

UPDATE TO AGENDA

APPLICATION No: 15/2099C

PROPOSAL: Demolition of existing building and the development of up to 236 dwellings including access

LOCATION: TALL ASH FARM, 112, BUXTON ROAD, CONGLETON

OFFICER REPORT

Since publication of the agenda, owing to comments from the Council's officers regarding landscaping, ecology and the required buffer zones around the perimeter of the site, the applicant has reduced the maximum number of units from 250 down to 236 units.

Public Open Space

Comments have been received from the Council's Greenspaces Section (ANSA). It has been confirmed that the proposed development would require the provision of both amenity greenspace (AGS) and children and young person's provision (CYPP) in the form of a NEAP.

Having calculated the existing amount of accessible AGS within 800 metres of the site and the existing number of houses which use it, 236 new homes (566.4 persons based on policy average of 2.4 persons per dwelling) will generate a need for 5,664 square metres of new AGS. The Council could consider adopting the AMG. Applying the standards and formulae in the 2008 Guidance the Council would need a commuted sum to maintain an area of this size.

With respect to Children and Young Person's Provision within 800 metres of the site and the existing number of houses which use it, 236 new homes will generate the need for a new NEAP play facility (Neighbourhood Equipped Area for Play). The area should include at least 8 items/activities incorporating DDA inclusive equipment plus infrastructure. The detailed layout would be secured at the reserved matters stage. The new children's play facility should be secured for public use and transferred to the Council together with a 25 years commuted maintenance sum.

This would comprise of the following financial contributions which will need to be secured by the signing of a s106 agreement:

Amenity Greenspace –

Provision of 5,664 sq m on site
Maintenance: £TBC

Children and Young Persons Provision - Provision of a NEAP (8 items of equipment)

Maintenance: £TBC

This is considered to be necessary and fair and reasonable in relation to the development. It is recommended that authority be delegated to the Head of Planning (Regulation) in consultation with ANSA, to calculate the required maintenance contributions.

Education

Owing to the reduction in number of units proposed, the education contributions have been amended accordingly. Education contributions of £173,540 (primary) £196,112 (secondary) and £136,500 (Special Educational Needs) = total of £506,112

This is considered to be necessary and fair and reasonable in relation to the development.

RECOMMENDATION

That the above financial contributions be included within the Heads of Terms noted on page 90 of the Agenda Reports Pack and authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of SPB and with ANSA, to calculate the required maintenance contributions. No change to recommendation.