

Area 2 Planning Committee Officer's Report 10th Dec 2014 Extracts

6.11 Accordingly, I am of the view that the loss of allocated employment land and redevelopment of this site for residential **together with 39% affordable units** and associated contributions towards commensurate community facilities justifies the principle of its redevelopment for new homes.

6.26 **The development will provide 16 affordable houses which represents a level of 39% of the number of dwellings in the scheme.** The affordable housing is to be provided in the form of 9 x 2-bedroom affordable rented flats within the apartment block **and** 7 x 3-bedroom shared ownership terraced houses within the front section of the site. **This level of provision is very close to the 40% level prescribed by policy CP17 of the TMBCS and is therefore acceptable.** In consultation with the Council the applicant has also amended the ground floor plan of the apartment block to provide wheelchair accessible dwellings, which is much to be welcomed and will assist potential occupation for persons on the Housing Register or those with mobility issues.

6.27 The rent costs for the Affordable Rent dwellings have been formulated in partnership with the Council in relation to Council's affordability concerns for this tenure. In order to help enable sustainable tenancies it has been agreed that the rents are not maximised to the 80% of local private market rent. The shared ownership homes have also been modelled in terms of initial share and rent on the unpurchased equity **to reflect the affordability pressures locally**, and the eligibility requirements of the national Help To Buy scheme for this tenure. The applicant will be required to enter into a legal agreement with the Council so this provision can be secured.

6.41

It is indeed correct that the planning permission at Isles Quarry West has provided a source of affordable housing locally but the level of need is such that the units at this site will be a **valuable contribution to the range of the supply including the units suited to wheelchair users.**

6.32 AQMA ...Therefore, I am satisfied that the development would not result in a **significant** deterioration in air quality in the area and would thus satisfy policy SQ4 of the MDEDPD.

6.37 In respect to land contamination, a Phase I Desk Study Report and Phase II Scoping Ground Investigation Report have been submitted, prepared by Soils Limited. The Phase I report identifies various potential sources of contamination, including various compounds within the made ground as a result of previous site uses and ground gases from onsite and adjacent landfilling activities. The Phase II investigation was only undertaken to assist developers in preparing an overall foundation scheme and did not characterise the contamination on-site.

Despite on-site and adjacent landfilling, and the installation of ground gas monitoring boreholes, the monitoring was not sanctioned by the client and as such was not undertaken. It is considered necessary for this sampling to be undertaken. Soil samples revealed elevated levels of arsenic, lead, nickel and zinc which could pose a risk to human health if not dealt with appropriately.** (*serious levels of asbestos have now been identified as well*)

They do not constitute an embargo on development for residential purposes. Therefore the site will require remediation to make it suitable for residential use.

** a direct quote from Soils Limited report