

Southern Planning Committee 3rd August 2016

UPDATE TO AGENDA

APPLICATION No.

16/1352C – Outline application for residential redevelopment of up to 14 dwellings with associated infrastructure

LOCATION

Land At Cedar Avenue, Alsager

UPDATE PREPARED

1st August 2016

APPRAISAL

Social Role

Open Space

It should be noted that the required maintenance fee for the on-site Amenity Green Space (AGS) provision of £5,803.62 is subject to change depending on the actual extent of on-site provision. This figure is based on an indicative over provision of 491sqm, where the policy requirement is 336sqm.

CONCLUSION

Additional wording 'subject to change' to be added the recommendation with reference to the required maintenance fee for the on-site Amenity Green Space provision.

RECOMMENDATION

APPROVE Subject to a S106 Agreement to secure;

1. Open Space provision comprising of;

- **On-site Amenity Green Space (AGS) of at least 336sqm**
- **£5,803.62 for maintenance of AGS (based on provision of 491sqm as indicated on the indicative layout plan, subject to change)**
- **Off site contribution of £3,076.75 for Capital Enhancements to Milton Park and £10,029.60 for on-going maintenance**

2. 30% on-site affordable housing provision to include;

- **A requirement for the applicant/developer to transfer any rented affordable units to a Registered Provider**

- A requirement to provide details of when the affordable housing is required
- Provisions that require the affordable homes to be let or sold to people who are in housing need and have a local connection. The local connection criteria used in the agreement should match the Council's allocations policy.
- The requirement for an affordable housing scheme to be submitted prior to commencement of the development that includes full details of the affordable housing on site.

3. Education contribution of £65,224.25 comprising of;

- £32,538.87 (primary)
- £32,685.38 (secondary)

4. Grassland habitat contribution of £6,930

And conditions;

1. Time – 3 years of within 2 of last Reserved Matter approval
2. Reserved Matters within 3 years
3. Layout, Scale, Appearance and Landscaping Matters to be submitted and approved
4. Plans
5. Reserved Matters to be supported by an a Arboricultural Impact Assessment in accordance with current best practice BS5837:2012; the assessment should also include a Tree Protection Plan, and associated detail
6. No development shall be erected any closer to the trees on the northern boundary than indicated on the submitted indicative layout plan numbered 110 Rev H
7. Replacement Tree Planting – Implementation
8. Reserved matters application to be supported by reptile mitigation method statement
9. Reserved matters application to be supported by an updated other protected species survey
10. Reserved Matters to incorporate a wildlife buffer of 5-8m adjacent to the watercourse
11. Prior submission/approval of a surface water disposal/drainage scheme
12. Foul and surface water be drained on separate systems
13. Prior submission/approval of a sustainable drainage management and maintenance plan
14. Visibility splays shown on plan 'SCP/15198/F01 A' should be cleared of any obstructions before commencement of development
15. Prior submission/approval of a Construction Phase Environmental Management Plan
16. Provision of electric vehicle infrastructure
17. Prior submission/approval of a Phase 2 Contaminated Land Report
18. Prior submission/approval of soil verification report

- 19. Works should stop if contamination identified**
- 20. Prior submission/approval of scheme to demonstrate that both surface and foul water drainage being directed away from the railway**
- 21. Prior approval of detailed acoustic report with respect to noise and vibration from the railway located to the sough to the site**

In the event of any changes being needed to the wording of the committee's decision (such as to delete, vary or addition conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Planning Manager (Regulation), in consultation with the Chair of the Southern Planning Committee is delegated the authority to do so, provided that he does not exceed the substantive nature of the Committee's decision.

Should the application be subject to an appeal approval is given to enter into a S106 Agreement to secure the following Heads of Terms;

- 1. Open Space provision comprising of;**
 - **On-site Amenity Green Space (AGS) of at least 336sqm**
 - **£5,803.62 for maintenance of AGS (based on provision of 491sqm as indicated on the indicative layout plan, subject to change)**
 - **Off site contribution of £3,076.75 for Capital Enhancements to Milton Park and £10,029.60 for on-going maintenance**

- 2. 30% on-site affordable housing provision to include;**
 - **A requirement for the applicant/developer to transfer any rented affordable units to a Registered Provider**
 - **A requirement to provide details of when the affordable housing is required**
 - **Provisions that require the affordable homes to be let or sold to people who are in housing need and have a local connection. The local connection criteria used in the agreement should match the Council's allocations policy.**
 - **The requirement for an affordable housing scheme to be submitted prior to commencement of the development that includes full details of the affordable housing on site.**

- 3. Education contribution of £65,224.25 comprising of;**
 - **£32,538.87 (primary)**
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