

# Strategic Planning Board

## Updates

---

<b>Date:</b>	<b>Wednesday, 26th September, 2018</b>
<b>Time:</b>	<b>10.30 am</b>
<b>Venue:</b>	<b>Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ</b>

---

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

**Planning Updates** (Pages 3 - 14)

---

Please contact	Sarah Baxter on 01270 686462
E-Mail:	<a href="mailto:sarah.baxter@cheshireeast.gov.uk">sarah.baxter@cheshireeast.gov.uk</a> with any apologies, requests for further information or to arrange to speak at the meeting

---

**This page is intentionally left blank**

**STRATEGIC PLANNING BOARD UPDATE – 26<sup>th</sup> September 2018**

**APPLICATION NO:** 17/5070C

**PROPOSAL:** Outline planning permissions (revisions to 09/2083C) in respect of zones 2, 5 and 6, to provide up to 100 residential units (C3) plus care home (C2) or 120 residential units, up to 2,600sqm of commercial uses including retail (A1), restaurant/pub (A3/A4) plus offices (B1), with public open space and associated infrastructure.

**ADDRESS:** Former Albion Chemical Works, Booth Lane, Moston, Cheshire

**APPLICANT:** Bluefield Sandbach Limited

**CONSULTATIONS**

**Public Open Space:** Revised comments have been received as follows;

The development of 100 dwellings creates the need for 4,000sqm of Public Open Space (POS) excluding allotments or 4,800sqm for 120 dwellings. The DAS refers to a significant amount of POS is being provided however this is not quantified and does not appear to be sufficient. Play provision should be addressed on site by way of a NEAP and should complement site being currently being built out.

The CELP also requires a 5sqm per dwelling allotment space. No allotment provision is being provided except in the form of raised beds exclusively for the use of the care home residents therefore a contribution of £230.70 per dwelling is required to improve the allotments on Booth Lane.

Contributions are required for indoor sport and a total of £18,200 is required based on 100 dwellings and a total of £21,540 is required based on a total of 120 dwellings.

Contributions are required for outdoor sport. The nearest sporting facility is Elworth cricket club. The Playing Pitch Strategy identifies that there is overplay in Elworth/Sandbach therefore contributions are sought to develop cricket in the Elworth/Sandbach area. Future discussions with the England Cricket Board and local clubs will be required however initial thoughts would be that due to the proximity that Elworth should take priority. Contributions should be £1,000 per family dwelling or £500 per 2 bed pace (or more) apartment.

**Health and Safety Executive:** The proposed development site does not currently lie within the consultation distance (CD) of a major hazard site or

major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site.

### **REPRESENTATIONS**

A representation has been received from one local resident which raises the following points;

- Do not understand why there was no requirement to upgrade the footpath running along Middlewich Road as part of application 09/2083C between the access point and Sandbach Station
- The footpath is narrow and in a poor condition – it is not suitable for use by the disabled or those with buggies
- The canal towpath improvement provides access to Middlewich but is not the best option for accessing Sandbach as the towpath goes nowhere near the railway station or Elworth
- The towpath is on the opposite bank from the application site and requires pedestrians to cross a small bridge. Not clear if possible with wheelchairs/buggies
- The application should be deferred to allow this to be properly assessed and to await the outcome of the HSE.

### **OFFICER COMMENTS**

#### **Public Open Space**

##### On Site Provision

Policy SE6 of the Cheshire East Local Plan Strategy provide a clear policy basis to require new developments to provide or contribute to Children's Play Space, Amenity Green Space, Green Infrastructure Connectivity and Allotments.

The Open Space Survey identifies a shortage of allotments and formal children's play facilities and an assessment of existing public Open Space within 800m of the site has identified a deficit in amenity green space. In addition Green Infrastructure Connectivity is also required.

The development of 100 dwellings creates the need for 4,000sqm of Public Open Space (POS) excluding allotments or 4,800sqm for 120 dwellings. Based on the indicative plan the development would only provide approximately 3,400sqm of POS based on the plan showing 100 dwellings and a care home or 4,300sqm of POS based on the plan showing 120 dwellings. Both figures are considerably lower than the quantity required and therefore does not meet the standards required by policy.

Play provision should be addressed on site by way of a NEAP and should complement site being currently being constructed to the south of the site. The NEAP should be a minimum 1000sq.m with the addition amenity greenspace adjacent for informal games all designed to European and Fields

in Trust standards and taking note of a 30m buffer zone to the surrounding residential development.

The CELP also requires a 5sqm per dwelling allotment space. No allotment provision is being provided except in the form of raised beds exclusively for the use of the care home residents therefore a contribution of £230.70 per dwelling is required to improve the allotments on Booth Lane. In this case an offsite contribution is preferable given the contamination present on this site.

### Indoor/Outdoor Sport

Policies SC1 and SC2 of the Cheshire East Council Local Plan Strategy provide a clear policy basis to require new developments to provide or contribute towards both outdoor and indoor recreation. In this contributions would be required to improve the quality and number of health and fitness stations at Sandbach Leisure Centre. Based on a development of 100 dwellings there has been a request for a contribution of £18,200 and based on a development of 120 dwellings there has been a request for a contribution of £21,450.

In terms of outdoor sport provision the nearest facility is Elworth Cricket Club. The Playing Pitch Strategy (PPS) identifies that there is overplay in Elworth/Sandbach therefore contributions are sought to develop cricket in the Elworth/Sandbach area in line with the PPS. Contributions are required to mitigate the impact upon outdoor sport and the following contributions will be required (£1,000 per family dwelling or £500 per 2 bed pace (or more) apartment).

### **Spatial Design Code**

A revised Spatial Design Code has been submitted in response to the concerns raised by the Councils Urban Design Officer. At the time of writing this report no comments had been received from the Councils Urban Design Officer and these will be reported verbally.

### **Biodiversity Offsetting**

At the time of writing this report this issue has not been resolved. A verbal update will be provided.

### **Letter of Representation**

The comments made in the letter of representation are noted. However no request for a contribution has been made by the Councils Highways Officer. It is also difficult to see how the footpath could be upgraded in parts due to the narrow nature of the land and any improvements are likely to require third party land.

### **Health and Safety**

The Hazardous Substances Constraints have now been removed from the Health and Safety Executive database. A revised consultation response has now been received from the HSE which confirms that there are no constraints associated with this development. The recommendation has been updated to reflect this position.

**RECOMMENDATION:**

**APPROVE** subject to the completion of a S106 Agreement to secure the following;

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	<b>30% (65% Affordable Rent / 35% Intermediate)</b>	<b>In accordance with phasing plan to be submitted at the reserved matters stage.</b>  <b>No more than 80% open market occupied prior to affordable provision in each phase.</b>
<b>Education</b>	<b>For a development of 100 dwellings; Primary £195,233 Secondary £245,140 SEN £45,500</b>  <b>For a development of 120 dwellings; Primary £238,618 Secondary £294,168 SEN £45,500</b>	<b>50% of the total education sum to be paid on the occupation of the 25<sup>th</sup> dwelling.</b>  <b>The next 25% of the total education sum to be paid on the occupation of the 50<sup>th</sup> dwelling.</b>  <b>The final 25% of the total education sum to be paid on the occupation of the 75<sup>th</sup> dwelling.</b>
<b>Health</b>	<b>If the care home is provided as part of this application. £23,760 (Ashfields Medical Centre)</b>	<b>Prior to first occupation.</b>
<b>Indoor recreation</b>	<b>For a development of 100 dwellings a contribution of £18,200.</b>  <b>For a development of 120 dwellings a contribution of £21,450.</b>	<b>Prior to first occupation.</b>

<b>Outdoor recreation</b>	<b>£1,000 per family dwelling or £500 per 2 bed pace (or more) apartment</b>	<b>Prior to the occupation of the 75<sup>th</sup> dwelling.</b>
<b>Allotment Contribution</b>	<b>£230.70 per dwelling</b>	<b>Prior to the occupation of the 75<sup>th</sup> dwelling.</b>
<b>Public Open Space</b>	<b>Private Management Company</b>  <b>Provision of a NEAP and the open space</b>	<b>On first occupation</b>  <b>On occupation of 50% of the dwellings</b>
<b>Biodiversity Off-Setting Contribution</b>	<b>Exact sum to be confirmed</b>	<b>Prior to first occupation.</b>
<b>Canal Towpath improvement contribution</b>	<b>£150,000</b>	<b>50% to be paid on the occupation of the 25<sup>th</sup> dwelling.</b>  <b>The final 50% to be paid on the occupation of the 50<sup>th</sup> dwelling.</b>

**And the following conditions;**

- 1. Standard Outline 1**
- 2. Standard Outline 2**
- 3. Standard Outline 3**
- 4. Approved Plans**
- 5. Contaminated land – submission of a remediation strategy**
- 6. Contaminated land – No occupation prior to the submission of a verification report**
- 7. Contaminated land – works to stop if further unknown contaminated land is uncovered**
- 8. Reserved Matters application to include details of existing and proposed levels**
- 9. Each Reserved Matters application for residential development shall include an updated acoustic appraisal together with any mitigation measures.**
- 10. Piling works**
- 11. Travel Plan – Residential development**
- 12. Travel Plan – Commercial development**
- 13. Electric Vehicle Charging Provision**
- 14. Reserved matters application for the commercial units to include a scheme of brown roofs**
- 15. Reserved matters application to include a scheme of replacement hedgerow planting**

16. The proposed development to proceed in strict accordance with the measures detailed in paragraph 5.2.5 of the submitted Preliminary Ecological Appraisal prepared by enzygo

17. Reserved Matters application for the housing to include a phasing plan

18. Development to be carried out in accordance with the submitted FRA

19. No development shall take place until a detailed strategy / design and associated management / maintenance plan of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority.

20. Scheme to ensure that the site boundary will need to be adequately protected to ensure that any flood risk is contained and managed onsite and not transferred off site.

21. External Lighting to be submitted and approved

22. Each phase of the development hereby approved shall incorporate a mix of units of –

- 1bed and/or 2 bed dwellings – between 10% and 30% of the number of dwellings

- 3 bed dwellings – between 20% and 40% of the number of dwellings

- 4 bed and/or 5 bed dwellings – between 20% and 40% of the number of dwelling and a minimum of 5 % of the units shall be bungalows or units for single storey living.

The 1st reserved matters application shall provide a strategy for the distribution of all the housing across the site in accordance with these parameters. Thereafter the housing on each phase of development shall accord with the housing mix details provided unless otherwise approved in writing by the Local Planning Authority

23. The first Reserved matters application shall include a survey the trees within the grass verge and provide and implement a scheme of re-planting of tree (and removal if necessary) within the grass verge.

In order to give proper effect to the Board`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted at the reserved matters stage.  No more than 80% open market occupied prior to affordable provision in each phase.



<b>Education</b>	<p>For a development of 100 dwellings; Primary £195,233 Secondary £245,140 SEN £45,500</p> <p>For a development of 120 dwellings; Primary £238,618 Secondary £294,168 SEN £45,500</p>	<p>50% of the total education sum to be paid on the occupation of the 25<sup>th</sup> dwelling.</p> <p>The next 25% of the total education sum to be paid on the occupation of the 50<sup>th</sup> dwelling.</p> <p>The final 25% of the total education sum to be paid on the occupation of the 75<sup>th</sup> dwelling.</p>
<b>Health</b>	<p>If the care home is provided as part of this application. £23,760 (Ashfields Medical Centre)</p>	Prior to first occupation.
<b>Indoor recreation</b>	<p>For a development of 100 dwellings a contribution of £18,200.</p> <p>For a development of 120 dwellings a contribution of £21,450.</p>	Prior to first occupation.
<b>Outdoor recreation</b>	£1,000 per family dwelling or £500 per 2 bed pace (or more) apartment	Prior to the occupation of the 75 <sup>th</sup> dwelling.
<b>Allotment Contribution</b>	£230.70 per dwelling	Prior to the occupation of the 75 <sup>th</sup> dwelling.
<b>Public Open Space</b>	<p>Private Management Company</p> <p>Provision of a NEAP and the open space</p>	<p>On first occupation</p> <p>On occupation of 50% of the dwellings</p>
<b>Biodiversity Off-Setting Contribution</b>	Exact sum to be confirmed	Prior to first occupation.
<b>Canal Towpath</b>	£150,000	50% to be paid on the

<b>improvement contribution</b>		<b>occupation of the 25<sup>th</sup> dwelling.</b>  <b>The final 50% to be paid on the occupation of the 50<sup>th</sup> dwelling.</b>
-------------------------------------	--	--

**STRATEGIC PLANNING BOARD UPDATE – 26<sup>th</sup> September 2018**

**APPLICATION NO:** 17/5223C

**PROPOSAL:** Erection of a three storey 66 bed care home for the elderly.

**ADDRESS:** Land off Booth Lane, Moston, Cheshire

**APPLICANT:** LNT Care Developments

**CONSULTATIONS**

**Health and Safety Executive:** The proposed development site does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site.

**OFFICER COMMENTS**

**Biodiversity Offsetting**

At the time of writing this report this issue has not been resolved. A verbal update will be provided.

**Health and Safety**

The Hazardous Substances Constraints have now been removed from the Health and Safety Executive database. A revised consultation response has now been received from the HSE which confirms that there are no constraints associated with this development. The recommendation has been updated to reflect this position.

**RECOMMENDATION:**

**APPROVE** subject to the completion of a S106 Agreement to secure the following;

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Health</b>	<b>£23,760 (Ashfields Medical Centre)</b>	<b>Prior to first occupation.</b>
<b>Biodiversity Off-Setting Contribution</b>	<b>Exact sum to be confirmed</b>	<b>Prior to first occupation.</b>

And the following conditions;

1. Standard time 3 years
2. Approved Plans
3. Contaminated Land – Remediation Strategy to be submitted and approved
4. Contaminated Land – Verification Report to be submitted and approved
5. Contaminated Land – Testing of soils imported onto the site
6. Contaminated Land – If contamination previously not identified is uncovered then works should stop and a scheme of remediation is to be submitted and approved
7. Piling Method Statement
8. Travel Plan to be submitted and approved
9. Electric Vehicle Infrastructure provision
10. Dust Control Measures to be submitted and approved
11. Survey the trees within the grass verge and provide and implement a scheme of replanting of tree (and removal if necessary) within the grass verge.
12. Tree Protection measures to be submitted and approved
13. Landscaping to be submitted and approved and to include additional tree planting along the southern boundary of the site, replacement hedgerow planting and hard landscaping (including pedestrian links)
14. Landscaping implementation
15. Boundary treatment to be submitted and approved
16. Materials to be submitted and approved
17. Surfacing Materials to be submitted and approved
18. The proposed development to proceed in strict accordance with the measures detailed in paragraph 5.2.5 of the submitted Preliminary Ecological Appraisal prepared by enzygo
19. Drainage Strategy for the site to be submitted and approved
20. External Lighting to be submitted and approved

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

Should the application be the subject of an appeal agreement is given to enter into a S106 Agreement with the following Heads of Terms;

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Health</b>	<b>£23,760 (Ashfields Medical Centre)</b>	<b>Prior to first occupation.</b>
<b>Biodiversity Off-Setting Contribution</b>	<b>Exact sum to be confirmed</b>	<b>Prior to first occupation.</b>

--	--	--

**This page is intentionally left blank**