

Application No: 12/3300N

Location: Land North of, WESTON LANE, SHAVINGTON

Proposal: Erection of 54 dwellings, landscaping including the creation of a newt corridor, new access and associated infrastructure

Applicant: David Wilson Homes (North West)

Expiry Date: 10-Dec-2012

ERRATUM

The description of development at the top of the report should read “54 units” to reflect the amended plans which have been received.

Accordingly the first paragraph under “Details of Proposal” should read “*The application is seeking full planning permission for 54 new residential properties, of which 16 will be affordable houses.*”

ADDITIONAL REPRESENTATIONS

Natural England

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development.

It is not clear from the information in support of this application what the impact on protected species will be. Natural England would encourage the authority to ask the applicant to provide further information that clearly describes the impact of the proposal on protected species and any proposed mitigation together with evidence to show how they concluded what the impacts will be.

If protected species are using the site, and are likely to be affected by the development, then the authority should ensure that appropriate mitigation is proposed and secured through the use of conditions. Further guidance is provided in our standing advice.

ADDITIONAL INFORMATION

It was noticed in the committee report that the image on page 27 of the Design & Access Statement was referred to on the entrance and changes to the gateway (Viewpoint 1). This predated the submission of amended plans in respect of the access. The developer has therefore sent an updated Viewpoint 1 to substitute based on the submitted revised plans. To describe the changes the western wall (left on image) is retained and repaired in situ with a pedestrian route around the western end just visible, and the eastern wall (right) reconstructed to the new position.

RECOMMENDATION

As per main report