
Update 3rd August 2015

Application No: OUT/2014/2282

Description: Outline application for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; with all matters reserved except for means of vehicular access to the site from Tamworth Road and Bennetts Road South.

Site Address: Land bounded by Hall Brook, Bennetts Road South, Sandpits Lane and Tamworth Road

RECOMMENDATION:

Planning Committee are recommended to allow for an extension of the time allowed for Officers to negotiate the S.106 Agreement and resolve all outstanding matters following consideration of the above application by Planning Committee on 26th February 2015. The revised recommendation would be to:

Delegate powers to the Head of Planning in consultation with the Chair and Deputy Chair of Planning Committee to grant outline planning permission subject to:

- Resolution of all outstanding issues highlighted within this report and in the Planning Committee report considered by Planning Committee on 26th February 2015.
- Conditions and the completion of the S.106 Agreement by the end of December 2015.
- Referral to the Secretary of State.

INTRODUCTION:

The purpose of this report is to update Members on the progress being made on the above planning application. This application was originally considered by Planning Committee on 26th February 2015, when Members resolved to:

Delegate powers to the Head of Planning in consultation with the Chair and Deputy Chair of Planning Committee to grant outline planning permission subject to:

- Resolution of all outstanding issues highlighted within this report
- Conditions and the completion of the S106 Agreement within six months from the date of this meeting.
- Referral to the Secretary of State.

Since the application was originally considered by Planning Committee in February, discussions have been taking place with the developers in respect of the contributions to be provided by way of a S.106 Agreement and the outstanding information that is still needed to be submitted relating to ecological surveys. Officers are seeking authority to allow these negotiations to continue beyond the six months originally agreed by Planning Committee.

The original Committee report which set out the details of the application is appended to this report for information.

BACKGROUND:

This is an outline application for the proposed development of up to 800 dwellings, with associated local centre comprising convenience store (Class A1), retail/commercial units (Class A1, A2, A3, A5 and/or D1); a primary school; public open space (including equipped play area); allotments; nature conservation area; and landscaping. Whilst an indicative masterplan has been submitted with the application, all matters are reserved for subsequent approval other than the proposed means of vehicular access to the site. The application is accompanied by an Environmental Statement.

The application was originally considered by Planning Committee on 26th February 2015, where Members agreed with the resolution giving 6 months to resolve the ecological issues and reach agreement with the developer on the S106 contributions. Both of these issues need to be resolved before the application can be referred to the Secretary of State. They are predominantly technical matters which if resolved will not impact on the principle of the development of the site or on the details of the scheme that were previously reported to Planning Committee. Unfortunately resolving both of these outstanding issues is taking longer than the six months that was initially anticipated.

OUTSTANDING ISSUES:

Ecological survey work

When the application was originally considered, it was identified that further ecological survey work was required to better inform on the ecological value of the site, which could not be carried out until the spring. Both spring and summer surveys have been completed and submitted in respect of Bats and nesting birds, which is within the timescales previously agreed. However it has subsequently become apparent that to fully assess the ecological value of the site, further bat surveys are required which will run into the autumn. These surveys are unlikely to be completed before September and will need to be considered by WCC ecology. WCC ecology have advised that they need to see all of the latest survey work before they are able

to provide any further comments. This will not be done within the original six month timescale agreed by Planning Committee and therefore more time is needed to resolve this matter. It is anticipated that the results of the survey work will help inform a more detailed bio diversity impact assessment in order to identify if any bio diversity off-setting is required. Any requirement for such will be dealt with by way of S.106 contributions.

Section 106 Agreement

The S.106 Agreement is currently being negotiated to achieve a package of contributions as follows:

Affordable housing: 25% affordable housing will be provided within the application site. The level of affordable housing provision is in accordance with current guidance and will provide for up to 200 affordable homes within the site.

Green space/ play provision: 20% of the site will be laid out as open space which will include an equipped play area and contribution for ongoing maintenance. This level of open space provision is in accordance with current Council standards and will ensure appropriate green infrastructure within the development.

Education: A site of up to 1.8ha site would be provided for a primary school within the application site. If a new school has not been established within 5 years this site would revert to the developer for housing land and a contribution of £2,626,920 be made towards early years and primary provision. A contribution of £2,674,067 will be made towards secondary and sixth form provision.

Sports: A contribution of up to £1.7m is proposed towards the refurbishment of President Kennedy swimming pool. Should there no longer be a requirement for this refurbishment, the money would be used for alternative sports provision, the details of which would need to be agreed. Sport England has agreed with this approach to sports provision in association with the development.

Ecology: A contribution will be made towards biodiversity off-setting if a Biodiversity Impact Assessment shows a requirement for such.

Highways/transport: A contribution would be made towards off-site highway works and improving bus and cycle provision. This would take the form of a package of measures that would be wholly or partly funded by the developer to include:

Coundon Wedge Corridor:

- New roundabout junction at Tamworth Road/ Long Lane
- Junction improvements in Coundon Wedge corridor
- Pedestrian/ cycle crossing on Tamworth Road
- Segregated cycle/footway to Long Lane
- Cycle signage & lining scheme to Coundon Wedge Drive

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Tamworth Road/ Radford Road corridor:

- Signalisation of Tamworth Road. Sandpits Lane junction
- Signal upgrade to provide MOVA at Sandpits Lane/ Bennetts Road South junction
- Signal upgrade to provide MOVA at Radford Road/ Beake Avenue/ Engleton Road junction
- Signal upgrade to provide MOVA at Radford Road/ Lydgate Road/ Laurence Saunders Road junction
- Crossing improvement on Keresley Road with dropped kerbs/ tactile paving
- Provision of controlled crossing and speed calming scheme on Sandpits Lane
- Provision of segregated footway/ cycleway on Keresley Brook Road

Holbrooks Corridor:

- Junction widening at Keresley Brook South/ Penny Park Lane junction
- Signal upgrade to provide MOVA at Parkville Highway/ Parkgate Road/ Beake Avenue/ Penny Park Lane junction
- Crossing improvement on Bennetts Road South with dropped kerbs/ tactile paving.

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Other:

- Improvements to Windinghouse Lane/ Wheelwright Lane junction to remark storage bays and install pedestrian sensors at crossing.
- Improvements to cycle route to City Centre

In addition to the above it is considered pertinent in the interests of Economic Growth to include within the S106 a clause for the developer to provide opportunities for local employment during and post construction.

These contributions have been agreed in principle in line with what was discussed when the application was originally considered. The details of how this will be achieved is being finalised within a draft S.106 Agreement.

However, the highways contributions are still under discussion and this has taken longer than anticipated due to the scale of highways works proposed and the need to cost all the schemes out in detail and reach agreement with the developer as to how these will be provided. More time is required to finalise the details of this for inclusion within the S.106 Agreement. Officers believe that they are close to reaching agreement over these matters.

CONCLUSION:

This is not a straightforward application and the outstanding issues that were discussed at Planning Committee previously are taking longer than anticipated to resolve. However, officers remain positive that these issues can be resolved given a little more time and that it is not necessary to fully revisit all the issues and consider

the application again. There has been no material change in circumstances since the application was originally considered in February 2015 which would necessitate revisiting all of the issues and considering the application again at this stage. Instead, officers consider that it would be appropriate in these circumstances for Planning Committee to agree to an extension of the time for negotiation of the outstanding issues and proceed in accordance with the original recommendation in all other aspects.