

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

20th NOVEMBER 2018

ADDENDA AND CORRECTIONS

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A 18/0285/OUTL	15	<p><u>Highway Authority</u> (Second Comments) – No objection subject to Conditions to require submission and approval of Access Details, Travel Plan and Construction Environmental Management Plan. It is also recommended that the applicant should make a proportionate financial contribution towards funding the Churchfields Link Road and Highway Improvements.</p> <p>It is advised that since the Highway recommendation of 17th August 2018 Worcestershire County Council (WCC) in its role as a planning Authority has granted permission for the Churchfields link road, that application provides for a new road off Blackwell Street Roundabout and reconfigures the Horsefair. That infrastructure will improve access to this application and part of the new link road is included within the application boundary of this proposal. Access to 2 parcels of land require the link road to be constructed and whilst the link road is within the red line no details are submitted as part of this application. It therefore becomes necessary for a pre commencement condition to be introduced requiring those details to be submitted and approved.</p> <p><i>(Officer Comments – The application originally sought to redevelop the two parcels of land either side of the new link road with apartment blocks, however, the apartment blocks have now been omitted in response raised by Officers concerning Air Quality and Design).</i></p> <p>The Highway Authority is satisfied that the applicant has provided clarification on the visibility splay provisions and confirmed that the travel plan will be updated. It is further advised that the application needs to align with the consented scheme [WCC reference 18/000025/REGS3], and as such the timing of implementation is critical. It is therefore necessary to prevent development commencing until all the access details are agreed.</p>

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		<p>Informatives are recommended to inform the applicant/developer of the following requirements: Section 278 Agreement; Section 38 Agreement Details; Drainage Details for Section 38; Protection of Visibility Splays; and Construction Environmental Management Plan (CEMP).</p> <p><u>NHS</u> – The Worcestershire Acute Hospitals NHS Trust (the Trust) is currently operating at full capacity in the provision of acute and planned healthcare and their annual agreed contract only includes predicted population growth and not ad-hoc housing developments and therefore there would be a short term funding gap. The proposed development will therefore have a direct affect upon the ability of the NHS to provide the health service required to those who live in the development and the community at large. Without a financial contribution to maintain the delivery of health care services at the required quality standard and to secure adequate health care for the locality the proposed development will put too much strain on the said infrastructure, putting people at significant risk. This development imposes an additional demand on existing over-burdened healthcare services, and failure to make the requested level of healthcare provision will detrimentally affect safety and care quality for both new and existing local population. This will mean that patients will receive substandard care, resulting in poorer health outcomes and pro-longed health problems. Such an outcome is not sustainable. It is therefore requested that a financial contribution of £549,579.00 is required to support the health services needed by the occupiers of the new development, and without the contribution, the development is not sustainable and should be refused.</p> <p><i>(Officer Comments – The application site is an allocated site for housing and therefore does not represent an ad-hoc housing development.</i></p> <p><i>A robust viability assessment has been submitted by the applicant and independently reviewed, which has concluded that the development would be viable and deliverable when providing 7% affordable housing. It is considered that a planning obligation for health services would have a detrimental impact on the ability to provide the agreed affordable housing provision which will provide a long term benefit to the District whereas the NHS request is to meet a short term funding gap. In the absence of funding to support both the Council must exercise planning judgment and allocate weight to the competing material planning demands. It is considered that the need for long term affordable housing should be given greater weight due to the identified need.</i></p>

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		<p><i>The Planning Obligation would not wholly provide for infrastructure, and to the extent it does, it is considered that the priority should be given for affordable housing to meet an identified local need with the long term benefits that brings rather than filling a short term funding gap in NHS finances. The planning balance supports the available monies being used for affordable housing.</i></p> <p><i>A further difficulty that has not been addressed is that the NHS have provided no information to confirm that, in respect of infrastructure elements, the pooling restrictions in the CIL Regulations would not be breached</i></p> <p><u>Corrections</u> - Amend the following conditions to read: 17. Submission of Access Details 19. Travel Plan 22. Additional Ecological Surveys if commencement of works do not start before 30 September 2019 23. Scheme of Ecological Enhancement Measures 32. Construction Environmental Management Plan (CEMP) 33. Revised Noise Assessment to be submitted for layout Details</p> <p>Amend the following Notes to read: A SN2 (Section 106 Agreement) B Section 278 Agreement C Section 38 Agreement Details D Drainage Details for Section 38 E Protection of Visibility Splays F Construction Environmental Management Plan (CEMP) G SN6 (No Felling – TPO) H Demolition in accordance with Worcestershire Regulatory Service Code of Practice I Comments from Cadent Gas Limited</p>
<p>PART B</p> <p>18/0408/FULL</p>	<p>37</p>	<p><u>Correction</u> – The Ward at the top of the report should read: Wribbenhall & Arley</p>
<p>18/0529/FULL</p>	<p>57</p>	<p><u>Application</u> DEFERRED</p>