

STRATEGIC PLANNING BOARD UPDATE – 22 January 2014

APPLICATION NO: 13/3032C

PROPOSAL: Outline application for residential development, comprising 110 homes, including 33 affordable homes to include an area of public open space and children's play area

ADDRESS: LAND OFF CREWE ROAD ALSAGER

APPLICANT: Persimmon Homes

Housing Land Supply

The recent decision at Hassall Road Alsager considered what buffer should be applied to housing land supply. The Inspector considered what size of buffer was necessary to comply with para 47 of the NPPF.

The Inspector considered that

....'From the evidence given at the Inquiry, it is clear that the deficiencies in the supply of housing are recent, explicable by the national economic downturn and that the Council has continued to grant planning permissions at a rate that would not hold up supply. For those reasons I take the view that a 5% buffer would comply with policy

Given that the uncertainties surrounding the setting of the housing target can only be taken in that uncertainty. For the purposes of this appeal therefore I take the 5 year housing requirement as falling within a range of between 6776 (based on RSS and Liverpool) and 8415 (based on Development Strategy average and Sedgfield)'....

Officer Comment

The appeal decisions illustrate that Inspectors have applied different buffers in comparable appeal decisions. This indicates that the question of the appropriate buffer is not yet settled. However, even with a 5% buffer the Council can not currently demonstrate a 5 year supply of deliverable housing land.

A 5% buffer should apply to the housing land supply position of the Council.

Additional Report

A Health Impact Assessment was received on 20 January 2014 concerning the overhead power cables in respect of the effects upon future residents.

This was submitted by the Applicant to address issue raised previously at Committee.

This confirms that the overhead power lines will pass through the area of proposed open space and will not pass above any proposed dwelling on site, with the majority of dwellings being more than 20m away.

The 1998 ICNIRP Guidelines provides a basic mechanism for assessing the safety of magnetic exposure levels for overhead power lines. The report assesses the levels of the overhead power lines on site. The report considers both direct and indirect effects

The report considers that

'The maximum and typical magnetic and electric field values for the 132 kV overhead cables are significantly lower than the basic restrictions highlighted in the ICNIRP Guidelines. In addition the Energy Networks Association specifies that the design is such that these cables are not capable of exceeding the ICNIRP exposure guidelines. The fields will not cause an induced current density in the central nervous system to exceed the restriction. The literature review of expert review bodies also supports there is insufficient evidence relating to adverse direct health effects associated with EMF exposure. It is therefore considered that the overhead cables will not have significant direct health effects on the future residents...'

The conclusion is that the power lines have a significantly lower electromagnetic field (EMF) than the restrictions and concludes that direct effects are not significant. The report also considers indirect effects and concluded that these are not significant. The scheme adhere to current UK policy and guidance.

RECOMMENDATION

No change to recommendation.