

APPLICATION NO: 16/3262C

PROPOSAL: Residential development (Use Class C3) comprising 30 no. new affordable dwellings incorporating 12 no. three bed houses, and 16 no. two bed houses and 2 no. one bed maisonettes with associated infrastructure and incidental open space including a new estate road and vehicular and pedestrian access off Back Lane

ADDRESS: Land at Radnor Park Trading Estate, Back Lane, Congleton

APPLICANT: M.C.I. Developments Limited and Places for People

CONSULTEES

Green Spaces (Ansa): Object, assessed what POS would be needed to serve the proposals for up to 30 dwellings shown on the Proposed Site Layout drawing no backLn/SK08 Rev B dated 4 November 16 and there would be a quantity deficiency of Amenity Green Space (AGS) and Children and Young Persons provision (CYPP).

OFFICER COMMENT

Green Spaces (Ansa): In accordance with the advice, standards and formulae contained in the CBC Interim Policy Note on "POS Provision for New Residential Development" 2008, the Green spaces officer has assessed what POS would be needed to serve the proposals for up to 30 dwellings shown on the Proposed Site Layout drawing no backLn/SK08 Rev B dated 4 November 16 there would be a quantity deficiency of Amenity Green Space (AGS) and Children and Young Persons provision (CYPP).

The Policy Note provides for (1) amenity greenspace (AGS) and (2) children's play provision, other land typologies such as woodland, buffers, green corridors, wildlife/semi natural areas or incidental space/verges are not a standard requirement therefore these areas go beyond policy requirements and are not for ANSA to consider.

Amenity Green Space (AGS)

Taking into account the existing properties, 30 new homes will generate a need for 700 sq m of new AGS based on the housing schedule which should be centrally located within the site. Based on the proposed site layout no AGS is being provided.

Children and Young People Provision

As this development is under the 49 dwelling trigger for formal equipped play requirement on site is not required however a LAP with a minimum of 100 sq

m located adjacent to the AGS and in accordance with FiT standards is required.

The applicant is not proposing any Amenity Green Space or Children and Young Persons provision on site, and have argued that the development would be unviable if any off site contributions were sought by the Council.

Viability

Keppie Massie in conjunction with WYG (Surveys), were instructed to assess the applicants viability assessment. They assessed the likely costs and revenues associated with the proposed development. Based on the development proposals they consider that the revenues that are adopted within the Applicant's Assessment are reasonable for the purpose of assessing the financial viability of the proposed development.

They states that the proposed purchase price, the developers profit requirement (at 8.5% of construction costs exclusive of contingencies) and the proposed finance costs are reasonable for the purpose of assessing the financial viability of the proposed development.

Following consultation with the Applicant (and the receipt of further information from the Applicant that has included further explanation as to the Preliminary Costs, External Works and Abnormal Costs that will be incurred) WYG consider that the construction costs that have been adopted by the Applicant are reasonable.

Due to the sites position and previous use, there are a number of abnormal costs associated with the development site, these include, Acoustic Fencing and Wall, Tree Works, Removal of Hardstanding, Gas Protection measure, service diversions and foundations.

As detailed above the Applicant's Assessment has been formulated so as to identify a surplus output sum that is available towards the payment of planning policy obligations. The development costs including construction related costs, professional fees, finance costs, a developers profit requirement and acquisition costs are deducted from the GDV to provide the surplus sum.

In this instance the Applicant's Assessment provides a small financial deficit. On this basis the proposed development cannot support the payment of any S106 monies and the development complies with paragraph 173 of the NPPF which states;

'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other

requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable'

Highways

The Councils Parking Standards state that 1 bedroom properties should have 1 parking space, 2 and 3 bedroom properties should have 2 spaces.

The site plans shows the following parking provision;

2 x 1 bed with 1 space
12 x 2 bed with 1 space
4 x 2 bed with 2 spaces
11 x 3 bed with 2 spaces
1 x 3 bed with 1 space
And 3 visitor spaces

49 spaces in total.

There is an outstanding objection from the Strategic Highways Officer. The applicant is aware of the objection, and no additional parking spaces have been proposed. As discussed within the main officer's report, the site is situated within walking distance of a large number of amenities and there is a good bus service within walking distance. The planning officer considered that in this instance the reduced parking provision is acceptable given the sustainable location of the site.

RECOMMENDATION

The recommendation of APPROVAL still remains