

British Trimmings Ltd , Ball Haye Road, Leek, ST13 6AU

PLANNING STATEMENT

**Prepared By
KEMP & KEMP**

**On Behalf Of
MOORLANDS HOUSING**



June 2010

CONTENTS

	Page No.
1.0 INTRODUCTION	2
2.0 PLANNING BACKGROUND	3
3.0 SITE LOCATION AND CONTEXT	4
4.0 PLANNING POLICY CONSIDERATIONS	5
5.0 THE CONCEPT OF EXTRA CARE	10
6.0 PLANNING ANALYSIS	13
7.0 CONCLUSIONS	21

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared in support of a full planning application by Moorlands Housing for the redevelopment of the former British Trimmings Ltd site, Ball Haye Road, Leek, to provide 87 extra care units for people over the age of 55 and associated community facilities. Full details of the proposed development can be found within the accompanying Design and Access Statement prepared by Triangle Architects. This statement should also be read in conjunction with the following supporting documentation:

- Application Drawings (Triangle Architects)
- Transport Statement (PFA Consulting)
- Travel Plan (PFA Consulting)
- Arboricultural Survey (SLR Consulting)
- Flood Risk Assessment (Atkinson Peck)
- Site Investigation Report (Atkinson Peck)
- Phase 1 Habitat Survey (Baker Shepard Gillespie)
- BREEAM Pre-Assessment (Energy Council)
- Statement of Community Involvement (Kemp & Kemp)
- Affordable Housing Statement (Kemp & Kemp)

1.2 This statement also makes reference to current Government guidance in the form of PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPG13 (Transport) and policies contained in the development plan, which in this instance comprises the West Midlands Regional Spatial Strategy, the 'saved' policies of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and the 'saved' policies of the Staffordshire Moorlands Local Plan 1998.

2.0 PLANNING BACKGROUND

- 2.1 The application site has an extensive planning history dating back to 2004. Set out below are those applications considered relevant to the consideration of this latest scheme.

04/00229/FUL_MJ – Withdrawn (30.04.2004)

- 2.2 Demolition of existing factory buildings and erection of 68 dwellings

05/00393/OUT_MJ – Withdrawn (02.06.2005)

- 2.3 Demolition of existing buildings and redevelopment for employment (B1) and residential (affordable housing) (outline)

05/00724/OUT_MJ – Approved Subject to Conditions (02.08.2006)

- 2.4 Redevelopment of land for employment and residential uses (outline)

3.0 SITE LOCATION AND CONTEXT

- 3.1 The application site is located approximately 500m to the north east of Leek town centre, and comprises 1.23 ha of vacant land. The site formerly accommodated a main building comprising workshops and offices together with ancillary workshops, dye house, boiler house and vehicular parking. These original industrial structures have now been demolished but it is understood that some 4000 sq.m of general industrial floorspace was previously available.
- 3.2 As established by the topographical survey, the site contours fall gently away from Ball Haye Road, although the land at the rear of the site is bounded by a steep slope at the base of which lies a small stream flowing in a south-westerly direction. This area, which equates to approximately 20 percent of the total site area, is considered to be undevelopable.
- 3.3 Beyond the stream to the south is a small wooded area and, at a level broadly comparable to the major portion of the application site, are detached residential properties which front onto Rose Bank Street. To the north opposite the application site are semi-detached properties fronting Ball Haye Road. Along the site's north western boundary is a mix of semi-detached and detached residential properties, including a number of bungalows. To the south west are industrial premises which front onto Ball Haye Road.
- 3.4 As would be expected with a former industrial site, the amount of mature planting and vegetation is limited. Specifically, there is a modest amount of frontage and boundary planting, generally in the form of shrubs and bushes with more substantial provision along the slopes at the south western part of the site. This includes a number of trees subject to TPOs, which lie just outside of the application site.
- 3.5 Within the core of the site, previously used for operational purposes in connection with the manufacturing activities, there is no planting or vegetation of any substance.

4.0 PLANNING POLICY CONSIDERATIONS

- 4.1 The legislative framework for consideration of this application is provided by the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004. Section 38 (6) of the 2004 Act states that *"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

The Development Plan

- 4.2 The Development Plan for the area comprises the West Midlands Regional Spatial Strategy (adopted January 2008), the 'saved' policies of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 (adopted May 2001) and the 'saved' policies of the Staffordshire Moorlands Local Plan (adopted September 1998).
- 4.3 On the 27th May 2010 however, the Secretary of State for Communities and Local Government issued a statement highlighting the commitment in the coalition agreement to *"rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils"*. That statement is a material consideration.
- 4.4 With regard to the Structure Plan, the following policies saved by a Direction of the Secretary of State in September 2007 pursuant to paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 are of relevance:
- D1 Sustainable Forms of Development
 - D2 The Design and Environmental Quality of Development
 - D3 Urban Regeneration
 - D8 Planning Obligations
 - E8 Loss of Employment Land and Buildings
 - H3 Mixed Use Developments
 - T1 Sustainable Location
 - T18 Transport and Development

4.5 In terms of the Local Plan, the following policies saved by a Direction of the Secretary of State in September 2007 pursuant to paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 are of relevance:

- N28 Contaminated/Derelict Land
- B13 Design
- H3 Housing Allocations
- H4 Development Boundaries
- H14 Housing for Local Need
- H16 Affordable Housing in Larger Towns
- E7 Existing Employment Sites
- T14 Roads and Development
- R1 Open Space Standards
- A1 Developer Contributions

Core Strategy Development Plan Document

4.6 In addition to the above listed Development Plan policy, Staffordshire Moorlands District Council's Core Strategy is currently at an advanced stage of production and will, when adopted, replace the Staffordshire Moorlands Local Plan and become the primary planning policy document determining where in the District future development will take place to 2026.

4.7 Following statutory consultation on the Submission Version of the Plan which took place in May/June 2009, the District Council published an addendum to the Submission Version of its Core Strategy in December 2009. The following policies of that amended document are material to the consideration of this application:

- SS1 Development Principles
- SS5a Leek Area Strategy
- SD1 Achieving Sustainable Development
- E2 Existing Employment Areas
- H1 New Housing Development
- H2 Affordable Housing and Local Need

National Guidance

- 4.8 National guidance relevant to the consideration of the application is contained in PPS1: Delivering Sustainable Development, PPS3: Housing and PPG13: Transport.
- 4.9 **PPS1 (Delivering Sustainable Development)** sets out the over-arching planning policies concerned with the delivery of sustainable development through the planning system.
- 4.10 Paragraph 14 states that *“the Government is committed to developing strong, vibrant and sustainable communities and to promoting community cohesion in both urban and rural areas. This means meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion in creating equal opportunities for all citizens.”*
- 4.11 Paragraph 27 sets out the Government's approach to delivering sustainable development. It states that planning authorities should seek to promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings.
- 4.12 Paragraph 34 continues to state that *“planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”*
- 4.13 Paragraph 36 goes on to state that one of the key objectives of planning authorities should be to ensure that developments are sustainable, durable and adaptable and make efficient and prudent use of resources.
- 4.14 **PPS3 (Housing)** sets out the national planning policy framework for delivering the Government's housing objectives. Paragraph 9 sets out the

Government's strategic housing policy objectives. These include widening opportunities for home ownership and ensuring high quality housing for those who cannot afford open market housing.

- 4.15 Paragraph 10 also re-iterates the plans for housing policy objectives, which should include the delivery of a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas.
- 4.16 Paragraph 15 states that Local Planning Authorities should encourage applicants to bring forward sustainable and environmentally friendly new housing developments, including affordable housing developments, and in doing so should reflect the approach set out in the forthcoming PPS on climate change, including the Code for Sustainable Homes.
- 4.17 Paragraph 27 states that the Government is committed to providing high quality housing for people who are unable to access or afford market housing.
- 4.18 Paragraph 41 re-iterates the guidance contained within the regional and national policy documents discussed above, by encouraging development on previously developed land. Here it also states that this includes land and buildings that are vacant or derelict as well as land that is currently in use but has potential for re-development.
- 4.19 **PPG13 (Transport)** flows from PPS3 stating at paragraph 13 that *"in order to promote more sustainable patterns of development, the focus for additional housing should be in towns and cities"*. It continues to state at paragraph 6 that in order for the objectives of PPG13 to be met, Local Authorities need *"to accommodate housing principally within existing urban areas, planning for increased intensity of development for housing and other uses at locations which are highly accessible by public transport, walking and cycling"*.
- 4.20 Paragraph 52 promotes the use of maximum parking standards in order to achieve this objective, stating that *"Maximum parking standards should be designed to be used as part of a package of measures to promote sustainable transport choices, reduce land-take of development, enable*

schemes to fit into central urban sites, promote linked-trips and access to development for those without the use of a car and to tackle congestion. There should be no minimum standards for development.”

- 4.21 Directly linked to the objective of sustainable transport choices, paragraph 75 also sets out that *“walking is the most important mode of travel at the local level and offers the greatest potential to replace short car trips, particularly under 2 km.”*

Other Material Considerations

- 4.22 Other material considerations relevant to the determination of this application include:

- Housing for Local People and Affordable Housing SPG (Feb 2005)
- Developer/Landowner Contributions SPG (Nov 2004)
- Extra Care Housing in Staffordshire: Strategic Review Report (Feb 2010)
- Older Peoples Extra Care Needs Analysis Evidence Base (Dec 2008)

5.0 THE CONCEPT OF EXTRA CARE

What is Extra Care?

- 5.1 Extra Care Housing (ECH) is a concept rather than a housing type. It describes a type of specialist housing that provides independence and choice to adults with varying care needs and enables them to remain in their own home. ECH should be able to provide most residents, if they so desire, with a home for the remainder of their life, regardless of changes in their care needs.
- 5.2 Services are provided in a purpose built, housing environment with care and support delivered to meet the individual resident's needs. This type of housing provides 24-hour support, meals, domestic help, leisure and recreation facilities and a genuinely safe environment to its residents. It can provide a base for out of hours or outreach services to the local community. Intermediate care facilities, to prevent avoidable admission to hospital or to help people return from hospital to their own home more quickly, can also be based at ECH schemes.
- 5.3 The most important fact is that ECH is housing first. People who live there have their own self-contained homes. They have legal rights to occupy that are underpinned by housing law. This means there is a clear distinction between extra care housing and residential care as recognised by the Commission for Social Care Inspection.

What Does Extra Care Housing Comprise?

- 5.4 Features which tend to characterise ECH are:
 - self-contained flats or bungalows, a defining feature distinguishing extra care from residential care. Dwellings will incorporate design features and assistive technology to facilitate independence of frail older people and provide a safe environment;
 - provision of an appropriate package of care, in the individuals own dwelling, to a high level if required;

- catering facilities with one or more meals available each day;
- 24 hour care staff and support available;
- comprehensive and extensive communal facilities which can include - restaurant, lounge(s), activity room(s), library, health suite, computer suite, consultation room, staff offices and facilities domestic support services including help with shopping, cleaning and possibly making meals;
- specialist equipment to help meet the needs of frail or disabled residents which can include - laundry, assisted bathing, sluice, hoist, also charging and storage facilities for electric wheelchairs/scooters;
- social and leisure activities/facilities and additional individual or shared services which can include - a shop, hairdressing, chiropody, massage, alternative therapies, cash machine, post box;

5.5 The first five or six items can be considered essential to come within the definition of ECH. Those lower down the list will be found to varying degrees dependant on the scheme in question. All will be found in a contemporary retirement community.

5.6 ECH is conceived of as groups of self-contained properties designed for older people. Care and support are available at a sufficiently high level to allow people to remain at home despite frailty, periods of ill-health or some disabilities and often without the need to move to residential care.

5.7 Retirement communities have all these features and usually a commitment to support the vast majority of people in that community irrespective of needs. Key features that distinguish ECH from traditional residential care homes are:

- self-contained accommodation - a minimum of around 50 sq.m flat or bungalow - not a 12 sq.m bedroom for a single person;

- the provision of care can be separated from the provision of accommodation;
- care is based on an individual assessment of needs and can be more easily tailored to the individual.

5.8 In retirement communities in addition:

- there is more likely to be mix of ability amongst residents;
- under the Care Standards Act 2000 properties are not registerable although in some models aspects may be e.g. care provision (see Department of Health toolkit/guidance at www.csci.org.uk);
- residents are tenants or owners and not licensees. In each case they have security of tenure. Villages may incorporate a mixture of tenures i.e. rented or leasehold.

5.9 In summary, what distinguishes the extra care model from sheltered housing is the following:

- high levels of care available
- 24 hour staffing
- extensive facilities

6.0 PLANNING ANALYSIS

The Proposed Scheme

- 6.1 The proposed development seeks to provide 87 extra care flats and associated community facilities, spread over two and three storeys including basement level, and the provision of 52 car parking spaces and associated landscaping and amenity space. 100% of the dwellings will be offered as affordable housing (as defined in Annex B to PPS3). The table below sets out in detail the proposed dwelling mix of the development (the flat types relating to the accompanying plans produced by Triangle Architects).

FLAT TYPE	DESCRIPTION	AREA SQ.M	TOTAL NO.
A1	2B 3P	65.9	31
A1_1	2B 3P	65.7	7
A1-2	2B 3P	65.7	12
A3	2B 3P	66.8	7
A3_1	2B 3P	68	3
B1	1B 2P	57.7	13
B1_1	1B 2P	57.7	11
B2	1B 2P	57.2	3
SUB-TOTAL			87

- 6.2 In total, the mix of units equates to 60x2 bed and 27x1 bed units, likely to be split into 70% social rented and 30% shared equity (again as defined in Annex B to PPS3).
- 6.3 The proposal also includes the provision of a number of community facilities, including:
- restaurant with external courtyard seating
 - health and beauty suite with hairdressing facilities
 - treatment room for massage and aromatherapy
 - internet access and library
 - hobby room for classes and meetings

Development Principles

6.4 The former British Trimmings site lies within the development boundary of Leek and is brownfield land, being formerly used as an employment site, as defined by Annex B of PPS3. In terms of the principle of development, both Staffordshire Moorlands Local Plan and the emerging Core Strategy (which is anticipated to go to an examination hearing in June/July 2010 with adoption in December 2010) contain policies which seek to protect existing employment sites. Specifically, and in accordance with emerging Policy E2 (which during pre-application discussions the Council indicated would form the basis of any assessment of the development principles), any redevelopment of such areas for housing, retail or other non-employment uses will not be permitted unless:

- a) the site is identified in the site allocations DPD for redevelopment; or
- b) it can be demonstrated that the site would not be suitable or viable for continued employment use having regard to the above criteria and evidence can be provided that no suitable and viable alternative employment use can be found, or is likely to be found in the foreseeable future; or
- c) substantial planning benefits would be achieved through redevelopment which would outweigh the loss of the site for employment use.

6.5 Policy E2 continues by setting out that where redevelopment is proposed a preference will be given to mixed use schemes that retain an element of employment provision on site.

6.6 It is accepted by Moorlands Housing that the proposed Extra Care use would not be classed as a traditional 'employment use' by the Council, and as such there is a requirement for any application to demonstrate the substantial planning benefits that would outweigh the loss of an employment site (criterion c of Policy E2). In light of this requirement, there are considered to be three main planning gains associated with the proposed development:

(1) Meeting the Need for Affordable Housing for the Elderly

- 6.7 As established by Staffordshire County Council's Extra Care Needs Analysis (Dec 2008), a significant proportion of the need for affordable housing in the Staffordshire Moorlands is older people, who will need varying levels of care and support. The number of people aged 65 and over in the district is estimated to increase by 8,800 (47.1%) by 2025 leading to a need for an increase of 564 additional Extra Care places, 241 of which will be required by 2015. The Local Development Framework also identifies a need for 1400 affordable units by 2026, of which 450 are planned to be located in Leek. Moorlands Housing intend the redevelopment of the British Trimmings site to help address that need.
- 6.8 Extra Care is designed to enable residents to stay independent in their home, with flexible support and care available as needed from staff on hand 24 hours a day. In developing an Extra Care housing scheme in Staffordshire Moorlands it is Moorlands Housing's aim to provide a suitable, secure and enjoyable living environment for older people of the district whilst helping to address a significant housing need. Facilities such as the restaurant and community accessible areas will also allow use of the site by outside groups encouraging residents to socialise with the wider community.
- 6.9 A large proportion of residents who chose to move into this Extra Care development are also likely to be vacating under-occupied family homes that would be returned to the general market or re-let to house young and expanding families. This can only be seen to help boost the availability of suitable homes and help younger people afford to stay in the area.
- 6.10 By locating the Extra Care development at the British Trimmings site Moorlands Housing also hope to maximise accessibility to the town centre and the leisure facilities at Brough Park, complementing the facilities and activities available on site, whilst bringing into use a derelict brownfield site and providing much needed employment opportunities to the local area (detailed below).

- 6.11 Overall therefore, it is evident that the redevelopment of the British Trimmings site would contribute significantly towards meeting the districts target for both affordable and extra care units. Policies H3 of the Structure Plan, H3, H14 and H16 of the Local Plan and H2 of the emerging Core Strategy are therefore met by the proposal.

(2) Provision of Continued Employment

- 6.12 Alongside the substantial planning gain of the proposal consisting of 100% affordable housing (in the form of much needed extra care housing), whilst the proposed C2 (residential institution) use would not fall under the Council's definition of an 'employment use', as a result of the proposed 24 hour level of care and the proposed community facilities, the development would generate a significant number of jobs for the local area.
- 6.13 It is anticipated that this would be equivalent to 30-35 full time jobs, and would consist of care, maintenance, reception, and community facility staff. This compares favorably to the 50 jobs that could have been created had the previously approved mixed use scheme (05/00724/OUT) been completed, particularly when taking into account the other planning gains that would be accrued. It is evident therefore that the proposed development is in fact more akin to a mixed use scheme (consisting of much needed affordable housing, community facilities and employment opportunities) and as such is fully supported by emerging Policy E2.

(3) Provision of Shared Community Facilities

- 6.14 As set out above, other planning gains that would result from the proposed development include the provision of a range of shared community facilities.
- 6.15 It is proposed that all of the above listed facilities (see paragraph 6.3) would not only be open to use by the residents of the Extra Care scheme, but also to the wider public, 7 days a week between the hours of 8:30am and 7pm. Access to these facilities by the general public would be attained through the reception area for security purposes, and would provide a secure and safe environment for all residents/visitors.

- 6.16 Taking the above into account, it is evident that the proposed Extra Care scheme at the British Trimmings site complies fully with the requirements of emerging Policy E2 by providing the three substantial planning benefits that would clearly outweigh the loss of the site for pure employment use.

PPS1, PPS3, PPG13 and the Development Plan

- 6.17 As outlined in PPS1 and policies D1, D3, T1 of the Structure Plan, H4 of the Local Plan, SS1 and SD1 of the emerging Core Strategy, one of the key principles underpinning planning is the Government's commitment to sustainable development. This is best achieved through the regeneration of existing urban areas and by making the efficient use of previously developed land. As already established, the application site constitutes previously developed land as defined in Annex B to PPS3.
- 6.18 The site's redevelopment would lead to the efficient re-use of the available land. This has been achieved through a contextual site analysis and a careful assessment of the site's potential and capacity (negotiated with the LPA during the pre-application discussions). This efficient use of the available site area has also resulted in a building that responds positively to the surrounding context in terms of height, massing and relationship to nearby properties.
- 6.19 In design terms, PPS1 and PPS3 also seek for new development to respond to the local context and where possible enhance the character of an area. This is outlined at paragraphs 48 and 49 which state that LPAs should facilitate good design by identifying the distinctive features that define the character of a particular area. This theme is continued at paragraph 12 that identifies that good design is fundamental to the development of high quality housing, which in turn leads to the creation of sustainable communities.
- 6.20 A full assessment of the design merits of the scheme are contained within the accompanying Design and Access Statement produced by Triangle Architects. That document identifies that the proposal responds positively to the character and appearance of the surrounding area and through the pre-

application design process has led to a scheme that is fully supported by the LPA and the independent Urban Vision Panel. In this regard, Policies D2 of the Structure Plan, B13 of the Local Plans and H1 of the emerging Core Strategy are met by the proposal.

- 6.21 In terms of the site's sustainability credentials, it lies within the urban area of Leek (one of the three primary settlements identified by the Local Plan). The green building credentials of the development scheme are also set out in the accompanying Design and Access Statement and BREEAM Assessment.
- 6.22 Paragraph 75 of PPG13 also recognises that walking is the most important alternative form of transport to the motor car for trips under 2km. In this case the site lies within 500m of Leek town centre, providing access to the full range of shops, services and facilities. The site therefore clearly stands in a sustainable location in planning terms, a fact which is further complemented by the sustainable construction methods the applicant intends to employ.
- 6.23 Taking the above policy context into account, it is clear that the development proposal meets readily the requirements of PPS1, PPS3 and PPG13 and would provide for a better use of the available land in this highly sustainable and well connected location, adding positively to the quality of the surrounding built environment.

Developer Contributions

- 6.24 Policies D8 of the Structure Plan and A1 of the Local Plan state that contributions will be sought from developers towards the provision of community facilities and environmental and infrastructure improvements when they are directly related to the development or use of the land after development and are reasonably related in scale and kind to the development. During pre-application discussions with the LPA, it was confirmed that Moorlands Housing would be required to sign a s106 agreement securing 100% of the housing provision as affordable. In addition, the LPA also confirmed that Moorlands Housing would be required to pay a contribution of £2,100 towards the ongoing monitoring and review of the submitted Travel Plan. Moorlands Housing intend to negotiate the exact

wording of the s106 agreement with the LPA during the application process, although Draft Heads of Terms are included in the accompanying Affordable Housing Statement. As a result, the provisions of policies D8 and A1 are considered to be met by the proposal.

Other Matters for Consideration

- 6.25 In addition to the matters relating to compliance with the development plan, the application is also supported by a number of other documents.
- 6.26 The Transport Statement provides an analysis of the potential highway implications of the proposed development and confirms that there will be no detrimental impact as a result of the scheme on highway safety or parking. This is further supported by the submitted Travel Plan which aims to reduce the dependency of travel by private car.
- 6.27 The Arboricultural Survey confirms that out of a total of 39 trees and two groups there are 10 trees, all of which fall under category C classification, located within the site boundary which are required to be removed in order to accommodate the development. The report also outlines the measures required to mitigate any constructions impacts, including the provision of protective barriers during the construction period for all the remaining trees (including a small number of TPOs on adjoining land).
- 6.28 The Phase 1 Habitat Survey confirms that due to the extent of the development site (which retains the area of trees located to the east of the site) no further survey work is required with regards to TPOs, bats or other species likely to be present on site.
- 6.29 The Flood Risk Assessment also confirms that the site lies within Flood Zone 1 with a risk of fluvial flooding not exceeding 1 in 1000 years. As a result, it is not considered that the development will increase the flood risk to neighbouring or downstream areas.
- 6.30 Taking the above into account, it is evident that Moorlands Housing has considered fully the potential impacts of the development on the site and

surrounding area. Through close liaison with the LPA over a period of 12 months, the result is a carefully conceived residential scheme, which relates well to its surroundings and makes best use of the site. The scheme has proper regard to the relevant policies of the development plan, regional and government guidance and the characteristics and constraints of the site.

6.0 CONCLUSIONS

- 6.1 The proposed development seeks to provide 87 much needed extra care units and associated community facilities at the former British Trimmings Ltd site, Ball Haye Road, Leek.
- 6.2 In principle the residential use proposed meets the relevant tests of policy E2 of the emerging Core Strategy and falls squarely in line with the Government's advice in PPS1, PPS3 and PPG13 which together talk of making the best and most efficient use of previously developed land.
- 6.3 It has been adequately demonstrated that the development would fit comfortably and proportionately into the site in a manner that is sympathetic with the patterns and layout of the existing built development in the area and would provide a striking development that will contribute significantly towards the vitality of the streetscape. This has been achieved after close consultation with the LPA and Urban Vision.
- 6.4 The supporting documentation also successful demonstrates that the proposal accords with the relevant policy framework and will not give rise to any overriding planning issues.
- 6.5 In view of the forgoing it is hoped that the application can be straightforwardly supported by the LPA.