



Gladman Developments Ltd (Mr D Fisher)
Gladman House
Alexandria Way
Congleton Business Park
Congleton
Cheshire
CW12 1LB

19 March 2013

Dear Mr Bamford

APPLICATION NO: 12/00599/MOUT

APPLICANT: Gladman Developments Ltd (Mr D Fisher)

DESCRIPTION: Development of up to 210 no. (Use Class C3) residential dwellings, 50 no. (Use Class C2) apartments with care for older people, the provision of expansion land to Kirkbymoorside Community Primary School (Use Class D1), landscape, open space, highway improvement works and associated works (site area 11.6ha)

LOCATION: Land At Westfields Kirkbymoorside

Thank you for your e-mail of 19 March 2013.

As you are aware, negotiations regarding a number of aspects of the application have been ongoing since the application was submitted on 18 June 2012. This has resulted in amended plans and details being submitted to ensure that the school has sufficient room to expand if required, and also to take account of the impact of the development on existing properties on West Pasture.

Discussions are still ongoing in relation to archaeology, and the need for pre-determination trial trenching. Indeed correspondence has been ongoing in respect of this as recently as 7 March 2013. I therefore assume that work is yet to commence on the trial trenching on site. The results of such work will need to be submitted to the county Archaeologist to issue the impact of the development on any areas found to be of significance.

Crucially, no information has yet been provided by you in relation to affordable housing provision, nor indeed open space requirements. You have advised me on a number of times that it will be provided, but to date it remains outstanding. You will be aware that this requirement is fundamental to the consideration of the application. I note from your email of 19 March 2013 that you state you are aware of outstanding issues that need to be addressed by you.

In view of this, it is surprising that you have expressed *disappointment* that the application would not be considered until May. The deadline for writing reports for the 9 April 2013 Committee is 29 March 2013 by which time, all outstanding matters would need to be resolved.

In the absence of the information regarding affordable housing and open space provision, it would be simply unreasonable to expect Members to make a final decision on such a significant proposal. As such the consideration of the application at the 8 May 2013 Planning Committee seems entirely reasonable. If therefore you are able to submit the necessary information in relation to affordable housing, public open space requirements, education contributions and the result of the archaeological trial trenching before 5 April, and that information is acceptable, it may still be possible to report to the May meeting.

Yours sincerely

Rachel Smith
Development Control Officer