

SOUTHERN PLANNING COMMITTEE – 28th OCTOBER 2015

UPDATE TO AGENDA

APPLICATION NO.

15/2232C

LOCATION

Land at Mossley House, Biddulph Road, Congleton, CW12 3LQ.

UPDATE PREPARED

26th October 2015

Open Space Provision

In accordance with the advice, standards and formulae contained in the CBC Interim Policy Note on “POS Provision for New Residential Development” 2008 , I have assessed what POS would be needed to serve the outline proposals for up to 12 mixed dwellings shown on the proposed Planning Layout, Drawing no CO-PL-001 Rev E, dated 23 January 2015.

The Policy Note provides for (1) amenity greenspace (AGS) and (2) childrens play provision, other land typologies such as woodland, buffers, wildlife or semi natural areas are not a standard requirement therefore these areas go beyond policy requirements and are not for ansa to consider.

Amenity Greenspace (AGS)

The developer is not providing on site AGS due to viability issues and size of development constraints. Having calculated the existing amount of accessible AGS within 800m of the site and the existing number of houses which use it, 12 new homes will generate a need for 510 sq m of new amenity greenspace

The existing amenity greenspace at Marshall Grove is within accessible distance but would need to be enhanced to cater for the extra demand placed on it by the new families.

Applying the standards and formulae in the 2008 Guidance the Council would need £2,694.33 to enhance Marshall Grove. The Council would need a commuted sum of £6,030.75 to maintain an area of this size.

Although the developer is not providing on site AGS, an opportunity has been missed to connect the development to the existing POS at the rear of the site. It is requested further consideration be given to the development layout to incorporate access.

Children and Young Persons Provision

Having calculated the existing amount of accessible Children and Young Persons Provision within 800m of the site and the existing number of houses which use it, 12 new homes will generate a need for new play facilities however due to the size of development this is not practical on site.

The existing POS at Marshall Grove is within accessible distance but would need to be enhanced to cater for the extra demand placed on it by the new families.

Applying the standards and formulae in the 2008 Guidance The Council would need £4,670.07 to enhance Marshall Grove. The Council would need a commuted sum of £15,223.50 to maintain an area of this size.

Affordable Housing

The main report incorrectly states that the scheme falls below the threshold for affordable housing. The proposal does meet the threshold for affordable housing provision. However, the applicant has argued that it is unviable to provide on-site affordable housing.

A viability report has been submitted to demonstrate this. At the time of update preparation, the Council was seeking an independent assessment of this report by external consultants. However, it is anticipated that the results will not be received by the time of the committee meeting.

Accordingly the recommendation has been amended to seek delegated powers to approve the application subject to the viability report being found to be satisfactory.

RECOMMENDATION

Delegated to the Head of Planning (Regulation) to Approve subject to the viability report being found to be satisfactory and the completion of a s106 Agreement to secure £5,000 for the provision of off-site, replacement tree planting, £28,618.65 for enhancement and maintenance and the following conditions:

- 1. Commencement**
- 2. Approved plans**
- 3. Materials in accordance with details submitted with the application**
- 4. Retention of trees identified for retention within the site**
- 5. Submission of tree and hedgerow protection measures**
- 6. Submission of a Construction Method Statement for the no-dig access off Biddulph Road**
- 7. Submission of a tree pruning/felling specification, including a 10 year management plan for the protected woodland fronting Biddulph Road**

8. Submission of an Arboricultural Method Statement
9. The proposed access off Biddulph Road shall be constructed in accordance with the agreed specification (condition 6) and constructed prior to the commencement of any other development on the site
10. Submission and approval of a Construction Management Plan including a construction compound within the site
11. 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.
12. Submission of an updated Remediation Strategy for contaminated land
13. Provision of electric vehicle charging points for each dwelling
14. Breeding bird survey for works in the nesting season
15. Submission of details of features suitable for use by breeding birds including Sparrows and Swifts for inclusion within the site
16. Submission of details of bat boxes for inclusion within the site

Informatives:

1. It is recommended that the hours of noise generative* demolition / construction works taking place during the development (and associated deliveries to the site) are restricted to:

Monday – Friday	08:00 to 18:00 hrs
Saturday	09:00 to 14:00 hrs
Sundays and Public Holidays	Nil

2. The developer will be required to enter into section 278 agreement of the Highways Act 1980 with the Highway Authority for the proposed works (illustrated in ashleyhelme drawing number 1087/SP/04 rev A but revised to include pedestrian crossings as conditioned above) that are within the existing highway boundaries.