

## Supplementary Information

The following information will be reported to the Planning Committee at its meeting on 5<sup>th</sup> January 2016

### **Agenda Item 4**

**Application No. 15/00015/OUT**

### **Tadgedale Quarry, Eccleshall Road, Loggerheads**

Officers have been copied into an e-mail from the **Environment Agency (EA)** to Loggerheads Parish Council. The **EA** state that having reviewed the Phase II Site Investigation Report, representations made on the application including that by Taywaste Consultancy, and the comments of the Council's Contaminated Land Officer, their original response remains unchanged; that is that the site could potentially be made suitable for development and their previously recommended conditions still remain. They state that the Phase II Report is inadequate and therefore a new desk study and a new site investigation are required should planning permission be granted. They also comment that any importation of waste material for achievement of desired levels is likely to require an Environmental Permit issued by the Environment Agency. To achieve such a permit a formal application would be required demonstrating how the environmental impact of the proposed filling activity will be controlled satisfactorily and in line with published standards and guidance.

The Supplementary Report circulated to Members on 24<sup>th</sup> December referred to a suggestion by the applicant's agent regarding the making of a financial contribution towards highway improvements in Loggerheads as an alternative to the provision of a crossing to the west of the double mini-roundabout junction in the centre of Loggerheads. Such a financial contribution would need to be secured via a Section 106 planning obligation which must be necessary, directly related to the development, fairly and reasonably related in scale and kind to the development, and lawful. Whilst both the Highway Authority and your Officer have accepted that a crossing as proposed would provide some benefit including to other residents of Loggerheads, the Highway Authority has not advised that any highway related financial contributions are necessary to make the development acceptable. On this basis it is not considered that a financial contribution towards highway improvements in Loggerheads is an appropriate alternative to the proposed crossing.

Members' attention is drawn to the publication today of the agenda for the 13<sup>th</sup> January Planning Policy Planning Committee which includes a report on a mid-year Update to the 5 year housing land supply Statement, and the Statement itself. The report notes that the Statement concludes as follows:-

- That there is an indicative land supply in the Borough of 3.97 years at the lower end of what is termed the housing need range, and 1.90 years at the upper end of the housing need range;
- That the Council's housing supply policies cannot be considered up to date;
- That this means housing applications should be considered in the context of the presumption in favour of sustainable development and with respect to such sustainable development granting planning permission unless any adverse impacts from doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted; and

- That in undertaking this weighing up exercise an even greater weight will at least for the immediate future have to be given to the contribution a site makes to housing land supply

The update Statement is a further consideration in support of a grant of planning permission in this case.

**The recommendation remains to PERMIT subject to the conditions indicated in the main agenda report with the additional condition referred to in the Supplementary Report published on the 24<sup>th</sup> December.**