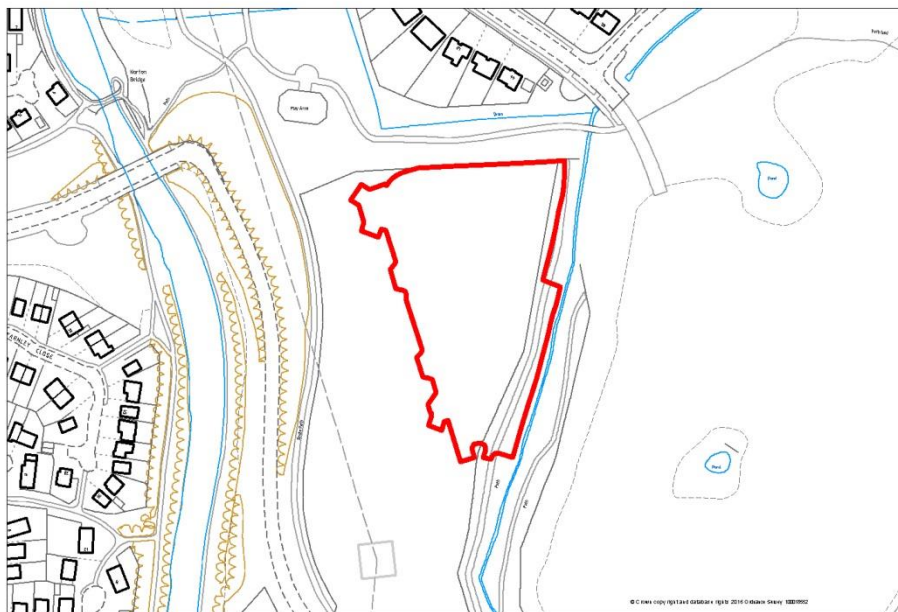


APPLICATION NO:	16/00125/FUL
LOCATION:	Land at Sandymoor Phase 1. Land off Walsingham Drive, Sandymoor, Runcorn, Cheshire, WA7 1QD
PROPOSAL:	Proposed erection of 36 no. dwellings and associated infrastructure (re-plan of plots 75-106 of approved application 14/00575/FUL with the addition of a further 4 units).
WARD:	Daresbury
PARISH:	Sandymoor
AGENT(S) / APPLICANT(S):	David Wilson Homes
DEVELOPMENT PLAN ALLOCATION: National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy Local Plan (2013)	UDP Phase 2 Allocated Housing Site
DEPARTURE	No
REPRESENTATIONS:	1 representation requesting information to cover surface water risk. No Objections received.
KEY ISSUES:	Allocated housing site; housing need; ecology impacts; drainage and highway impacts.
RECOMMENDATION:	Approve Subject to Conditions

SITE MAP



APPLICATION SITE

The Site

The site measures approximately 1.03 hectares, forming part of a wider site of approximately 7.90 hectares, within the area known as Sandymoor South. The site is a greenfield site allocated for housing in the Unitary Development Plan as site 406/13.

The wider Sandymoor neighbourhood is situated on the eastern edge of Runcorn. It is bounded to the north by the Daresbury Expressway (A558) which provides primary access points to the existing residential areas in Sandymoor. The West Coast Main Line and Manchester – Chester railway lines lie immediately to the east, whilst the Bridgewater Canal runs along the western and southern edges of the site.

Planning History

Planning permission (14/00575/FUL) was granted for the proposed erection of 106 dwellings and associated infrastructure for a wider development site but including the current application site. That planning permission is currently being implemented and is therefore considered extant.

THE APPLICATION

The proposal

The proposal seeks permission to develop the site for a residential development of 36 no. houses of mews style, comprising detached and semi-detached dwellings together with associated infrastructure. The houses will be 2 and 2.5 storeys comprising three bedrooms.

Minor amendments have been received since the scheme was originally submitted reflecting a change in house type being used. The applicant has confirmed that the alternative house type has the same floorspace as the original and the elevations are almost identical. The biggest change is with respect to the internal layout, as the kitchen in the new property type is located at the rear rather than at the front as originally proposed.

Documentation

The applicant has submitted a planning application, drawings and the following reports:

- Design and Access Statement including Planning Statement
- Construction Environmental Management Plan
- Transport Statement
- Aboricultural Impact Assessment
- Ecological Constraints Report
- Flood Risk Assessment
- Desk Study and Ground Investigation

POLICY CONTEXT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

The Government has published its finalised Planning Practice Guidance (PPG) to compliment the National Planning Policy Framework (NPPF).

Halton Unitary Development Plan (UDP) (2005)

The following Unitary Development Plan policies and policy documents are relevant to this application:-

- BE1 General Requirements for Development
- BE2 Quality of Design
- BE22 Boundary Walls and Fences
- GE6 Protection of Designated Greenspace
- GE7 Proposed Greenspace
- GE8 Development within Designated Greenspace
- GE19 Protection of Sites of Importance for Nature Conservation
- GE21 Species Protection
- GE25 Protection of Ponds
- PR5 Water Quality
- PR14 Contaminated Land
- PR16 Development and Flood Risk
- TP6 Cycle Provision as Part of New Development
- TP7 Pedestrian Provision as Part of New Development
- TP12 Car Parking
- TP14 Transport Assessments
- TP17 Safe Travel for All
- H1 Provision for New Housing

- H3 Provision of Recreational Greenspace

Halton Core Strategy Local Plan (2013)

The following policies, contained within the Core Strategy are of relevance:

- CS1 Halton's Spatial Strategy
- CS2 Presumption in Favour of Sustainable Development
- CS3 Housing Supply and Locational Priorities
- CS7 Infrastructure Provision
- CS11 East Runcorn
- CS12 Housing Mix
- CS13 Affordable Housing
- CS15 Sustainable Transport
- CS18 High Quality Design
- CS19 Sustainable Development and Climate Change
- CS20 Natural and Historic Environment
- CS23 Managing Pollution and Risk

Supplementary Planning Documents

- Sandymoor Supplementary Planning Document
- New Residential Development Supplementary Planning Document
- Designing for Community Safety Supplementary Planning Document
- Draft Open Spaces Supplementary Planning Document

CONSULTATIONS

The application has been advertised via the following methods: site notices posted near to the site, press notice, and Council website. Surrounding residents and landowners have been notified by letter.

The following organisations have been consulted and any comments received have been summarised either below or in the 'Assessment' section of the report.

- Parish Council
- Environment Agency – Confirms it does not wish to be consulted
- United Utilities - No Objection in principle
- Scottish Power
- Woodland Trust
- Natural England – Confirmed no comments to make.
- Peel Holdings
- SABIC (Saudi Arabia Basic Industries Corporation Pipelines) – That SABIC pipelines are not affected.

Council Services:

- Highways Authority

- Open Space Services – Confirms that the 4 no. additional units do not affect the open space/ ecology elements. That the surface water treatment appears the same as approved and is acceptable.
- Contaminated Land

REPRESENTATIONS

One representation has been received requesting information on the “surface water risk on the site”. The Local Planning Authority (LPA) has provided a response indicating that:

The issue of flooding is addressed through the submitted Flood Risk Assessment which is available within the application documents on the Council's website. This will be assessed by the Environment Agency and the Council's Highway Officers acting for the Council as Lead Local Flood Authority, and their comments will be considered fully through determination of the application.

The LPA's response also pointed out that the site has the benefit of planning permission (albeit for fewer dwellings) and the issues of flooding will have been similarly addressed through that application.

No further response or comments have been received.

ASSESSMENT

Principle of Use

The site is designated on the Unitary Development Plan (UDP) Proposals Map as a Phase 2 Allocated Housing Site. The site benefits from planning permission (14/00575/FUL) which is considered to remain extant and the principle of development is, therefore, considered to have been established.

Design, Density and Residential Amenity

The application proposes 36 no. three bedroomed houses at 2 and 2.5 storeys of a traditional brick and tiled roof construction. The scheme is not considered dissimilar from that previously approved albeit with 4 no. additional properties achieved by removal of a number of 4 bed properties and an increase in smaller 3 bed properties.

The scheme is characterised predominantly by 2 and 2.5 storey, detached and semi-detached houses with higher density mews style properties at locations where property prices are likely to be lower due to the nearby electricity pylons and lines. On the basis of the net developable area, the scheme provides for a development density of approximately 34 dwellings per hectare (dph) in accordance with Core Strategy Policy CS3 which seeks housing density of 30dph.

The scheme is considered to offer a quality of development suited to the scale and character of existing surrounding residential properties and not dissimilar from that previously approved. The scheme is considered to offer appropriate spacing to achieve satisfactory privacy standards and interface distances in accordance with

the Council's adopted Supplementary Planning Document for New Residential Development and complies with Policies BE1 and BE2 of the Halton Unitary Development Plan, Core Strategy and NPPF. Accordingly, it is considered that the proposal as amended would not result in significant harm sufficient to justify refusal in this case.

Highway Considerations

The application is supported by submission of the Sandymoor South Residential Development Transport Assessment. Notwithstanding that, the application seeks only to re-plan a previously approved scheme. The means of access, general highway layout and parking is not dissimilar from the previously approved scheme. It is not considered that the proposed increase of 4 no. dwellings would materially increase highways impacts so as to justify refusal.

Whilst detailed comments on the layout are awaited, it is considered that any matters arising can be dealt with through relatively minor amendment and the Committee will be updated as required.

The application is supported by a detailed Construction Environmental Management Plan (CEMP). Whilst the route for construction traffic will ultimately be a decision of the developer, the CEMP suggests that construction traffic is expected to use a temporary haul road from the south and an existing unadopted road which crosses the Bridgewater Canal to Windmill Hill Avenue. The CEMP also demonstrates consideration of potential impacts and mitigation for issues including noise, dust, light and mud on the highway and it is, therefore, considered that sufficient regard has been given to ensuring that disturbance to existing local residents is kept to a minimum.

Flood Risk and Drainage

The application is supported by a site specific Flood Risk Assessment (FRA). The FRA has identified the site as Parcel F2 and lying in an area of Zone 1 Flood Risk and is, therefore, considered at low risk of flooding. The Environment Agency has confirmed on this basis that it no longer wishes to be consulted with respect to such sites and it has issued standing advice.

The application suggests that ground conditions preclude infiltration based drainage solutions. On this basis, it is proposed to incorporate piped drainage systems draining to Sandymoor Brook. Flows will be limited to greenfield run-off rates, thus mimicking existing run-off in accordance with the NPPF. The Council's Open Spaces Officer has confirmed that the surface water treatment appears the same as approved and is acceptable.

Detailed comments are awaited from the Council's Highways Officers, acting for the Council as Lead Local Flood Authority. Given that the proposals seek a re-plan of an extant planning permission based on a previously agreed drainage strategy, it is not considered that an objection could be sustained. Members will be updated accordingly.

Other Material Matters

Under normal circumstances, the development would be liable for the provision of affordable housing in accordance with Core Strategy Policy CS5. The wider area of the Sandymoor development, including this site, is subject to an overarching legal agreement which includes infrastructure and greenspace provision. This is considered to cover all available compensatory measures and planning gain, and has been negotiated to secure those benefits that have been prioritised by the Council. That agreement did not cover affordable housing provision. Provision of affordable housing is acknowledged to place a financial burden on the applicant and it is considered that any additional requirements in this regard would open that legal agreement to full re-negotiation and is likely to affect the viability of the scheme.

CONCLUSIONS

In conclusion, this proposal seeks to bring forward much needed housing on an allocated site identified for development through the local plan process over 10 years ago. The development proposal submitted is consistent with Halton's Development Plan Policies. UDP Policy H1 and Core Strategy Policies CS1, CS3 and CS11 provide policy support for the development of this site at East Runcorn. Policy CS2 and NPPF paragraphs 14-16 set out the presumption in favour of sustainable development, whereby applications that are consistent with national and up-to-date local policy should be approved without delay. The proposal is considered consistent with the aims of the policies relative to this site.

The application seeks a re-plan of a previously approved scheme resulting in 4 additional dwellings. The principle of development is considered to be accepted by the site allocation for housing through the Halton Unitary Development Plan and earlier planning permission which remains extant. The application includes detailed submissions with respect to site levels, drainage, boundary treatments, hard and soft landscaping and external building materials. It is considered that issues relating to ecology and aboricultural impacts have been addressed through the determination of the earlier planning permission. The addition of 4 no. houses and a subsequent re-plan of the site are considered relatively minor alterations to the approved scheme. The Council's Contaminated Land Officer has confirmed that previous site investigation work has identified no contamination issues with this area of the development.

At the time of writing, comments are awaited from the Council's Highways Engineers in their role as Highways Authority and Lead Local Flood Authority. Any issues arising are, however, anticipated to be relatively minor in nature and are felt unlikely to warrant delay in processing the planning application. Members will be updated accordingly.

RECOMMENDATION

Approve subject to the following conditions:-

1. Standard 3 year permission (BE1)

2. Specifying Approved and Amended Plans and documents and requiring development be carried out as approved (BE1)
3. Requiring development be carried out in accordance with the approved Construction Environmental Management Plan (BE1)
4. Construction and delivery hours to be adhered to throughout the course of the development (BE1)
5. Vehicle access, parking, servicing etc. to be constructed prior to occupation of properties/ commencement of use (BE1)
6. Condition restricting permitted development rights relating to frontage boundary fences etc. (BE1)
7. Conditions relating to tree and hedgerow protection during construction (BE1)

SUSTAINABILITY STATEMENT

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.