

APPLICATION NO: 23/2713C

LOCATION: Land north of the Congleton Link Road ('CLR') known as Somerford Green, Congleton

PROPOSAL: Reserved matters approval for application 16/1824M: Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure.

The applicant has submitted further responses (and plans) regarding Flood Risk/Drainage, Landscaping and Design. These are discussed below.

REPRESENTATIONS

A neighbouring resident has reiterated their concerns about the treatment of the site boundary, especially with regards to the northern areas adjoining livestock fields.

KEY ISSUES

Flood Risk Drainage

The applicant has submitted information to address the outstanding issues from the LLFA. In brief these issues concern:

- Exceedance flow routes through the proposed development.
- Questions over infiltration rates.
- Provision of sections through the proposed surface water drainage channel and proposed attenuation basin.
- Setting maximum water velocity within the surface water channel & confirmation the velocity self-cleansing.
- Review of private plot drainage.

An update is awaited from the LLFA, but if the comments from the LLFA are not received in time for the Committee then it is considered that the matter can be conditioned.

Urban design

The applicant has responded to the latest urban design comments, and picking up the main points in summary:

- Density – The applicant feels at 22 units/ha it is appropriate for the character of the site – 30 units/ha would be the norm.

- PROW corridor – No major issues, but seating has now been included to the northern end which is welcomed.
- Street Trees – The applicant feels that they have addressed this matter, with street trees included on most routes in their revised plans.
- CEC Urban design materials – The applicant considers the revised proposals now meet the design guide requirements.
- House types – Amendments have now been made to the house types to address concerns about character and distinctiveness.
- More informality to the planting – Landscaping revised to include more wildflower planting, feature trees and additional raingardens.
- Affordable Housing – Housing are happy with the proposed distribution/tenure & that they meet NDSS.
- POS Layout – Revised as set out below
- Highway crossing – the PROW will link to the proposed crossing over the CLR which will be delivered by the Deed of Variation to the S106.

Whilst there are some matters it is anticipated that the Council's Urban Design Officer would like to see go further, it is considered that the changes now proposed have made significant improvements to the application and it is considered acceptable in design terms.

Landscaping

The amended Landscape Masterplan (and corresponding planting plans) showing a revised footpath layout around the POS area to the northern area of land & revised seating located centrally rather than on the site frontage, together with changes to the planting is considered to address the significant comments received from the Council's Landscape Officer.

Boundary Treatment

This is picked up in the officer's report, however, the submitted plan shows that the treatment to the adjoining field to be north will be "repaired/replaced where required". It is considered that this should be controlled, and it is therefore recommended that an additional condition be used to require the applicant to submit details of how they intend to treat this boundary to ensure it is suitable to keep people/animals out of adjoining land.

CONCLUSION:

No changes are proposed to the recommendation. However, an additional condition is recommended as picked up above:

9. Details of how the boundary to the fields to the north of the site are to be treated, to be submitted & approved.