

PLANNING APPLICATION FOR ERECTION OF 258 DWELLINGS AND ASSOCIATED WORKS

PLANNING STATEMENT

LAND TO THE REAR OF MILTON CRESCENT, LUPSET

ON BEHALF OF KEEPMOAT HOMES

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

1.1 This statement has been prepared by Pegasus Group on behalf of the applicant, Keepmoat Homes, in support of the full planning application for the erection of 258 dwellings and associated works on land to the rear of Milton Crescent, Lupset.

1.2 Following a description of the site, consideration is given to the proposed development. The report assesses the proposal in relation to relevant planning policy and shall demonstrate that the application is in accordance with National Policy, the Development Plan and assess all relevant material considerations.

1.3 This application is supported by the following documents:

- Full Drawing Pack
- Completed application forms;
- CIL Forms;
- Design and Access Statement – Pegasus Group;
- Planning Statement – Pegasus Group;
- Statement of Community Involvement – Pegasus Group;
- Tree Report – Barnes and Associates;
- Arboricultural Impact Assessment -Barnes and Associates;
- Ecological Appraisal – ECUS Environmental Consultants;
- Transport Assessment – Sanderson Associates;
- Travel Plan – Sanderson Associates;
- Playing Field Assessment – Pegasus Group;
- Sustainability Statement – JSP Sustainability LTD;
- Flood Risk Assessment – Eastwood & Partners;
- Air Quality Assessment;
- Noise Assessment;
- Invasive Weed Survey Note – Ebsford Environmental;
- Phase 1 and 2 Geotechnical and Geoenvironmental Site Investigation – Eastwood & Partners; and
- Land Contamination Phase 1 Preliminary Risk Assessment.

2. SITE DESCRIPTION AND PLANNING HISTORY

- 2.1 The application site comprises approximately 7.8 hectares of land to the rear of Milton Crescent, Lupset.
- 2.2 The site currently comprises predominantly arable land with a small portion last in use as a playing field. Land to the north and east of the site house residential development with land to the south housing a school and its playing fields and a further agricultural field to the west separates the site from the A1(M).
- 2.3 The site also includes a strip of land running alongside Milton Road which includes a number of TPO trees.
- 2.4 Access to public transport bus service is available from Broadway providing services to Wakefield centre, Batley and Ossett.
- 2.5 The Environment Agency identifies that the site is located in Flood Zone 1, an area considered to be at the lowest risk of flooding.
- 2.6 A search of the Heritage England Heritage List shows that there are no heritage assets falling within the vicinity of the site, and the site does not sit within a Conservation Area.

Pre-Application Consultation

- 2.7 Prior to the submission of this application, consultation has been carried out with both Wakefield Council Officers and members of the public. Full details of this are provided in the supporting Statement of Community Involvement.
- 2.8 As part of the pre-application discussions with the LPA, the scope of submission documents has been agreed, and the required documents are submitted in support of the application, as listed at para 1.3.

Planning History

- 2.9 A search of the Local Planning Authority Online Mapping Service identified the following historic planning applications on the site:

98/99/59157 – Sports & training village to include: 2 stadia; outdoor pitches; tennis centre; club house; training centre; restaurants; extension to hotel and enhanced landscaping. Application Withdrawn.

2.10 A town green application has recently been submitted to, and refused by Wakefield Council. It is the Council's view that the land identified does not merit being designated as a town green and their response highlights that the land is in the process of being sold, subject to securing planning permission.

3. PROPOSED DEVELOPMENT

- 3.1 The proposal is for the erection of 258 dwellings and associated works including private and public open space, access arrangements, landscaping and drainage on land to the rear of Milton Crescent, Lupset.
- 3.2 The application site area is 7.8ha and is shown on the accompanying site location plan (Ref: YOR.2801.001A) and the proposed layout is provided, drawing ref: YOR.2801.002L.
- 3.3 The singular vehicular access to and from the site would be from Milton Road leading to a looped internal road network. A link through Airedale Heights, to the north of the site, is proposed for pedestrian and cycle use only. A footway would be created along the south side of Milton Road to aid pedestrian movement to and from the site.
- 3.4 An area of informal and formal open play space is to be provided in the north-west corner, including an equipped children's play area (LEAP), as well as informal landscaping and recreation space linked by footpaths throughout the site. A balancing pond to aid drainage is identified to the south of the site.
- 3.5 The layout shows 258 units, within a mix of detached, semi-detached and terraced units. It includes provision for 30% affordable units, totalling 77 affordable units and 181 open-market units. All the proposed dwellings are either 2 or 2.5 storey units, with a three-storey apartment block also featuring towards the north of the site.
- 3.6 The proposed housing mix is provided in full in Chapter 5 of this report as well as on the Planning Layout (YOR.2801.002L).
- 3.7 The design approach to the site is set out within the Design and Access Statement which identifies key principles which have guided the development of the scheme.

4. PLANNING POLICY

Legislative Background

- 4.1 This chapter summarises the planning policies and guidance relevant to the development proposed. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plans, unless material considerations indicate otherwise.

The current development plan consists of the Core Strategy Development Plan Document (2009), the Development Policies Development Plan Document (2009), the Site Specific Policies Local Plan (2012) and the Leisure, Recreation and Open Space Local Plan (2012) along with supplementary documents.

National Planning Policy Framework (NPPF) (2012)

- 4.2 The NPPF sets out a broad framework for plan making and decision taking at the local level. It must be taken into account in the preparation of local and neighbourhood plans and is a key material consideration in planning decisions.
- 4.3 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development in its three dimensions; economic, social and environmental. Central to the NPPF is a presumption in favour of sustainable development, *“which should be seen as the golden thread running through both plan-making and decision-taking”*. For decision taking this means (paragraph 14):
- *Approving proposals that accord with the development plan without delay; and*
 - *Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF; or*
 - *Specific policies in the Framework indicate development should be restricted.”*

- 4.4 Paragraph 17 outlines a number of core planning principles. Point 3 identifies that planning should proactively drive and support sustainable economic development to deliver the homes business and industrial units, infrastructure and thriving local places that the country needs.
- 4.5 Paragraph 49 states that housing application should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 4.6 Paragraph 56 identifies that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. However, it is stipulated at paragraph 60 that planning policies and decision should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 4.7 Paragraph 74 states that *“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;*
 - 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*
 - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”*
- 4.8 Paragraph 131 outlines that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation;*
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

- *The desirability of new development making a positive contribution to local character and distinctiveness.*

Development Plan

Core Strategy (2009)

- 4.9 Policy CS1 provides guidance on the Location of Development, based on the settlement hierarchy and focusing development in the most sustainable and accessible locations.
- 4.10 Policy CS3 "Scale and Distribution of Additional Housing" notes that 30% of the district housing targets will be allocated in the urban area of Wakefield and recommends a net density of at least 40 dwellings per hectare in this area.
- 4.11 Policy CS6 sets out requirements regarding Housing Mix, Affordability and Quality, stating that the provided mix of housing should meet identified local needs. The proposal should include justification if it departs from the identified local need. Proposals should include 30% affordable housing provision.
- 4.12 Policy CS10 "Design, Safety and Environmental Quality" sets out criteria for good design such as appropriate scale and density, protecting local character and responding to local constraints and opportunities.
- 4.13 Policy CS11 "Leisure, Recreation and Open Space" notes that "Development proposals will not result in the loss of an existing leisure or recreation facility or open space unless satisfactory alternative provision is made or there are cumulative community benefits identified as part of regeneration schemes or it can be demonstrated that the asset is no longer needed."

Development Management Policies (2009)

- 4.14 Policy D7 seeks to protect Trees and Woodland and requires tree surveys to be submitted in support of applications which have potential to impact upon trees.
- 4.15 Policy D8 encourages the maintenance and enhancement of local landscape character through development proposals.
- 4.16 Policy D9 sets out guidance regarding the design of new development, striving towards high quality proposals in terms of design, layout and landscaping.

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- 4.17 Policy D12 refers in particular to Landscape Design and encourages proposals which make features of existing natural assets.
 - 4.18 Policy D14 requires proposals to demonstrate that access arrangements and internal layouts can operate safely and conveniently, with developments to be easily accessible by a variety of modes of transport.
 - 4.19 Policy D15 involves guidance regarding Safety and Security through Design.
 - 4.20 Policy D20 looks to protect public health and the environment from air, noise and light pollution.
 - 4.21 Policy D24 states that development proposals to seek to ensure that flood risk is not increased on site or elsewhere, it also sets out the circumstances where a Flood Risk Assessment will be required, including for proposals in Flood Zone 1 covering 1 hectare or more.
 - 4.22 Policy D25 encourages the use of SUDs wherever possible.
 - 4.23 Policy D27 requires contributions to renewable energy generation.
 - 4.24 Policy D28 notes that a sustainability statement should be submitted to give details of the sustainable construction techniques and energy conservation measures.

Site Specific Policies (2012)

- 4.25 Policy SSP1 reiterates the NPPF's Presumption in Favour of Sustainable Development stating that the Council will take a positive approach to proposals and work proactively with applicants to ensure proposals are approved wherever possible.
- 4.26 Policy HS11 "Rear of Milton Crescent, Snapethorpe" allocates the majority of the application site for residential development, noting that nearby Public Rights of Way offer good opportunities to connect to local routes.
- 4.27 Figure 1, below, shows the portion of the site which is allocated for residential development.



Figure 1: Allocation HS11

Leisure, Recreation and Open Space Local Plan (2012)

4.28 Policy LROS3 relates to the enhancement of Strategic Leisure Corridors, which includes the land running along the length of the western boundary of the site.

4.29 Policy LROS4 gives guidance regarding Sports Facilities, specifically Part 2, which aims to safeguard existing sports facilities, unless it can be demonstrated (in accordance with National Planning Policy) that:

a) There is an identified over provision of that particular type of facility in the community area and the site is not required for alternative sport and leisure uses; or

b) Enhancement of existing facilities and/ or appropriate new facilities can be provided to serve the community area.

Sport England – A Sporting Future for the Playing Fields of England

4.30 Sport England set out that they "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 in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies."

4.31 The exceptions to this are as follows:

E1 "A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.

E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site.

E4 The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development."

5. ASSESSMENT OF DEVELOPMENT PROPOSALS

5.1 The following section of this report assesses the development proposals against the policies of the Development Plan and policies and guidance set out at national level. It is considered that the key issues in the determination of the planning application are the principle of development, the loss of the playing field, highways and traffic implications. These issues, along with other material considerations, are assessed against relevant planning policy below.

Principle of Development

5.2 The application seeks permission for the erection of 258 dwellings with associated access and works.

5.3 The proposal would support the aims and objectives of the NPPF towards the creation of sustainable patterns of development therefore contributing towards sustainable development.

5.4 The majority of the site is allocated for development under Policy HS11 as being suitable for residential development and the proposed layout has been designed with the policy guidance in mind.

5.5 The component parts of the Development Plan advocate the integration of land use and transport to provide opportunities for sustainable development. The application site is sustainably located, within easy reach of services, facilities and a well-established transport network to meet the day-to-day needs of residents.

5.6 It is considered that the general principle of the development of the allocated part of the site is acceptable. The development of the playing field land is addressed separately below, however it is noted that any harm caused by the loss of the playing field must be weighed in the planning balance, alongside the other social, economic and environmental benefits of the scheme.

5.7 Further assessment of material considerations including visual impact, flood risk and transport are provided later in the report and demonstrate that the proposal shall not result in unacceptable environmental effects.

Unallocated Land

5.8 Roughly 1.1ha of the proposal site is not allocated within HS11 for residential development. This parcel of land is not designated in the Site Specific Local Plan.

- 5.9 It is understood that this parcel is currently used as informal recreation space my local residents. Prior to this it was land used as a playing field by a local rugby club; the club disbanded and the playing field use ceased a number of years ago. Since the club left there has been no further interest from other clubs to take on the land so it has fallen into use as informal open space, rather than formal playing field use.
- 5.10 A playing field assessment report has been submitted alongside this application which addresses the requirements of the policies relating to open space and sports provision. It is considered that the open space to be lost through the development is relatively small and given its set up and lapsed use, it is not considered to contribute towards the supply of playing field space in the Local Area.
- 5.11 The assessment reviews the supply of pitches within the catchment of the site (2km, 30 minute walk) and assesses these in terms of quality, quantity, accessibility and availability. The assessment also reviews the recommendations made in the Wakefield Council Playing Pitch Assessment, Strategy and Action Plan and identifies that the supply of 'like-for-like' playing field facilities in the area is healthy and that the demand for the type of facility which could be provided on the application site is low. Rather than identifying a lack of supply, the Council's assessment notes repeatedly that the quality of existing facilities needs to be improved and that some existing private facilities should be opened up for community use as they have capacity to be used more intensely and are of a desirable level of quality.
- 5.12 Snapethorpe Primary School playing fields as a whole are included in the Council's assessment and that submitted with this application. It is acknowledged in both assessments that the existing facilities have capacity for additional use and have potential to be used by the community. Disregarding the small area included in the application, the school fields are able to comfortably accommodate a full-sized rugby pitch alongside a full-sized football pitch with additional space with potential for use as a mini or junior pitch as required, all of which could be opened up for community use as encouraged by the Council's assessment.
- 5.13 It is concluded that, based on the poor quality and lapsed use of the application site, coupled with the healthy supply in the catchment, the development of the site is acceptable and meets exception E1 of the Sport England policy and thus paragraph 74 of the NPPF and Policy CS11 of the Wakefield Core Strategy.

Design

- 5.14 Assisted by the accompanying technical reports and local plan policies, the scheme designer has undertaken an analysis of the site and surrounding area in order to develop a design approach for the site with particular consideration being given to the local landscape character, topography and adjacent built form. In accordance with local policy and advice in the NPPF, the scheme seeks to respond to local character, reflect the identity of local surroundings and materials and be visually attractive.
- 5.15 Public open space is provided on site towards the north-west corner of the site and includes a formal area for children's play (LEAP), as well as informal recreation space, paths and landscaping throughout the site. This provision, in addition to an area to the south of the site for drainage attenuation, and the planting throughout will help to shield views of the site as well as creating an accessible and attractive place to live.

Housing Mix

- 5.16 The NPPF and emerging Local Plan policy establish that the Council will secure sustainable, inclusive and mixed communities by delivering a mix of housing types and sizes. The proposals will deliver a range of house types (terraced, semi-detached, detached) and sizes (from 2 bedroom to 4 bedroom properties) which will meet the needs of different groups in the community. The mix of housing proposed is provided in the table below.
- 5.17 Further assessment of the scheme proposals is provided in the submitted Design and Access Statement.

Affordable Housing

- 5.18 The provision of affordable housing to an appropriate quantity is central to the Government's aspiration to widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 5.19 The adopted plan's affordable housing policy seeks a 30% affordable housing contribution on-site for developments of this size; as such the scheme proposes 77 of the 258 dwellings as affordable units which equates to 30% and therefore satisfies the requirement of the policy.

PRIVATE HOUSE TYPE (70% OF DEVELOPMENT)

House Type	Type	No. Beds	Storeys	Parking	m2	Sq.ft	No. of Units	Total m2	Total Sq.ft	Mix (%)
651	END SEMI	2b/4p	2	2	60.5	651	21	1270.1	13671	12
764	END/SEMI	3b/5p	2	2	71.0	764	40	2839.1	30560	22
851	END/SEMI	3b/5p	2	2	79.1	851	12	948.7	10212	7
867	END/SEMI	3b/5p	2	2	80.5	867	8	644.4	6936	4
955	DET	3b/6p	2	INT g	88.7	955	24	2129.3	22920	13
1054	END/SEMI	3b/5p	2.5	2	97.9	1054	47	4602.2	49538	26
1178	DET	4b/7p	2	INT g	109.4	1178	29	3173.7	34162	16
TOTAL							181	15607.5	167999	100

AFFORDABLE UNITS - 30% OF DEVELOPMENT (Denoted by orange notations)

House Type	Type	No. Beds	Storeys	Parking	m2	Sq.ft	No. of Units	Total m2	Total Sq.ft	Mix (%)
Apt Unit 1	Apt	2b/4p	3	2	68.2	734	6	409.1	4404	8
Apt Unit 2	Apt	2b/4p	3	2	62.9	677	18	1132.1	12186	23
740	END	2b/4p	2	2	68.7	740	32	2199.9	23680	42
740	MID	2b/4p	2	2	68.7	740	6	412.5	4440	8
953	END	3b/5p	2	2	88.5	953	14	1239.5	13342	18
953	MID	3b/5p	2	2	88.5	953	0	0.0	0	0
1249	BUNG	3b/5p	1	2	116.0	1249	1	116.0	1249	1
TOTAL							77	5509.2	59301	100

TOTAL UNITS	258	21116.7	227300
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5.20 The affordable units will be made up of a mix of sizes and types as detailed in the schedule of accommodation and table above. The mix is considered to be appropriate and is based on knowledge of the local market. The units have been evenly distributed across the site, as encouraged by local and national policy. The delivery of the affordable units will be secured through a planning obligation.

5.21 The provision of 77 affordable units in the settlement is a material consideration in the determination of this application. In the report to the Secretary of State regarding the appeals by St Modwen Developments Ltd against decisions made by East Riding of Yorkshire Council 2015 (APP/E2001/A/13/2200981 and APP/E2001/A/14/2213944) there is discussion regarding the weight which can be attributed to the provision of affordable units during the decision process. It concludes that in an area where affordable housing has been under delivered, as in the Wakefield District, the contribution of affordable units can be given substantial weight in the planning balance, stating that:

"substantial weight should attach to the proposals in proportion to the contribution they would make to the supply of affordable housing (para 11)."

- 5.22 The affordable units will create an inclusive community where people have the opportunity of a decent home in a place where they want to live, at a price that they can afford.

Transport and Highways

- 5.23 The site will be accessed by vehicles from Milton Road, as shown on the submitted layout. Pedestrians will also be able to take access from Airedale Heights.
- 5.24 The proposals also include a number of footpath links as shown on the submitted masterplan, this increases the accessibility and permeability of the site. The proposed footpaths are appropriately designed to benefit from overlooking as part of the aim to design out crime. They also include for a pedestrian and bicycle only link through Airedale Heights, to the north of the site, to improve accessibility to local services.
- 5.25 The proposed development site is situated in a good location to make use of the existing pedestrian infrastructure in the surrounding area, with various local amenities within a manageable walking distance of the site. Pedestrian routes throughout the local area are provided by well-lit and surfaced footways, with a network of footways providing good pedestrian connectivity. The site is located within a reasonable cycle ride of further services within the local centre and beyond. There are two bus stops a short walk along Broadway providing regular services to Wakefield.
- 5.26 The submitted Transport Assessment (TA), prepared by Sanderson Associates, provides a detailed appraisal of all transport aspects including the junction arrangements proposed on Milton Road and the provision of a safe footpath link to Broadway.
- 5.27 A Travel Plan (TP) that provides a strategy for encouraging sustainable travel at the proposed development site has been produced in conjunction with the TA and has been submitted as a separate document. The scope of the TA and the TP, prepared by Sanderson Associates have been scoped with the relevant highway authorities.
- 5.28 The assessments of the TA demonstrate that the proposed development would not be expected to have a detrimental impact in road safety, traffic or highway terms.

Parking

- 5.29 All the proposed dwellings will have off-street parking spaces (either designated parking space, driveway or garage space) and provision for visitor parking has been made. Details of this provision are provided through the submitted plans.

Flood Risk and Drainage

- 5.30 The application is accompanied by a Flood Risk Assessment by Eastwood & Partners.
- 5.31 The site is located within Flood Zone 1 as identified on the Environment Agency's published flood zone map, the flood zone at lowest risk of flooding. The FRA and accompanying Drainage plans set out how the site can be developed without increasing flood risk on the site or in the vicinity.
- 5.32 Whilst the proposed development will increase surface water run-off it is considered that this can be appropriately dealt with by a drainage system which accords with the recommendations made in the FRA. The submitted drainage plans show how the SUDs in the southern corner of the site will effectively drain the site.

Ecology

- 5.33 The Ecological Appraisal carried out on the site by Ecus Environmental Consultants gives an overview of the ecological value of the site and some recommendations which have been incorporated into the proposal. The recommendations made in the report can be secured by appropriately worded planning conditions. These predominantly centre around protecting the habitat areas within the site.
- 5.34 The proposals are considered to be compliant with Local and National Policy in regard to the natural environment.

Residential Amenity

- 5.35 A core principle of the NPPF at paragraph 17 is to provide a good standard of amenity for existing and future occupants.
- 5.36 The layout of the site ensures the most efficient use of the site in compliance with the NPPF and local policy, and promotes a safe and accessible environment, for

example the footpath links benefit from passive surveillance from the surrounding proposed dwellings.

- 5.37 The proposed dwellings will have useable, private amenity areas which are proportionate to the size and type of accommodation proposed. The units are well set back from the road and railway line and enhancements to existing planting will ensure they are well screened.
- 5.38 It is considered that the layout as proposed will ensure a good standard of residential amenity for future occupiers and given their location will not have a significantly detrimental impact on the amenity of existing occupiers adjacent to the site in regard to potential for overshadowing, loss of daylight and overlooking.
- 5.39 The enclosed air quality and noise assessments confirm that the development will create an acceptable standard of living for new residents.

Landscaping and Trees

- 5.40 The scheme proposals incorporate provision for areas of both hard and soft landscaping. The submitted layout plan shows areas of open space. Opportunities exist to incorporate high quality landscaped areas in the shared spaces and private areas. The boundaries of the site will be supplemented where possible to enclose and screen the site as necessary and appropriate, as shown on the submitted layout plan.
- 5.41 The scheme has been designed to, as far as possible, avoid adversely affecting the trees and hedgerows whilst ensuring a legible and efficient use of the application site. In particular, the TPO trees alongside Milton Road will be protected.
- 5.42 The accompanying Tree Survey and Arboricultural Impact Assessment prepared by Barnes & Associates, assess the trees on site and gives recommendations which set out how the development can be achieved without an unacceptable adverse impact on the existing trees. These recommendations have been followed through the design conception and will be followed through the construction phase, should permission be granted. These recommendations can be secured through a planning condition for the duration of the development.

Planning Balance

- 5.43 The proposed development should be assessed in line with the local development plan and national policy. The assessment above makes reference to specific policies and assesses all relevant material considerations.
- 5.44 In summary, it has been established that the scheme will bring forward a significant number of benefits for the local area. Importantly it provides a significant contribution towards the district housing target through the provision of 258 new homes. Vitality, this includes affordable housing provision in line with local policy requirements, equating to 77 affordable dwellings (30%) of a mix appropriate to the local area. The benefits of the new dwellings will be economic and social, creating an inclusive community in a thriving local area.
- 5.45 Alongside the creation of new homes, the development brings new infrastructure including open space, equipped children's play area, a permeable footpath network and improved landscaping. These aspects of the scheme improve the character of the local landscape and environment and provide enjoyable spaces for people to live with a high standard of residential amenity. Overall the proposal represents a high quality of design in an appropriate and sustainable location, to the economic, social and environmental benefit of the local area and beyond.
- 5.46 The development of the unallocated land used currently as informal open space has been thoroughly and robustly assessed with the conclusion that the supply of playing fields in the area is sufficient to absorb the loss of a poor-quality field which is no longer in use.
- 5.47 As a result of the above assessment, it is considered that the significant benefits of the proposal, and lack of demonstrable harms make this application appropriate for the granting of planning permission.

6. CONCLUSION

- 6.1 The application seeks full planning permission for the erection of 258 dwellings associated access and works on land at Milton Road, Lupset.
- 6.2 Alongside the submitted drawings and accompanying reports, this statement has assessed the proposal against the content of the Development Plan and the advice given by the Government through planning policy guidance statements.
- 6.3 Given that the majority of the site is allocated for residential development it is considered that the principle of development is acceptable for that area. The development of the informal open space has been assessed through the accompanying report which concludes that the supply of facilities in the area is healthy and that the demand for the type of facility which could be provided on that land is low. As a result, the proposed development of the playing field is considered to be in accordance with Local and National policy.
- 6.4 The benefits of the proposal, including a significant contribution toward housing targets in the district and a policy-compliant level of affordable housing (30%) weigh substantially in favour of the proposal and no significant adverse impacts have been identified.
- 6.5 On the basis of the above, and those other matters considered in this statement, it is considered that the proposed development accords with the Development Plan and there are no material considerations to indicate otherwise. The Local Planning Authority is respectfully requested to approve the application.

