

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
20 May 2025

Agenda Item 4

Application Ref. 22/01105/FUL

Land to north-east of Woodside, Baldwin's Gate

Since the publication of the main agenda report, 2 further representations have been received. Objections are raised on the following grounds:

- The failure by the Council to demonstrate an up-to-date housing supply is the only reason why support is being recommended.
- Lack of consideration of impact on surrounding land and properties which will become more prone to the threat of surface water flooding.
- The Council needs to accept the consequences if a negligent or irresponsible decision is made.
- Inadequate bus service
- Significant increase in traffic
- Any excess water will run through a pipe under the roadway onto the land of the neighbouring landowner. The pipe and roadway are unadopted and therefore are maintained by the landowners.

The further comments of **Staffordshire Wildlife Trust** (SWT) have been received. They raise no objections subject to conditions regarding mitigation for any impacts on bats, mammals, reptiles, amphibians and breeding birds, native tree and scrub planting to compensate for habitat losses, protection of retained trees, Construction Environment Management Plan to include appropriate pollution prevention measures, biodiversity enhancements including 10% biodiversity net gain, management and monitoring of on-site net gain and details of how on-site habitats will be created.

Officer's comments

It is considered that the concerns raised in the additional representations have been addressed adequately within the agenda report.

The conditions recommended by SWT are covered by conditions 20 and 21 in the revised recommendation below.

Recommendation

The recommendation is amended as follows:

(A) Subject to the applicant entering into a Section 106 obligation by 1 July 2025 to secure the following:

- **The provision of 25% on-site affordable housing**
- **A contribution of £223,160.00 towards off-site Public Open Space**
- **A contribution of £303,072.00 for both primary and secondary school places**
- **A contribution of £35,863 towards local health infrastructure**

Permit, subject to conditions relating to the following matters: -

- 1. Time limit**
- 2. Approved plans**
- 3. Materials**
- 4. Boundary treatments**
- 5. Provision of visibility splays**
- 6. Provision of parking areas**

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- 7. Completion of access to each individual plot**
- 8. Details of surfacing and surface water drainage for drives, parking and turning areas**
- 9. Retention of garages for parking**
- 10. Secure cycle parking**
- 11. Construction Environmental Management Plan**
- 12. Detailed surface water drainage design**
- 13. Noise attenuation scheme**
- 14. Contaminated land**
- 15. Tree protection**
- 16. Level changes within RPAs of retained trees**
- 17. Travel Plan**
- 18. Waste collection and storage arrangements**
- 19. External lighting**
- 20. Ecological mitigation**
- 21. Management and delivery of onsite and offsite BNG**

Should the Section 106 obligations referred to in (A) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured, the development would fail to be acceptable in planning terms and would not achieve sustainable development outcomes; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

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