

flood risks that would require specific mitigation and would impact on the proposed development. It is recognised that the site is previously developed and the proposed redevelopment provides an opportunity to incorporate a high-quality SuDS based drainage system to reduce the risk of flooding within the area as well as reduce loading on the Yorkshire Water sewer system which serves the area.

CONCLUSION:

66. Members are asked to note the contents of the report and the presentation by the applicant. In addition, Members are invited to provide feedback, in particular, in response to the key questions asked in the report above and as follows:

- Q1 - Do Members have any observations on the mix and proportion of proposed residential and employment uses?**
- Q2 - Do Members have any observations on the extent of demolition and building retention?**
- Q3 - Do Members support the emerging principles in respect of the layout and design?**
- Q4 - Do Members have any observations in relation to transport and connectivity?**
- Q5 - Do Members have any comments on need for footpaths on both sides of the initial 200m length of the primary access (Trent Road)? Any views on tree retention or to deliver a fully compliant road design with a segregated cycle route?**
- Q6 - Are there any other matters which Members would wish to raise?**

BACKGROUND PAPERS:

Application file reference: PREAPP/24/00357

