

# Strategic Planning Board

## Updates

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**Date:** Wednesday, 29th May, 2024  
**Time:** 10.00 am  
**Venue:** The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

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

5. **18/3672M - Tatton Bluebell Village, Land East of Manchester Road, Knutsford, WA16 0NS** (Pages 3 - 6)
6. **23/0539N - Land in the Western Part of Basford East, Crewe** (Pages 7 - 8)

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**APPLICATION No.18/3672M**

**PROPOSAL:** Outline application (with all matters reserved for future approval) for a residential-led (Use Class C3) development, including a local/neighbourhood centre comprising of retail/commercial, takeaway, residential and community uses (Use Class E, Sui-Generis and C3 uses); and a care home/elderly accommodation (C2 Use); alongside any associated recreational space, car parking, cycle parking, landscaping and other works for all proposed uses.

**LOCATION:** Tatton Bluebell Village, Land East of Manchester Road, Knutsford, WA16 0NS

**OFFICER APPRAISAL**

The trigger points for the Open Space requirements for the scheme within the S106 Agreement have been updated. This is to ensure the necessary contributions are received in a timely manner and also to ensure a suitable timeframe as to when more detailed information in relation to the open space management and when the required Sports Need Assessment should be provided by.

No change to recommendation.

**RECOMMENDATION**

**APPROVE subject to a S106 Agreement to secure:**

<b>S106</b>	<b>Amount</b>	<b>Trigger</b>
<b>Highways</b> – Contribute to the active travel scheme along the A50 King Edward Road and link into the new roundabout scheme being delivered at the Canute Place roundabout.	Commuted sum of £1.3 million pounds	Prior to occupation
<b>Health</b> – Commuted sum	Amount to be determined based on standard formula and by number of dwellings that ultimately gain approval. Index linked.	Prior to commencement

<b>Education –</b> Commuted sum	Amount to be determined based on standard formula and by number of dwellings that ultimately gain approval.	Prior to commencement
<b>Affordable Housing -</b> On-site provision	30% of total number of dwellings (rounded-up) shall be affordable.	In accordance with triggers detailed within required Affordable Housing Statement
<b>Open Space &amp; sport</b>		
Open Space – on-site provision	Secure the required on-site open space requirements.	
Open Space - Management	Submission/approval of a Management and maintenance plan (incl off-site landscape buffers & footpaths)  Establishment of a private management company	With submission of first Reserved Matters relating to Layout
Commuted Sum – Allotments	Contribution towards off-site Allotments - £586.70 per family dwelling or £293.35 per apartment	Prior to commencement
Commuted Sum – Outdoor sport	Submission/approval of Sports Needs Assessment to determine contribution amount and where it should be spent.	Submission of SNA - With submission of first Reserved Matters relating to Layout  Contribution – Prior to occupation
Commuted Sum – Indoor sport	Amount to be determined based on standard formula and by number of dwellings that ultimately gain approval.	Prior to commencement

**And the following conditions:**

1. Outline (commencement of development)
2. Requirement to submit Reserved Matters application(s)
3. Time limit on submission of Reserved Matters
4. Approved plan/s
5. Submission/approval of a Phasing Plan
6. The development shall include a total of upto 275 residential units (Use Class C2 and C3) of which no more than 250 shall fall within C3 Use Class. C2 units to be no more than 50.
7. The proposed 'Local Centre' shall comprise of no more than 1,000m<sup>2</sup> gross of commercial floorspace. No individual unit shall be more than 450m<sup>2</sup> gross. The convenience goods floorspace in any one retail unit should not exceed 280m<sup>2</sup> net.
8. 'Local Centre' shall include the following uses only: Class E(a), E(b), E(c), sui generis (takeaway(s)) all within the 1000m<sup>2</sup>, E(e) (800m<sup>2</sup>) and at first-floor level or above Office (E(gi)) or residential (C3).
9. Submission/approval of an Access Statement including details of; primary access, any secondary/emergency access, a suitable crossing on Manchester Road, & scope for speed restrictions
10. Submission/approval of bespoke Spatial Design Code(s)
11. Submission/approval of a scheme of Archaeological investigation
12. Submission/approval of an updated Landscape & Visual Appraisal
13. Submission/approval of detailed Landscaping Scheme informed by an updated Landscape & Visual Appraisal (*including retention of existing and replacement hedgerow planting*)
14. The landscape buffers as required by LPS36 shall be provided.
15. Submission/approval of existing and proposed ground spot levels and proposed finished floor levels.
16. Submission/approval of Arboricultural Report(s)
17. Submission/approval of a detailed drainage design for the entirety of the outline consent
18. Submission/approval of a drainage management and maintenance plan
19. Submission/approval of Construction Environmental Management Plan(s)
20. Submission/approval of a bat survey should any trees within that phase be identified for removal.
21. Prior to commencement of development, the consented development be entered into Natural England's DLL scheme for Great Crested Newts.
22. Submission/approval of a biodiversity/ecological enhancement strategy
23. Protection of nesting and breeding birds
24. Submission/approval of an external lighting scheme
25. Submission/approval of a habitat creation method statement, ecological monitoring strategy and a 30-year habitat management plan for retained, enhanced and newly created habitats.
26. The woodland planting proposed within the blue edge (off-site) be delivered as part of the implementation of the first phase.
27. Submission/approval of an acoustic report demonstrating how the detailed scheme will achieve the requirements for both internal and external noise.
28. Submission/approval of an acoustic validation report prior to occupation of each phase proposing residential development.
29. Submission/approval of a Phase II ground investigation and risk assessment
30. Submission/approval of a contaminated land verification report
31. Submission/approval of an imported soil verification report

32. Works should stop should contamination be identified.
33. Submission/approval of detail (including surfacing material) of x2 footpath links leading to and linking into Knutsford Footpath 1
34. Submission/approval of a scheme of improvement works to Knutsford Footpath 1
35. Submission/approval of an Affordable Housing Statement
36. Submission/approval of an Open Space Strategy
37. Submission/approval of a noise assessment (incl mitigation) in relation to adjacent playing fields and associated facilities
38. Submission/approval of a ball trajectory risk impact assessment (including mitigation) in relation to adjacent playing fields.
39. Submission/approval of an Active Environment Strategy
40. Any future development proposes a flat-roof design - Manchester Airport should be consulted.
41. Submission/approval of a SUDS scheme
42. Any exterior lighting should be capped at the horizon.
43. No solar thermal or solar PV equipment

*In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.*

**APPLICATION NO: 23/0539N**

**LOCATION: Land in the Western Part of Basford East, Crewe**

**PROPOSAL: Full planning permission for Units 1-3 comprising a mix of Class B2 / E(g)(iii) light industrial / manufacturing and B8 warehousing & distribution uses and ancillary areas, together with access, car parking provision, landscaping (including buffers, habitat parks, nature trails), sustainable drainage features (ponds, swales and raingardens), ecological enhancements (wet meadows, woodland planting, wildflower grassland), and other associated works and infrastructure proposed within the northern part of the site, within the curtilage of Units 1 - 3.**

**Outline planning permission for the southern part of the site comprising a mix of Class E(g)(i) offices, B2 / E(g)(iii) light industrial/manufacturing and B8 warehousing & distribution uses, with all matters reserved including (access, appearance, landscaping, layout and scale) together with works and infrastructure associated with the southern part of the site.**

### **Amenity and Noise Impact**

The Council's Environmental Health Officer (EHO) has assessed the noise impact assessment of the original Environmental Statement (Chapter 13 Noise & Vibration) and also the updated acoustic information and mitigation measures provided within the Environmental Statement Addendum (ESA). The EHO raised no objections to the application but recommends planning conditions be attached as set out below.

The ESA specifically addresses noise implications from the repositioning of Unit 1, noise resulting from the operation of mechanical plant within the employment park and the impact of traffic noise on dwellings of the Taylor Wimpey (TW) site adjacent to the spine road accessing the employment area further to issues raised by the EHO.

The EHO has advised that following consideration of the additional and revised acoustic information of the ESA that noise issues relating to the overall development of the site, and mitigation of the impact (Phase 1) on the adjacent TW residential scheme, have been satisfactorily addressed.

The proposed mitigation in respect of the operation of the development includes the provision of a noise barrier (3.5m - 5.5m high) which will principally comprise landscape bunding between Units 1 & 3 and the eastern boundary of the site with the TW residential scheme (phase 1 - full application) is considered acceptable. This is required to be fully provided prior to the occupation of any units within phase 1.

In addition, as set out by the ESA, the EHO considers that traffic noise associated with vehicular movements generated by the proposed employment development will be satisfactorily mitigated through the upgraded specification of double glazing and trickle vents for specified dwellings of the TW scheme as well as additional 1.8 m high screen fencing to several plots for additional acoustic screening from the road. Importantly in securing these mitigation measures for specified dwellings of residential scheme adjacent to the access road, TW have advised that, *“Muse have confirmed that they will cover the reasonable costs for Taylor Wimpey in relation to the mitigation required.”*

A condition is therefore recommended to be imposed on Phase 1 (full application) to ensure that the mitigation as proposed is implemented.

Further to the consideration of the finding of the noise impact assessment in terms of the southern part of the site (outline component), and as shown on the indicative masterplan, landscaped bunding will be provided alongside the eastern site boundary to mitigate noise impact on the TW residential scheme. However, the detailed design and layout of the southern area of the application site requires reserved matters approval. The EHO considers a condition should therefore be imposed at this stage requiring that a detailed noise mitigation scheme is submitted and approved for this area of the site prior to the commencement of development.

Construction activities associated with a large development of this kind will inevitably have the potential to result in noise and disturbance to neighbouring properties. To mitigate these impacts on future occupiers of the neighbouring TW scheme, conditions are recommended in respect of both phase 1 (full) and the southern part of the site (outline) requiring the submission and approval of a Construction Environment Management Plan (CEMP) prior to the commencement of development.

## **CONCLUSION**

There are no suggested changes to the recommendation, but **additional conditions** should be added to the main report to address the Environmental Health Officer requirements in respect of noise mitigation as follows;

### FULL

41. Implementation of noise mitigation measures set out in Environment Statement (chapter 13 and ES Addendum) .
42. Submission and approval of CEMP prior to commencement of development

### OUTLINE

- 41 . Submission and approval of a detailed noise mitigation scheme prior to the commencement of development
42. Submission and approval of CEMP prior to commencement of development.