

Strategic Planning Board

Updates

Date: Wednesday, 27th January, 2016
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

The information on the following pages was received following publication of the committee agenda.

5. **13/5242C - Land off Hawthorne Drive, Sandbach, Cheshire CW11 4JH: Residential development comprising 144 dwellings, access and associated works (accompanied by an Environmental Statement) for Adele Snook, Persimmon Homes North West (Pages 1 - 2)**

6. **15/2010M - Land Southwest of Moss Lane, Macclesfield: Full planning application for the demolition of existing buildings and the erection of 150 no. dwellings with associated car parking, access, internal roads and landscaped open space for BDW Trading Ltd (Barratt Homes M'cr) (Pages 3 - 4)**

Please contact Gaynor Hawthornthwaite on 01270 686467
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STRATEGIC PLANNING BOARD – 27 January 2016

UPDATE TO AGENDA

APPLICATION NO: 13/5242C

LOCATION: Land off Hawthorne Drive, Sandbach

PROPOSAL: Residential development comprising 144 dwellings

KEY ISSUES

Sandbach Neighbourhood Plan

The Independent Examiner's report on the Sandbach Neighbourhood Plan has now been issued, and the overall findings of the Examiner are that the Neighbourhood Plan should, subject to the recommended modifications (35 in total), proceed to referendum.

The recommended modifications include the removal of the 30 dwelling limit within policy H1 (Housing Growth). More flexibility is required to cater for the possibility that the final housing target (in the Cheshire East Local Plan) may differ from the one on which the Neighbourhood Plan is based and/or the expected contribution from current planning permissions and windfall sites within the Policy Boundary is insufficient to meet the housing requirement.

With specific regard to Strategic Site CS24 as identified in the emerging Cheshire East Local Plan, policy JLE1 (Future Employment and Retail Provision) in the Neighbourhood Plan aims to ensure that future land allocations and planning permissions for employment uses are retained solely for employment purposes. The Examiner notes that, *"While the policy does acknowledge that the retention of employment uses is only justified where there is a reasonable prospect of the intended use being taken up, by specifically precluding residential and care related uses as potential alternatives it conflicts with national planning policy (NPPF paragraph 22) which states that applications for alternative uses should be treated on their merits."*

The Examiner therefore recommends that the first part of the policy be amended to better reflect national policy and the emerging Local Plan by removing the restriction on alternative residential use provided it can be demonstrated that there is no demand for the intended use and/or the intended use is not viable.

The comments raised in the Examiner's Report are not considered to raise any issues that would warrant a change in recommendation from the original report.

CONCLUSIONS

As in the original report, it is recommended that the application is delegated back to the Head of Planning (Regulation) in consultation with the Chairman to approve subject to conditions and the prior completion of a s106 agreement.

APPLICATION NO: 15/2010M

LOCATION: Land South West of Moss Lane, Macclesfield

PROPOSAL: Demolition of existing buildings and erection of 150 dwellings

KEY ISSUES

Affordable Housing

Comments have been received from Housing colleagues who state that if a reduced affordable provision is accepted on viability grounds then the amount of discount on each affordable unit should still meet current policy. The IPS states that *“in order to achieve an affordable price, the level of discount will normally be required to be a minimum of 30% and up to 50% of the market price”*, and therefore the proposed discount for sale units at 20% discount would not meet this. A minimum 30% discount should be applied to them all.

The applicant has responded by outlining that the reduced level of discount to 20% reflects the viability limitations of the development, allows more units to be offered and takes into account the costs of the suggested education contribution and highway improvements. In order to remain viable, a discount of 30% would require the level of affordable provision to be reduced to 7%.

Open Space

Comments have not been received from ANSA. The open space aspect of the proposal is as outlined in the original report.

CONCLUSIONS

As in the original report, a recommendation of approval is made.

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