

Application No: 12/2426C

Location: ELWORTH HALL FARM, DEAN CLOSE, SANDBACH,
CHESHIRE, CW11 1YG

Proposal: The Erection of 96 Dwellings together with Associated Works
including the Creation of Approximately 10 Hectares of Open
Space and Recreation Land (Phase 2), and the Amendment of
Plots 16 and 17 Previously Approved under Reference 10/2006C
(Phase 1)

Applicant: Rowland Homes Ltd

Expiry Date: 21-Sep-2012

ERRATUM

Page 247

The words

"the application should be revised"

Should read

"the application should be refused."

Page 251

"it is not considered that Policy NE.2 which protects Open Countryside is not out of date"

Should read

"it is considered that Policy NE.2 which protects Open Countryside is not out of date"

Page 256

The following words should be omitted from the report:

"Overall, the current lack of a five year housing land supply, the fact that this site is located predominately within the infill boundary line, and the economic growth benefits are considered, on balance, to outweigh the limited conflicted with local plan policy in terms of the scale of development, and the lack of sustainability in locational terms, the adverse impacts of which are not considered to be significant or demonstrable."

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Add to resolution:

In the event that an Appeal is lodged against the refusal grant authority to the Borough Solicitor to enter into a Section 106 agreement to secure:

- **29 dwellings, with 19 provided as affordable / social rent and 10 provided as intermediate tenure**
- **8 x 1 bed apartment & 11 x 2 bed houses as affordable / social rent and 2 x 2 bed houses & 8 x 3 bed houses as intermediate tenure**
- **Transfer of any rented affordable units to a Housing Association**
- **Affordable homes to be let or sold to people who are in housing need and have a local connection. (The local connection criteria used in the agreement to match the Councils allocations policy.)**
- **Provision of play area**
- **Provision for a management company to maintain the on-site amenity space / play area**
- **Detailed management plan for the Public Open Space be submitted and approved.**
- **Provision of a LEAP sized play area located centrally within the central public open space. This should include at least 5 items incorporating DDA inclusive equipment, using play companies approved by the Council. The final layout and choice of play equipment be agreed with CEC, the construction should be to the Council's satisfaction.**
- **Highways contribution of £288,000 towards highway improvements in the Sandbach area**
- **Contribution of £162,694 towards primary education.**
- **Contribution of £196,112 towards secondary education.**