

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 4TH AUGUST 2020

ITEM 4 – Land adjoining Naas Lane, Quedgeley

Updated consultation response from Housing Strategy and Enabling Officer

The overall requirement for 25% of the total number of units and tenure mix of 75% affordable rented units and 25% shared ownership remains as detailed in the report.

The mix of the affordable housing units set out in paragraph 4.15 of the report has been updated based on the Strategic Housing Market Assessment (SHMA) and waiting list and is set out below:

Affordable rented (75% of the affordable units):

	1 bed	2 bed	3 bed	4 bed	
AH Rented %	40	22	21	17	100
AH Rented No.	7	4	4	3	18

6 Shared ownership/affordable home ownership units are also required the final mix of which will require further discussion.

Updated Conditions

Condition 11 (contaminated land) – amended

Condition - Tiered Investigation

Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until parts A to E have been complied with:

- A. A preliminary risk assessment (a Phase I desk study) submitted to the Local Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".
- B. The detailed site investigation and risk assessment must be undertaken in accordance with the approved Scheme and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place.

- C. Where the site investigation identified remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- D. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
- E. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.
- F. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared; these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 12 (Ecology)

Delegated authority is requested for the City Growth and Delivery Officer to amend the wording of the condition in consultation with the City Council's Ecological Advisor to ensure that the wording is precise and takes into consideration the details of the proposal.

RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER:

The recommendation of the City Growth and Delivery Officer remains as set out in Section 7.0 of the report with the amendments to condition 11 as set out above and delegated authority to amendment condition 12 following additional consultation with the City Council's Ecological Advisor.