

APPLICATION NO: 16/1746C

PROPOSAL: Residential development comprising the erection of 28 dwellings, together with replan of plots 4, 5 and 6 on planning consent 14/5548C, landscaping, access and associated works.

ADDRESS: Land at SUNNYSIDE FARM, DUNNOCKSFOLD ROAD, ALSAGER, ST7 2TW

APPLICANT: Mr Tom Loomes

ADDITIONAL INFORMATION

Grass land survey

CONSULTATION RESPONSES

Ecology: The botanical survey was undertaken late in the survey season, however due to the species present it is possible to form an accurate assessment of the nature conservation value of the grassland habitats present on site. The grasslands fall into the 'medium' distinctiveness category these being habitats which do not present a significant constraint to development, but which do have some biodiversity value. The council's Ecologist states that in order to ensure the proposed development does not result in a loss of biodiversity the applicant is proposing a commuted sum of £12,320.00 that would be used to fund off site habitat creation works.

The council's Ecologist has advised that this approach is acceptable. The payment of the commuted sum must be secured by a section 106 agreement in the event that planning permission is granted.

Green Spaces Officer: Amended commuted sums based on net increase of 27 dwellings.

AGS

Enhancement £4,543.38

Maintenance £10,169.50

CYPP

Enhancement £7,875.02

Maintenance £25,671.00

OFFICER COMMENT

It was noted within the main officer's report that the lack of information on loss of grassland habitat was an environmental dis-benefit to the proposal. The proposed mitigation to improve off site habitat creation is a benefit of the scheme and would mitigate for the loss, therefore creating a neutral impact within the planning balance.

It is therefore considered that the Officers recommendation for approval should be maintained within the additional requirement for a commuted sum for habitat creation and the updated Open Space contribution figures.

The officer recommendation is updated below,

APPROVE Subject to a S106 Agreement to secure;

Heads of Terms

1. Open Space provision comprising of;

- Contribution towards Amenity Green Space (AGS) to enhancement Hassall Road Play area access of £4,543.38, and £10,169.50 for maintenance
- Contribution towards Children and Young Persons Play at Hassall Road to improve the DDA equipment of £7,875.02 and £25,671.00 for maintenance.

2. 30% on-site affordable housing provision to include; 5 rented dwellings and 3 intermediate properties

- requires them to transfer any rented affordable units to a Registered Provider
- provide details of when the affordable housing is required
- includes 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 Councils allocations policy.
- includes 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 £65,371 for secondary education

4. Commuted sum of £12,320.00 for off site habitat creation

And conditions;

- 1. Time**
- 2. Plans**
- 3. Materials to be submitted**
- 4. Landscaping**
- 5. Landscaping implementation**
- 6. Details of bin storage**
- 7. Boundary treatment**
- 8. Environmental Management Plan**
- 9. Travel Information Pack**
- 10. Electric Vehicle Infrastructure**
- 11. Phase 1 contaminated Land**
- 12. Soil Verification report**
- 13. Unexpected Contaminated Land**
- 14. Foul and Surface water drainage**
- 15. Surface water drainage scheme**
- 16. SUDs management and Maintenance plan**

- 17. Hedgehog mitigation**
- 18. Lighting Scheme**
- 19. Grassland Habitat (Hares)**
- 20. Method Statement for the eradication of invasive non-native plant species**
- 21. Development in accordance with Extended Phase One: Habitat survey**

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;**
 - Contribution towards Amenity Green Space (AGS) to enhancement Hassall Road Play area access of £4,543.38, and £10,169.50 for maintenance**
 - Contribution towards Children and Young Persons Play at Hassall Road to improve the DDA equipment of £7,875.02 and £25,671.00 for maintenance.**

- 2. 30% on-site affordable housing provision to include; 5 rented dwellings and 3 intermediate properties**
 - requires them to transfer any rented affordable units to a Registered Provider**
 - provide details of when the affordable housing is required**
 - includes 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 Councils allocations policy.**
 - includes 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 £65,371 for secondary education**

- 4. Commuted sum of £12,320.00 for off site habitat creation**