

SOUTHERN PLANNING COMMITTEE – 25TH FEBRUARY 2015

UPDATE TO AGENDA

APPLICATION NO.

14/5260N

LOCATION

Land South of Sandfield House, Station Road, Wrenbury.

UPDATE PREPARED

23rd February 2015

Site Description

The report on the agenda did not contain a site description, therefore this is included below.

The site is a relatively flat, rectangular parcel of land to the south of Sandfield House and other residential properties on Oakfield Avenue. There is currently a field access onto Station Road and to the rear of the site (not within it) there is what may be a historical burial or windmill mound.

The site is designated as being within Open Countryside in the adopted local man.

Agricultural Land

The applicant has put forward the following comments having regard to agricultural land quality:

“The landowner is unaware of whether the land is Grade 3A or 3B however, giving consideration to the DEFRA guidance on which any assessment would be based, and in relation to the soil survey maps which denotes the application site, and in fact the whole of Wrenbury as having ‘Gleysol’ soil. When translated literally, Gleysol is clay and the DEFRA guidance confirms that this soil type (page 16) “...can only be cultivated satisfactorily under a relatively narrow range of soil moisture conditions”.

Page 9 of the same guidance advises that for land to be determined as Grade 3a it should be “...capable of producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops”. As such, with the land being of clay soil type with drainage difficulties which would restrict arable crops, we believe that the land would be classified as Grade 3b.”

Ecology

The submitted Biodiversity offsetting calculation has identified as very small residual loss of biodiversity. The impacts of the proposed scheme are reduced because the assessment has identified the provision of 0.08ha of semi-improved acidic grassland, which would be off 'medium-high' distinctiveness and 'Good' condition. It is noted that there is a small area of open space included on the indicative master plan, but it is not clear that a habitat of such high value could be created and maintained within such a small area within a housing development.

The applicant has been asked to either provide further information to demonstrate how the creation of semi-improved acidic grassland would be feasible or the assessment should be amended to reflect the on-site provision of an area of a less distinctive habitat.

Trees

The Arboricultural Report does identify the three individual protected Pine trees on the northern boundary as A2 category trees (BS5837:2012) and therefore deemed to be of high quality and visually important landscape features.

The illustrative layout plan shows the trees within open space and the access arrangements well outside the Root Protection Area of protected trees. The small number of trees on the rear boundary of the site are of little significance in terms of amenity and landscape value, although two are shown for retention in rear garden plots.

If consent is granted any reserved matters application should be supported by an Arboricultural Impact Assessment and Arboricultural Method Statement to demonstrate operations can take place with minimal disturbance to retained trees. This should be controlled by condition.

Recommendation

Approve subject to the completion of a Section 106 Agreement..

Heads of Terms:

- **£32,685.38 to secondary education**
- **A contribution to off site ecological enhancements (amount to be provided in an update)**
- **provision of 30% affordable housing**

and the following conditions:

- 1. Commencement**
- 2. Submission of reserved matters (all matters other than access)**
- 3. Approved plans**
- 4. Submission of a Phase I Contaminated Land Survey**

5. Submission and approval of a construction management plan including any piling operations and a construction compound within the site
6. Restriction on hours of piling to 9am to 5.30pm Monday to Friday, 9am to 1pm Saturday and no working on Sundays or public holidays.
7. Reserved matters to include details of any external lighting.
8. Access to the site shall be completed prior to the commencement of any other form of development
9. Reserved matters to include a detailed suite of design construction plans for the adoptable highways
10. Submission of drainage scheme to include foul and surface water including sustainable drainage systems
11. Tree and hedgerow protection measures
12. Breeding bird survey for works in the nesting season
13. Reserved matters to include updated protected species surveys
14. Reserved matters to include details of boundary treatments
15. Reserved matters to include details of existing and proposed levels
16. Reserved matters to include details of bin/cycle storage
17. Reserved matters to include a single electric vehicle charging point for each dwelling
18. Reserved matters to include Arboricultural Impact Assessment and Arboricultural Method Statement to demonstrate operations can take place with minimal disturbance to retained trees
19. Submission of a written detailed method statement for all new groundworks having regard to archaeological potential

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

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.