

STRATEGIC PLANNING BOARD UPDATE – 9th January 2013

APPLICATION NO: 12/2217C

PROPOSAL: Reserved Matters Application pursuant to Outline planning permission 11/1682C proposing full details for the appearance, landscaping, layout and scale for a residential development comprising 224 dwellings, internal access road, open space and landscaping on the Former Fisons site, Marsh Lane, Holmes Chapel

ADDRESS: Former Fisons Site, London Road, Holmes Chapel

APPLICANT: Bellway Homes Limited & J S Bloor (Wilmslow) Limited

Officer Comments

Consultations

Greenspaces

Since the agenda was published, comments from the Council's Greenspaces section have been received. They have confirmed that there would be a deficiency in the quantity of both Amenity Green Space and Children and Young Persons provision if the development were to be granted planning permission. This is to be provided within the site. Greenspaces have confirmed that the provision shown on the proposed plan seem adequate and therefore raise no objection.

Nonetheless, Greenspaces do offer comment that some of the proposed planting in the areas around the proposed Locally Equipped Areas of Play are omitted so that greater surveillance can be achieved and recommend some changes to the play equipment for 1 of the LEAPs. Such details, including grading, drainage, layout, landscape, fencing, seeding and planting of the public open space will be agreed in writing with the Council as part of the S106 agreement.

English Heritage

Members should note that on Page 57 of the reports agenda, the comments from English Heritage are the original comments for the outline application. Since then, English Heritage determined the application to list the former Bengier House where they concluded that it was not worthy of national listing. They have stated that they do not consider that they need to be consulted on the application. Accordingly, the application has been assessed in accordance with the Council's own specialist conservation advice.

Recommendation:

That the application be approved subject to conditions specified in the report and subject to a further s106 Agreement, supplemental to the s106

Agreement which accompanied the outline permission. This supplemental agreement shall secure the following:

1. In respect of affordable housing

- (a) 30% provision / 67 dwellings comprising
- (b) the 57 x 3-bed houses and 10 x 2-bed houses shown on BHWL125/05
- (c) split by tenure 65:35 i.e. 44 social/affordable rent and 23 shared ownership
- (d) to be completed and transferred to a Registered Provider before more than 50% of the open market dwellings are occupied (within each phase if the development is to be constructed in more than one phase)
- (e) designed to be visually indistinguishable from open market dwellings of similar size within the site and constructed in accordance with the standards proposed to be adopted by the Homes and Communities Agency and achieve at least Code for Sustainable Homes Level 3
- (f) at a price discounted from open market value which will enable the Registered Provider to charge a target/affordable rent for the rented dwellings and to sell/lease the intermediate dwellings as shared ownership
- (g) prioritising the recycling of any affordable subsidy released after exercise of a tenant's right to acquire rented dwellings or staircasing of shared ownership dwellings for the provision of affordable housing within Holmes Chapel then Cheshire East.
- (h) reserving nomination rights and eligibility criteria based on housing need and a prioritised local connection cascade for (i) Holmes Chapel (ii) the Congleton Local Area Partnership wards – Dane Valley, Brereton Rural, Sandbach Town, Sandbach Heath and East, Sandbach Ettiley Heath and Wheelock, Sandbach Elworth, Middlewich, Alsager, Odd Rode, Congleton West and Congleton East (iii) Cheshire East
- (i) allowing mortgagee protection clauses for charges of the Registered Provider and, on standard HCA terms, for mortgagees of shared ownership dwellings allowing, with the prior consent of the Strategic Housing Manager, variation of plots and dwelling-types identified, types of intermediate tenures, alternative HCA products, temporary waiver of eligibility criteria on expiry of reasonable timescales, provided that the overall numbers and tenure splits of the affordable housing are retained within the specified tenure splits

2. In respect of Public Open Space

- (a) Provision of Amenity Greenspace as shown on planning layout drg no. BHWL125/01 REV E
- (b) 2x Locally Equipped Areas of Play
- (c) To be completed and made available for public use in accordance with a specification to be approved by the LPA and transferred to a local residents management company prior to the occupation of 50% of the dwellings for each phase at nominal consideration
- (d) in accordance with a management & maintenance plan / schedule to be approved by the LPA before being first brought into use

- (e) maintenance and management plan / schedule shall be in force for the lifetime of the development together with transfer to the local residents management company of any other areas preserved as private open space, managed & maintained subject to M&M plan
- (f) With reference to the play equipment contained within the Landscape Specification (LDS217-LS) LEAP 2 shall include extra DDA inclusive equipment (unless any variation if first agreed
 - i. Roleplay – Play Train replace with Inclusive roundabout
 - ii. Climbers & Nets – Scramble net replace with Single Mast Activity Net