

STRATEGIC PLANNING BOARD – 25 May 2011

UPDATE TO AGENDA

APPLICATION NO: 11/0644M

**LOCATION STAMFORD LODGE, ALTRINCHAM ROAD,
WILMSLOW**

UPDATE PREPARED 24th May 2011

FURTHER CONSULTATION RESPONSES

County Archaeologist

Having considered the information contained within the Environmental Impact Assessment (EIA), they feel that Stamford Lodge may have been the successor to an earlier farm mentioned in medieval and post-medieval documents.

The Heritage Report within the EIA acknowledges the degree of recent disturbance on the site due to its previous use, but has identified a number of areas where there has been less disturbance, where features associated with the earlier farm may survive. The report recommends that there should be a programme of archaeological mitigation across those parts of the site which have not been seriously disturbed and where archaeological deposits may survive. This should take the form of limited trial trenching, followed by further investigation if appropriate, and a watching brief in a number of other locations. A report will also need to be produced. This strategy and work involved in it should be secured by condition

Environment Agency

They have advised that they have received further information concerning site drainage and consider that this has adequately addressed their initial concern. The drainage condition previously suggested can therefore be deleted.

FURTHER REPRESENTATIONS RECEIVED

Cycle Wilmslow

They welcome the development of the empty site, but wish to see greater provision for cycling and green transport initiatives as a result of the development.

They comment that they would like to see measures taken to protect all road users from increased risks associated with the development and that these measures should be secured via the S106 agreement.

Transition Wilmslow

They seek to ensure that the planning application has appropriate facilities for walkers and cyclists. As such, they request the following be provided as part of the S106 agreement:

1. A crossing point for walkers / cyclists, placed near the junction of the A538 with King's Road: a very busy junction with fast moving traffic, to aid walkers attempting to cross from the common and people crossing to the Altrincham bus stop.
2. Extend the existing cycle way / footway on the south side of A538 so it continues towards Wilmslow past Stamford Lodge and in towards Greaves Road.
3. Develop a walking / cycling route round the edge of the site from A538 leading to National Trust Land (this could bypass the Restricted Byway RB22 that exists near the Honey Bee pub).

COMMENT UPON THE REPRESENTATIONS

As detailed in the main report, this scheme contains a continuation of the strategic footway / cycleway past Stamford Lodge and will link to the Airport Orbital Cycleway to Greaves Road (Wilmslow).

The scheme is providing a toucan crossing for pedestrians and cyclists. This does not exist presently and is considered to be a reasonable requirement based on the impact of this development.

Another crossing point at Kings Road has been requested. However, Officers feel that, whilst desirable, it could not reasonably be argued to be necessary / a requirement to make this development acceptable. As such, it has not been required as part of the legal agreement relating to this scheme.

With respect to creating links into Styal Country Park, the applicant has advised that they would be happy to make a financial contribution to the creation of a footbridge over the River Bollin linking Council owned land to the north of the site to Styal Country Park.

However, it is not the intention to create public routes through the application site, nor has this site contained any public access previously. It is considered that there would be no reasonable basis to compel the applicant to provide routes for the public through their private site. However, the contribution to a footbridge to the north of the site from Council land to Styal Country Park (to be provided by the National Trust) is welcomed and will assist in improving linkages to Styal County Park.

ADDITIONAL CONDITION

As requested by the County Archaeologist – the following condition is suggested:

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

Reason: In accordance with Policy HE12 of Planning Policy Statement 5: Planning for the Historic Environment (Department for Communities and Local Government, 2010) and the accompanying PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide

ADDITIONAL HEADS OF TERMS FOR THE LEGAL AGREEMENT

National Trust Bridge

To pay £16,000 as a contribution to a footbridge crossing the River Bollin into Styal Country Park. After 12 years, if the contribution is not utilised, then the contribution is to be repaid to the applicant.

CONCLUSION

The recommendation remains for approval with the Decision to be delegated to the Head of Planning and Housing in consultation with the Chairman, subject to the conditions and Heads of Terms previously recommended and as amended in this report