

to Policy R2 of the Core Strategy, SPG30: Landscape Strategy and the National Planning Policy Framework.

6. The proposed development, by reason of its scale, distribution, layout and absence of off-site linkages, fails to respond to the site's context and character, and it would not deliver an accessible, integrated, outward-looking and inclusive residential development as a whole. The proposal is therefore considered contrary to Policy L7 of the Core Strategy, the National Planning Policy Framework and the National Design Guide.

B) That should the appellants not accept the Council's proposed mitigation via condition / S106 contribution in respect of highways, accessibility and education matters, that the following additional reasons for refusal are also put to the inquiry:

7. In the absence of an agreed off-site mitigation scheme, the proposed development would have severe residual cumulative impacts on the road network, specifically at the following junctions [delete as appropriate]: Central Road/A6144 mini-roundabout, Moss Lane/Manchester Road/A6144 mini-roundabout, Isherwood Road (B5158)/A6144. The proposal thus fails to satisfy the test at paragraph 109 of the National Planning Policy Framework and it is also contrary to Policy L4 of the Core Strategy and the National Planning Policy Framework.
8. The application site is located in an area where public transport provision is inadequate and there are limited alternative means of transport to the private car. Insufficient allowance has been made for the development to contribute towards an improved public transport network, and prospective residents of the development would become heavily reliant on the private car. The proposal is therefore considered contrary to Policy L4 and Policy L7 of the Core Strategy and the National Planning Policy Framework.
9. There are insufficient primary school places in the local area to accommodate the needs arising from this proposed development. No allowance has been made for the development to contribute towards new/expanded primary school provision and thus the development would have an unacceptable impact by creating a shortfall in school places. The proposal is therefore considered contrary to Policy L8 of the Core Strategy, SPD1: Planning Obligations and the National Planning Policy Framework.

C) That should further information / submissions come forward before the public inquiry is held with the result that any of the matters above are considered capable of resolution via planning condition / S106 that the adjustment of the Council's case accordingly is delegated to the Head of Planning and Development.