

Strategic Planning Board

Updates

Date: Friday, 8th February, 2013
Time: 10.30 am
Venue: The Assembly Room - Town Hall, Macclesfield SK10 1EA

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

Planning Updates (Pages 1 - 4)

Please contact Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk any apologies, requests for further
information or to arrange to speak at the meeting

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Application Number	12/4654N
Proposal	Proposed residential development of up to 240 dwellings, convenience store tea room, access details, highway works, public open space and associated works
Location	LAND OFF QUEENS DRIVE, EDLESTON, NANTWICH
LDFC	30-Jan-2013
Expiry Date	01-Mar-2013

ERRATUM

Highways Consultation

The report states

“The planning application is outline and therefore there are no comments regarding the internal arrangements of the site, the point of access is included in the application and there are highway concerns regarding the priority access design to the site.”

This should read

The planning application is outline and therefore there are no comments regarding the internal arrangements of the site. The point of access is included in the application and there are no highway concerns regarding the priority access design to the site.

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Update to SPB

Amendments to Report

- 10.2 The First is to ensure that the Local Plan meets the full objectively assessed need for housing, as far as is consistent with the policies of the Framework. This is further discussed below at paragraph 11.3ff.
- 10.3 The second requirement is to identify and update annually a supply of specific “deliverable” sites sufficient to provide five years of housing against their housing requirements. The NPPF describes in detail how a deliverable site should be defined:

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

A buffer of either 5 or 20% then needs to be added (see paragraph 11.15 below)

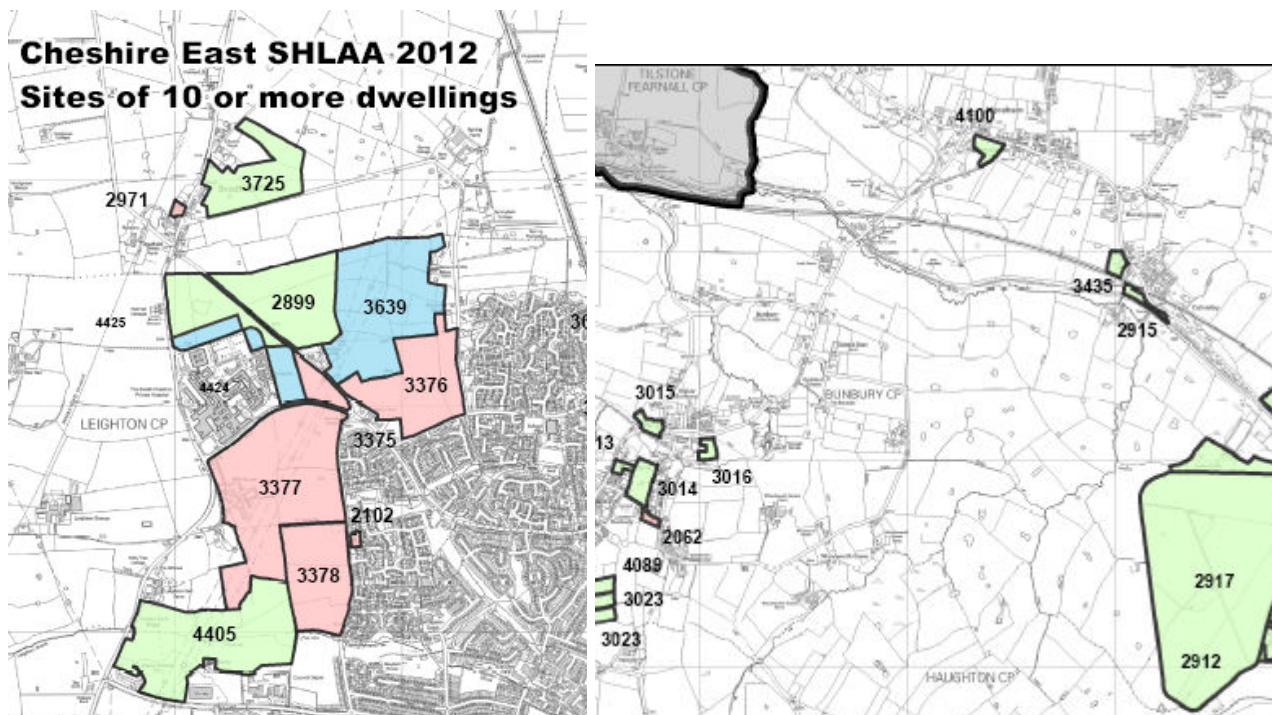
- 11.1 Despite the publication of national guidance, there remains areas of the assessment where different methodologies can be applied. As with any numerical assessment, diverse approaches and varying calculations will inevitably provide different final outcomes. For this reason planning appeal inquiries are occasionally burdened by protracted debates on housing supply methodology.

Amendments to Sites

- Site 2893 – Amend to ‘Available in Part’ (no change to developable status)
- Site 3755 – Amendment to reflect Development Strategy
- Site 4376 – Amend to ‘Not currently developable’ due to new physical constraint information in relation to potential mining in the area.

Amendments to Maps

- Site 3755 – Amendment to reflect Development Strategy
- Site 4255 – Removed from maps to reflect earlier removal from SHLAA



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