sewer would have required at least a discharge rate of 225l/s which is significantly higher than the 88l/s greenfield run-off rate
- Pumping was the only viable scheme to dispose of surface water without designing a scheme that increased flood risk elsewhere and in essence is the most sustainable scheme possible.

United Utilities have indicated that they will, in principle, be willing to adopt the surface water scheme under section 104 of the Water Industry Act and they will therefore be responsible for future maintenance of the adopted pipes.

Highways layout and parking

Consideration of the developments impact on the highway network and transport infrastructure, including public transport and the overall sustainability of the location were considered as part of the outline application process. The broad acceptability of the proposed development in highway terms (including the impact on the adjacent highway network and sustainability) are therefore considered acceptable. In respect of this reserved matters application the key considerations relate to the detailed design of the development including carriageway widths and parking. The Council’s Highway Engineer has assessed the scheme and raises no objections to the proposed layout, following amendments to the scheme, and subject to entering into a s38 Agreement.

UDP policy A10 indicates that car parking provision in residential developments will be assessed on a case by case basis, having regard to the type and accommodation of the properties, their location, the availability of and proximity to public transport, the availability of shared parking facilities and the level of existing on-street
parking. The policy states further that development with more than 1.5 off-street parking spaces per dwelling or unit of accommodation, averaged over the city area, is unlikely to be regarded as sustainable. The dwellings provide 2 off-street parking spaces per dwelling. However, it is noted that the proposed layout incorporates a high proportion of larger properties and as such it is anticipated that owners of these properties may own more than one vehicle per household and the quantum of off-road parking provision will help to reduce the number of vehicles which are parked on the street. It is therefore considered that the proposed parking provision in this instance is acceptable and in accordance with the thrust of UDP policy A10.

**Trees**

At outline stage the application was supported by a tree survey which showed tree retention / loss in accordance with the proposed and subsequently approves development parameters. Given the indicative nature of the information provided at the outline stage, the Council’s Arborist requested that a full tree survey be submitted with any future reserve matters application.

Condition 8 of the outline consent states:-

“Any application for reserved matters shall be accompanied by a BS 5837 Arboriculture Report which should include an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement.”

As part of this reserved matters application, the applicant has submitted a BS5837 Arboriculture Report which has been assessed by the Council’s Arborist who considers the report to provide a fair appraisal of the trees on site.

Within the site 5 individual trees, 7 groups of trees and 4 hedges will be removed. With the exception of one category B tree, the remainder of the trees on site which will be felled are category C. Category C trees/hedges have a low amenity value and should not be allowed to constrain a development. The Council’s Arborist has recommended that replacement planting should be sought as mitigation for the trees being removed to facilitate the development; the loss of these trees will have a short to mid-term impact upon the local amenity of the area.

Trees and Development policy TD6 requires wherever practicable, the replacement on the basis of at least two new trees for each tree lost. The detailed landscaping scheme will be considered in detail below. The scheme provides for replacement trees and hedge planting this is in excess of the Councils requirement, which satisfies policy TD6.

Within the site 9 individual trees (four of which are category B) and 4 groups of trees will be retained. Successful retention of the remaining trees throughout the development phase will require the trees to be protected with temporary protective fencing. In accordance with the requirements of condition 8 of the outline consent, a combined Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) has been submitted which provides full details of the specification and layout of the temporary protective fencing along with the appropriate signage which will be used during the construction phase of development. It also recommends that any facilitative pruning to improve access into the site should be carried out under BS 3998:2010 to ensure such works do not detract from the landscape value. The Council’s Arborist has recommended that the tree protection measures and the arboricultural method statement are secured by condition.

Subject to the conditions safeguarding existing trees and the implementation of an acceptable landscaping scheme, the development is considered to accord with policy EN12 of the UDP.

**Landscaping**

Policy DES9 states that hard and soft landscaping should be provided where appropriate that is of a high quality and would enhance the design of the development, not detract from the safety and security of the area and would enhance the attractiveness and character of the built environment. This application is seeking consent for details of landscaping, therefore the application has been supported by detailed drawings and a landscape specification.

In terms of soft landscaping across the site, the submitted plans indicate that there would be areas of public open space within the development. In these areas existing trees and ponds will be retained, and areas around the ponds will be seeded. Supplementary tree planning, shrubs and grassed areas are proposed in the areas of open space and to the front of dwellings.
The Council's Senior Landscape Architect has been consulted and has raised concerns in respect of the quality of the proposed landscaping scheme. As a result, the case officer discussed the comments with the applicant who amended the landscaping proposals to include bulbs within the front garden areas which included spring and summer perennial species. Whilst this addition to the landscaping scheme is welcomed by the Local Planning Authority, it is considered that the landscaping proposal still lacks variety, appropriate detail and includes some inappropriate species and sizes of plants for the site. It is considered that the current design of the scheme appears entirely evergreen and therefore lacks seasonal interest and appears generic and not deemed site specific in this instance. Given the above, a condition has been recommended to ensure that an appropriate soft landscaping scheme is submitted for approval by the Local Planning Authority, which address the above concerns.

In terms of the hard landscaping, all roads within the development will be built to adoptable standards. The shared access drives, private parking bays will all be constructed by black bitmac, with concrete flags being used around the dwellings for the private pavements.

There are a variety of boundary treatments proposed across the development. Along the eastern boundary of the site with Bridgewater playing fields would be 2.2m high close boarded fencing. Along the site boundary to Vicars Hall Lane, Cheshire railings are proposed and along the southern boundary a 0.9m high post and rail fencing is proposed. The rear boundary treatments of the dwellings will be in the form of either 1.8m high timber fencing, 1.5m high fencing with trellis or a 0.9m high post and rail fence. In addition, where the proposed boundary treatment abuts the highway or open space a 1.8m high wall with infill timber panels is proposed. It is considered that the proposed boundary treatments are acceptable in this context.

The applicant has confirmed that the public areas within the site will be transferred to a private management company who will be contractually responsible for the future up-keep, maintenance and overall management of these elements, post construction. Future management and maintenance for the site will be secured through condition 13 of the outline permission.

**Ecology**

In support of the application the applicant has submitted a Habitat Creation and Management Plan, Enhancement and Management of the off-site nature area and the Layout drawing ref BHM098/PL01.

At the outline application stage, when considering the principle of developing the site for residential use, matters of ecology were fully considered. Mitigation for the loss of on-site habitats was agreed in the form of off-site works at Stirrup Field, to the north of the application site, and on site works which included the retention of two permanent ponds and the majority of the hedgerow and the provision of a central green infrastructure spine.

Conditions 9 & 10 attached to the outline permission required the applicant to reassess the site for bat roosts and to provide a badger walkover survey. The application has been supported by information to satisfy these two conditions and this information has been reviewed by the Greater Manchester Ecology Unit (GMEU). One tree was assessed as having low potential to support bats, but this tree is to be retained. In line with recommendations from GMEU bat boxes are being located on trees within the development. No badgers were recorded on site.

In terms of the proposed site layout the two ponds within the site would be retained and enhancement undertaken, including (but not limited to) removal of scrub, removal of reedmace and duckweed and removal of algal blooms.

GMEU have noted a lack of detail in relation to the southern pond and its close proximity to the access road serving plots 64 and 65. Given the close proximity of the access road in relation to the southern pond GMEU have requested that further details are submitted to confirm that the access road serving plots 64 and 65 can be constructed without causing undue harm to this pond.

In addition to the site wide Construction Management Plan, secured through the outline consent it is also recommended that a further Construction Method Statement is secured via condition, which details how the pond is to be protected from harm during works, and/or reinstated if works directly affect the pond banks during the construction of the access road to plots 64 and 65.
In terms of landscaping, the proposed development would retain existing hedgerows along the east, south and west boundaries, as shown in development principles plan. The larger mature trees within the site will also be retained, as detailed earlier in the report and replacement planting will also be secured.

The development principles plan, submitted with the outline application showed a green spine running though the development. GMEU did raise some concern at outline stage and an informative was placed on the permission which provided ecological advice to the applicant. As mentioned earlier in the report, the application has been supported by a Habitat and Landscaping Management Plan. This details the measures that will be incorporated into the scheme which would result in the creation of features of ecological value, measures to maintain new or retained habitats for their ecological value in the first five years following construction and the provision of a monitoring schedule outlining commitments to ensure measures are implemented, reviewed and adjusted as appropriate.

GMEU have reviewed the layout of the proposed scheme and concluded that on looking at the site holistically, after taking into account the full package of supporting ecological information including the Habitat Creation and Management Plan, the Enhancement and Management of the off-site nature area and the Layout that these ecological works would provide satisfactory mitigation for any ecological harm caused.

**Recommendation**

*Approve subject to conditions*

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

   - Planning Layout BHM098/PL01 Rev J
   - Hard Surface Layout BHM098/HS01 Rev E
   - Fencing Layout BHM098/FL01 Rev F
   - Materials Layout BHM098/ML01 Rev E
   - House Type Range Aug 2017 BHM098/HT submitted 23.8.17
   - 1.0m Cheshire Rail BH/MAN/SD/FD002
   - 1.5m Closed Boarded Fence with 0.3m trellis BH/WL/SD/FD053
   - 1.8m Closed Boarded Fence BH/WL/SD/FD001 Rev V
   - 900mm 2no Post and 2 no rail fence BH/WL/SD/FD003
   - 2.2m Closed Boarded Fence with 0.3m trellis BH/MAN/SD/FD001
   - 1800mm High Piers with low level wall and timber infill panel BH/WL/SD/FD049
   - Double Detached Garage with Vaulted Roof BWNW/MS-VR-S/001
   - Proposed Garage – Single Detached BW/NW/SG/001 Rev B

   **Reason:** For the avoidance of doubt and in the interest of proper planning.

2. Prior to the commencement of development a Construction Method Statement detailing how the on-site ponds will be afforded protection during construction works shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include a mechanism for the Local Planning Authority to agree (if required) reinstatement works if construction works directly affect the ponds and/or its banks. The development should be carried out in strict accordance with the approved Construction Method Statement.

   **Reason:** To provide an area of habitat compensation in accordance with policy EN9 of the City of Salford Unitary Development Plan and the Biodiversity Supplementary Planning Document.

3. The development hereby approved shall be carried and maintained in strict accordance with the details set out in the approved Habitat and Landscaping Management Plan March 2017.

   **Reason:** To provide an area of habitat compensation in accordance with policy EN9 of the City of Salford Unitary Development Plan and the Biodiversity Supplementary Planning Document.

4. a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks,
terraces or other earthworks, hard surfaced areas and materials, external lighting, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within 18 months of first occupation of the development hereby permitted, whichever is the later.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policies DES1 and DES9 of the City of Salford Unitary Development Plan and the National Planning Policy Framework.

5. No development shall be started until all the retained trees within (or overhanging) the site (as shown on The Tree Protection Plan / Arboricultural Method Statement, Drawing No: P.864.17.02 Rev A, dated 14-03-2017), have been surrounded by substantial fences. Such fences shall be erected in accordance with the fence specification shown on Drawing No: P.864.17.02 Rev A; in the positions as shown on Drawing No: P.864.17.02 Rev A and shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

Reason: To safeguard the amenity, appearance and character of the area in accordance with policies EN12 and DES 1 of the City of Salford Unitary Development Plan.

6. The development hereby approved shall be carried out in accordance with the submitted Arboricultural Method Statement [Drawing No: P.864.17.02 Rev A].

Reason: To safeguard the amenity, appearance and character of the area in accordance with policies EN12 and DES 1 of the City of Salford Unitary Development Plan.

7. The tree work (facilitative pruning) hereby granted consent shall be carried out in accordance with the British Standard, No: BS 3998:2010 (Recommendations for Tree Work)

Reason: To safeguard the amenity, appearance and character of the area in accordance with policies EN12 and DES 1 of the City of Salford Unitary Development Plan.

8. The development hereby approved shall be carried out in accordance with the surface water drainage scheme shown on drawing number 17013/03/Rev I (Road and Main Drainage Plan inc Ph2B) and shall be implemented prior to first occupation or use. The approved scheme shall discharge surface water at a rate no greater than 88l/s which equates to the greenfield run-off rate.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policy EN19 of the City of Salford Unitary Development Plan.

9. Prior to first occupation of the dwellings hereby approved, full details of the Pumping Station, including size, detailed siting, boundary treatments, materials and technical specification shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full thereafter.

Reason: To safeguard the amenity of the area in accordance with policy DES1 of the City of Salford Unitary Development Plan.

Notes to Applicant

Dilapidation Survey:
• Developer shall contact John Horrocks to arrange a full dilapidation/Condition Survey of all adopted highways surrounding the site prior to works commencing on site. Tel: 0161 603 4046

Highway Permits/Licensing:
• Applications for all forms of highway permits/licenses shall be made in advanced of any works being undertaken on the adopted highway Note: NO boundary fencing shall be erected or positioned on any part of the adopted highway with first seeking the relevant permits/licenses from the Local Highway Authority Tel: 0161 603 4046

General Highway Information:
• Requests for general Information regarding the adopted highway network shall be directed to the Local Highway Authority – John Horrocks- 0161 603 4046