

Module 5: Climate Change Planning for Green Infrastructure

Activity 3: Considering GI in determining planning applications

The Task

The developer has asked to meet to discuss the green infrastructure proposal for the site. Plan one shows the existing site (before development). Plan two shows what the developer is proposing. Other details and the context are explained below.

1. In your group review the proposed green infrastructure on site and consider what GI issues you would raise and GI requirements you would ask of the developer during a pre-application discussion?
2. Plan 3: Use the blank sheet to draw a Green Infrastructure inspired housing scheme.
3. If you have time consider if the NPPF policy and Local Policy in front of you (from Activity 2) would provide the justification to ask for the GI requirements you have set out?

Details of the Housing Scheme

The proposed site

- The site is currently a vacant site (formerly industrial mill buildings), which is grassed and used informally for dog walking.
- It is allocated for housing in the Local Planning Authorities Development Plan and contains part of a priority Green Infrastructure corridor.
- The site is not heavily contaminated and there are no environmental 'show- stoppers'.
- The brick-built boundary wall, is providing some flood defense, but is in poor condition. The Flood Risk team in the LPA have stated that development would need to be set back from the river banks by 15 metres, along with other design measures if the wall is to be removed. The Flood Risk team highlighted a preference for it to be removed as it is no longer fit for purpose and means the site does not benefit from a riverside location.
- The site is currently used as an informal cut through to the river from the housing estate north of the river. There are Public Rights of Way crossing the site and along the River.
- The Public Right of Way running diagonally across the middle of the site is part of a priority Green Infrastructure corridor linking a number of parks \ woodland in the area and is included on the Local Plan Proposal map.

The proposal

The proposal is for 350 houses on an allocated housing site in main urban area of a city in Yorkshire, north of the river.

The developer has asked to discuss the green infrastructure at a pre-application discussion.

- The proposal is to move the Public Right of Way so that it diverts around the houses, whilst retaining access to the river, as shown on plan two. The footpaths will be retained, but they will be via pavements. Public access to the pedestrian bridge would be retained and the public footpath would remain along the edge of the river wall.
- The proposal is to repair and retain the wall and not open the site up to the riverside. The consultants technical experts are arguing that the wall will provide adequate flood defense and that they want to retain the wall.
- The development meets the required quantum of open space, but this is through simple grassed squares throughout the site.
- The proposal is to fell three mature trees to build the access road in-to the site. Three more trees will be planted in their place.

Context

The residential community to the North of the river

- This is a low-income community, with low-rise terraced housing predominantly in brick with slate tiled roofs. Streets are narrow, and gardens are small, there is little open green space
- There is a strong sense of community - the school and community centre are active, but lacking in facilities, particularly outdoor meeting places and play areas for children.
- There is access to the river on either side of the wall, but this excludes pushchairs and the elderly or disabled

The residential community to the South of the river

- There is a fairly steep wooded slope, at the top of which is a higher income residential community, with a primary school and a good high school.
- Residents access the town centre along the riverside path, but rarely use the path on the northern side