

APPLICATION NO: 18/0171M

LOCATION: Land At Former Chelford Agricultural Centre, DIXON DRIVE, CHELFORD SK11 9AX

PROPOSAL: Demolition of all existing structures and buildings, remediation of the site and the erection of a residential led mixed use development comprising 89 no residential dwellings (use class C3) and 140 sq m (1,500 sq ft) of business floorspace (use class B1) together with landscaping, access points from Dixon Drive, car parking, an acoustic fence and associated infrastructure.

CONSULTATIONS

Environmental Protection:

Since publication of the Agenda, further comments have been received from the Environmental Protection Unit to confirm that the submitted Noise Impact Assessment is acceptable subject to the noise mitigation measures recommended within. This mitigation will be secured by condition no. 12 on page 39 of the Agenda Reports Pack.

APPLICANT'S SUBMISSION

Following publication of the Agenda, the applicant has sought to clarify issues in relation to employment, housing land supply, education and highways considerations. These are summarised as follows:

Loss of Employment - The applicant notes that 'whilst the site is an existing employment site, it was originally allocated for employment for the cattle market and within the Macclesfield Borough Local Plan; the site had its own site-specific employment allocation under Policy E17 of the MBLP, which sought to retain the site for the cattle market. Policy E17 of the MBLP was not saved. The applicant also notes that the site was never allocated for B1, B2 and B8 uses. As the market has now relocated to other premises, the original purpose of allocating the site has been lost'.

Housing Land Supply - The applicant wishes to confirm that 'Chelford Market site features in the Councils calculation of its 5-year supply as noted within the SHLAA (site ref 3175), which notes that the site can deliver 86 dwellings within years 1-5, and within recent CEC appeal decisions regarding potential rate of delivery of the site'.

Education – The applicant has 'agreed to pay a financial contribution total of £219,041 towards education, which allows for the full primary contribution of £173,541 to be made, as well as £76,459 to be provided towards Secondary and SEN provision'.

Highways - The applicant notes the comments of Chelford Parish Council regarding the potential for this scheme to deliver a roundabout at the Dixon Drive / Knutsford Road junction. In response, the applicant's 'Highways Consultants have run further feasibility tests and it has been demonstrated that a roundabout would not be technically feasible at this junction'.

OFFICER APPRAISAL

Education

Children's Services have requested a financial contribution of £431,496, towards Education provision. This would comprise of:

- $16 \times £11,919 \times 0.91 = £173,541$ (primary – Chelford Primary)
- $13 \times £17,959 \times 0.91 = £212,455$ (secondary – towards Wilmslow High or Holmes Chapel Comprehensive)
- $5 \times £50,000 \times 0.91 = £45,500$ (SEN)
- Total education contribution: £431,496

The applicant has confirmed acceptance of the primary school provision and has confirmed that they will pay the full amount. However, with respect to secondary provision, the applicant did not consider that the financial contribution sought towards Wilmslow High School was reasonable or relevant nor did they consider the contribution towards SEN was justified. Since then discussions have been taking place between officers and the applicant.

Owing to the location of Chelford Village away from any nearby secondary schools, there is no available secondary school provision within 3 miles of the site. In such cases, the criterion then falls to the catchment / closest school. On this basis Holmes Chapel and Wilmslow High were originally assessed. However, it is important to note that the closest school is in fact Knutsford Academy. Knutsford Academy currently has sufficient capacity within it to accommodate the pupils generated by this proposal. Accordingly, it would not be reasonable or necessary and therefore not CIL compliant to require this development to contribute towards Wilmslow High or Holmes Chapel Comprehensive. On this basis, no secondary provision is required.

With respect to SEN provision, officers have however secured agreement from the applicant that they will pay the contribution of £45,500 towards SEN and therefore the head of terms will need to include this. This money would be directed towards making sure that the SEN pupil generated by this proposal will not exacerbate the current shortage of SEN places available. This is considered to be necessary, fair and reasonable in relation to the development.

Other Matters

With respect to the applicant's submission regarding loss of employment, whilst the site's previous site specific allocation under MBLP Policy E17 was not saved and is no longer relevant, the site remained allocated as an

employment area. However, for the reasons expressed on page 24 / 25 of the Agenda Reports Pack, the partial loss of this site for employment purposes is acceptable.

In terms of housing land supply, the council has had regard to the fact that there was a previous resolution to approve up to 85 dwellings at the site when assessing the deliverability of sites for the purposes of maintaining a 5 year housing land supply. However, it is important to note this site does not feature as a 'commitment' as the s106 agreement was not signed and therefore the formal planning permission was not issued. Accordingly, approval of this scheme will make a further position contribution to the Council's 5 year housing land supply within a sustainable location.

The Head of Strategic Infrastructure (HIS – Highway) has confirmed that the provision of a roundabout at the Dixon Drive / Knutsford Road junction is not required to accommodate this proposal nor would it be reasonable.

RECOMMENDATION

Approve as per the recommendation on page 39 of the Agenda Reports Pack subject to the following insertion:

3. Education Contributions of £173,541 (primary) and £45,500 (SEN) - total of £219, 041.