

Appendix 1

Previous decision (taken from the 13 January 2023 SPB Minutes)

For the reasons set out in the report, update report and verbal update at the meeting the application be APPROVED subject to the removal of the holding condition from the Environment Agency, the completion of the Section 111/Section 106 agreement to secure:

S106	Amount	Trigger
Strategic green and common areas-Strategy, management and Maintenance plans		Commencement of development
Strategic green and common areas-Provision and transfer to management company		Prior to disposal of 1000 th unit
Off-site ecological mitigation	£5,943,664	Lump sum prior to commencement and then maintenance sum annually
Education (primary/secondary/SEN)	£14,661,362	50% prior to Commencement of a unit then 50% Prior to occupation of 750 th unit
Education -provision of school site		Prior to commencement of dwellings
Village Hall/village centre/employment uses-provision of Affordable Housing	30%	Prior to disposal of 1000 th unit sale or let of 50% market houses
Highway improvement works	£5,047,000	Prior to occupation of 375 units
Highways - Hall Moss Lane	£387,522	Prior to commencement of development
Highways – Poynton bypass	£4,661,192	Occupation of the 150th unit
Highways – Bus Services	£1,714,000	Occupation of the 50th unit
Highways – Handforth P & R	£980,000	Occupation of the 100th unit
Highways - Pathways and cycleways	£500,000	Commencement of development
Highways – Travel plan monitoring	£10,000	Commencement of development
Public Open Space in housing areas-provision of		Occupation of 50% units in phase
Public Open Space in housing areas-Transfer to management company and maintenance in perpetuity		Occupation of 75% units in phase
Allotments/Community Orchard-Provision and transfer to management company		Prior to disposal of 750 th unit

Indoor and outdoor sports facilities	£1,719,987	50% prior to occupation of any Units and 50% prior to occupation of 750 th unit
Healthcare - Handforth	£1,530,015	Prior to occupation of any units

and the following conditions:

OUTLINE

1. Time limit – approval of reserved matters (5 years)
2. Approval of reserved matters – all reserved
3. Approved plans – Location and parameter plans
4. Approve Accommodation Schedule
5. Compliance with the EIA (& Addendum) and mitigation (combine with 3?)
6. No commencement until approved initial primary works complete
7. Approval of phasing plan
8. Development to comply with housing densities identified in the Indicative Masterplan
9. Compliance with Public Rights of Way and 20-Year Walking Route Code
10. Approval of signage for pedestrians and cyclists
11. Programme of archaeological work to be agreed
12. No works on the main development site to take place within 100m of the Dairy House Farm (Listed Building) site prior to the completion of the stabilisation/repair works
13. Future development of the designs for the site, coding and development going forward, must adhere to the Heritage Design principles and Fixed Parameters; Heritage Plan
14. The design parameters set out in the Heritage Assessment which relate to the listed buildings shall be taken forward to create a guide
15. All Reserved Matters application to be supported by an Arboricultural Impact Assessment
16. Management plan for works for trees identified as being or having the potential to be a veteran tree.
17. Scheme for the provision of community allotments and community orchards to be approved
18. A detailed Strategic Green Infrastructure and Landscape Strategy document to be submitted (for Strategic GI within IPW Area, Strategic GI within the Outline Application Area & Landscape within Development Parcels) in accordance with the guidance set out in the Spatial Design Code Addendum rev J.
19. Landscaping for each phase to be approved
20. Approval of boundary treatment for each phase
21. Levels/contours
22. Details of play areas and equipment
23. Landscape implementation
24. Submission of Habitat Creation and Landscape and Habitat Management Plan (for both full permission and future reserved matters applications). The retained extent of the on-site Local Wildlife Site to be put under management at the time of the initial site infrastructure works being implemented.
25. Submission of detailed designs including proposed locations for the proposed on-site wildlife ponds. Wildlife ponds not to form part of the SUDS for the development.
26. Measures for safeguarding the retained ecological habitats across the site during the construction and demolition process
27. Bird nesting season

28. Provision of proposals for the interpretation of the retained Local Wildlife Site.
29. Updated protected species surveys and mitigation method statements prior to commencement for each phase.
30. Method Statement of Amphibian Reasonable Avoidance Measures for that approved phase
31. A Protected Species Survey and Impact Statement shall support all reserved matters applications.
32. Approval of Lighting Scheme for each phase to minimise impacts upon foraging bats
33. Detailed proposals of compensatory hedgerow planting to be provided to address impacts of any hedgerow lost to the scheme.
34. Proposals for the management of public access into the retained Local Wildlife Site
35. Agreement of scheme entered into Great Crested District Level Licence scheme
36. For each phase incorporation of features to enhance on-site biodiversity to be approved
37. Phase II Ground Investigations and Risk Assessments for each phase
38. Verification Report required for each phase
39. Approval of Community Management and Maintenance Plan for the site
40. Approval of a proposal for restricted access from footpaths in the open space and ecological areas along the western boundary with the A34
41. Soils shall be pre-tested for contamination and verified for suitability for use
42. Unexpected contamination
43. No infiltration of surface water drainage into the ground where adverse concentrations of land contamination are known or suspected
44. Site-wide Surface Water Drainage Scheme to be approved
45. For each phase a Drainage Management Plan to be approved
46. Scheme for Sustainable Urban Drainage System (SUDS)
47. Foul and surface water shall be drained on separate systems.
48. Grampian – off site works before occupation of any of the houses
49. The Primary Infrastructure Works, and other associated highway infrastructure shall be implemented in accordance the approved Works Phasing Plan (i.e.: Before First Occupation) and retained for the life of the development.
50. The construction of the approved off-site park and ride facility at Handforth shall be completed prior to the occupation of 150 dwellings on site.
51. The bus service(s) to link the development with Handforth district centre and Wilmslow town centre shall be operational prior to the occupation of 150 dwellings on site and remain operational for a minimum of 7 years.
52. Access Strategy for Dairy House Lane to be agreed
53. The submitted Travel Plan Framework, which is hereby approved, shall be implemented in accordance with the submitted timetable
54. Ultra-Low Emission Boilers for each phase
55. Electric Vehicle Infrastructure plan for each phase/use
56. Covered and secure space/s for cycles
57. Noise insulation measures to achieve BS 8233
58. Approval required for any plant/equipment on premises
59. Approval of opening hours for all commercial, industrial, and retail premises
60. Approval of external lighting
61. Approval of kitchen extraction equipment
62. Demonstrate compliance with Nationally Described Space Standards
63. Character Area Design Codes to be approved for each phase
64. Code Compliance Statements shall accompany all reserved matters applications (?)
65. Manchester Airport – Aerodrome Safeguarding – reflective surfaces

66. Manchester Airport – Aerodrome Safeguarding - Wildlife Hazard Management Plan for each phase
67. Manchester Airport – Aerodrome Safeguarding – approval of onsite and offsite ecological mitigation works (?)
68. Approval of external materials/finishes
69. Approval of site-wide Sustainable Waste Management Strategy for each phase
70. Removal of PD Rights
71. Approval of CEMP for each phase. To include hours of construction, piling and dust management, and to ensure there are no impacts on the retained on-site Local Wildlife Site, Hall Wood Handforth and River Dean Banks Local Wildlife Site, on-site stream, and ponds.
72. Approval of Construction Traffic Management Plan (CTMP)
73. No development on any parcel/phase prior to completion of a s106/s111 agreement

FULL

1. Three year time limit
2. Approved plans
3. Compliance with mitigation measures set out in the Environmental Statement
4. Approval of Phasing Plan for the development of the Initial Primary Works
5. Approval of detailed scheme for any works to the track/public right of way (FP127) where it links between the new bridge over the A34 (to the east) and Hall Road (to the west)
6. Tree protection
7. Construction Specification / Method Statement (Trees)
8. Submission of Habitat Creation and Landscape and Habitat Management Plan (for both full permission and future reserved matters applications). The retained extent of the on-site Local Wildlife Site to be put under management at the time of the initial site infrastructure works being implemented.
9. Submission of detailed design for wildlife underpasses, (the 'Eco-Bridge' (underneath the access road/high street taken from the Coppice Way/A34 roundabout) & 'Ecological Tunnel' (underneath the access road taken from the A34 Dumbbell junction where it crosses the retained Local Wildlife Site)
10. A Remedial Options Appraisal & Remediation Strategy to be approved
11. Prior to the commencement of the approved Primary Infrastructure Works, a Works Phasing Plan shall be submitted to and approved
12. Notwithstanding the submitted plans levels for the Country Park to be agreed
13. Notwithstanding the submitted plans details of landscaping of the Country Park to be agreed
14. Notwithstanding the submitted plans landscaping details of the A34 Bridge and details/finishes of the bridge design.
15. Detailed Landscape and Planting Scheme to be agreed
16. Approval of boundary treatment
17. Scheme for the provision of community allotments and community orchards to be approved
18. Programme of archaeological work to be agreed