

Application No: 14/5260N

Location: Land south of, Sandfield House, Station Road, Wrenbury, CW5 8ER

Proposal: Residential development of up to 18 dwellings to include means of access

Applicant: Hollyhead Estates (Wrenbury) Ltd

Expiry Date: 12-Feb-2015

### **SUMMARY:**

It is acknowledged that the Council is unable to robustly demonstrate a five-year housing land supply and that, accordingly, in the light of the advice contained in the National Planning Policy Framework, it should favourably consider suitable planning applications for housing that can demonstrate that they meet the definition of sustainable development.

There is an environmental impact in the locality due to the loss of open countryside and agricultural land. However, the proposal would not have a significant impact on the landscape character of the area and would appear appropriate in the context of the adjacent development, without resulting in an unacceptable intrusion into the open countryside.

The proposal would satisfy the economic and social sustainability roles by providing for much needed housing adjoining an existing settlement where there is existing infrastructure and amenities. The proposal would provide policy compliant levels of affordable housing, contributions to education and off site ecological enhancements.

The boost to housing supply is an important benefit – and this application achieves this in the context of a deliverable, sustainable housing land release.

Local concerns of residents are noted, particularly in respect of highway matters but the impact is not considered to be severe under the NPPF test. An appropriate quality of design can be secure at reserved matter stage as can any impacts on amenity.

Subject to conditions, the proposal is considered to be acceptable in terms of its impact upon highway safety, amenity, flood risk, drainage, landscape, trees and ecology.

The scheme represents a sustainable form of development and that the planning balance weighs in favour of supporting the development subject to a legal agreement and conditions.

### **RECOMMENDATION:**

**Approve subject to the completion of a Section 106 Agreement**

## **PROPOSAL**

This is an outline application for the erection of up to 18 dwellings. All matters other than access are reserved for consideration at a later date. An **indicative** layout has been submitted that shows a cul-de-sac style development of 18 dwellings, with an area of open space adjacent to the access and Sandfield House, where there are 3 protected trees on the boundary.

## **SITE DESCRIPTION**

## **RELEVANT HISTORY**

13/2391N 2013 Approval for steel framed agricultural building

## **NATIONAL & LOCAL POLICY**

### **National Policy:**

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 14 and 47.

### **Development Plan:**

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which allocates the site as being within the within Open Countryside.

The relevant Saved Policies are: -

BE.1 – Amenity  
BE.2 – Design Standards  
BE.3 – Access and Parking  
BE.4 – Drainage, Utilities and Resources  
BE.5 – Infrastructure  
BE.6 – Development on Potentially Contaminated Land  
NE.2 – Open Countryside  
NE.5 – Nature Conservation and Habitats  
NE.9 – Protected Species  
NE.17 – Pollution Control  
NE.20 – Flood Prevention  
RES.7 – Affordable Housing  
RES.3 – Housing Densities  
RT.3 – Provision of Recreational Open Space and Children’s Playspace in New Housing Developments

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

## **Cheshire East Local Plan Strategy – Submission Version (CELP)**

The following are considered relevant material considerations as indications of the emerging strategy:

SD 1 Sustainable Development in Cheshire East  
SD 2 Sustainable Development Principles  
SE 1 Design  
SE 2 Efficient Use of Land  
SE 3 Biodiversity and Geodiversity  
SE 4 The Landscape  
SE 5 Trees, Hedgerows and Woodland  
SE 9 Energy Efficient Development  
SE 12 Pollution, Land Contamination and Land Instability  
PG 1 Overall Development Strategy  
PG 2 Settlement Hierarchy  
PG5 Open Countryside  
EG1 Economic Prosperity

### **Other Considerations:**

Interim Planning Statement: Affordable Housing (Feb 2011)  
North West Sustainability Checklist  
The EC Habitats Directive 1992  
Conservation of Habitats & Species Regulations 2010  
Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System

### **CONSULTATIONS:**

#### **Highways:**

No objection subject to a condition relating to the access.

#### **Environmental Health:**

Recommend conditions/informatives relating to noise, air quality, lighting and contaminated land.

#### **Housing:**

The applicant in their accompanying Design and Access Statement outlines at para. 8.5 that they will be providing 30% affordable housing equating to 6 dwellings. This is acceptable. These should be provided as 4 rented and 2 intermediate dwellings.

#### **Flood Risk Manager:**

No objection subject to conditions.

#### **United Utilities:**

No objection subject to the submission of scheme for the disposal of foul and surface water.

#### **Education:**

Require a contribution of £32,685.38 towards secondary education.

### **Cheshire Archaeology Planning Advisory Service:**

No objection subject to a condition relating to an archaeological watching brief.

### **Wrenbury cum Frith Parish Council:**

At its meeting held on 11 December 2014, Wrenbury-cum-Frith Parish Council RESOLVED that the Council objects to this application for the following reasons –

- The site is located outside the existing settlement boundary;
- The development would be detrimental to the character of the village;
- Vehicular access to the site and the increase in traffic movements would be detrimental to road safety owing to the narrowness of Station Road and its proximity to the junction with Nantwich Road;
- The development site will have an adverse impact on the immediately adjacent prominent mound which is recorded in the Cheshire Historic Environment record (CHER 352), where it is noted that it has been suggested that the feature may represent a prehistoric burial mound or a windmill mound;
- Flooding within the village is already a problem and this development would exacerbate the problem.

### **REPRESENTATIONS:**

Neighbour notification letters were sent to adjoining occupants and a site notice posted.

At the time of report writing 20 representations have been received which can be viewed on the Council website. They express several concerns including the following:

#### Principle of the Development

The site is outside the settlement boundary

Wrenbury will cease to be a village

The LPA can demonstrate a 5 year supply of housing

Contrary to the adopted local plan and the emerging local plan

The development is not infill

The proposal would not constitute sustainable development

Brownfield sites should be used first

#### Design and Scale

Would be detrimental to the character of the village

Adverse impact on landscape

#### Amenity

Loss of outlook

Noise and light pollution

Loss of privacy

#### Highways

Dangerous access

Highway safety and existing parking issues

#### Infrastructure

There are insufficient local facilities  
Lack of school places

#### Ecology

Adverse impact on wildlife  
Removal of a quality natural hedge on the roadside  
Impact on the River Weaver

#### Heritage

Impact on historic mound

#### Other issues

Loss of agricultural land  
Poor drainage and flood risk  
Will set a precedent for development on other land in the area  
There is no need for further housing in Wrenbury  
Concerns about the delivery of the affordable homes  
Lack of consultation  
Impact on property prices  
Wrenbury has already been subject to the unsuitable approval of a concrete works

### **APPRAISAL**

The key issues to be considered in the determination of this application are set out below.

#### **Principle of Development**

The site lies largely in the Open Countryside as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011, where Policies NE.2 and RES.5 state that only development which is essential for the purposes of agriculture, forestry, outdoor recreation, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Residential development will be restricted to agricultural workers dwellings, affordable housing and limited infilling within built up frontages.

The proposed development does not fall within any of these exceptions. As a result, it constitutes a "departure" from the development plan and there is a presumption against the proposal, under the provisions of sec.38(6) of the Planning and Compulsory Purchase Act 2004 which states that planning applications and appeals must be determined "in accordance with the plan unless material considerations indicate otherwise".

The issue in question is whether the development represents sustainable development and whether there are other material considerations associated with this proposal, which are a sufficient material consideration to outweigh the policy objection.

#### **Housing Land Supply**

Paragraph 47 of the National Planning Policy Framework requires that Councils identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.

This calculation of Five Year Housing Supply has two components – the housing requirement – and then the supply of housing sites that will meet it. In the absence of an adopted Local Plan the National Planning Practice Guidance indicates that information provided in the latest full assessment of housing needs should be considered as the benchmark for the housing requirement.

The current Housing Supply Position Statement prepared by the Council employs the figure of 1180 homes per year as the housing requirement, being the calculation of Objectively Assessed Housing need used in the Cheshire East Local Plan Submission Draft.

The Local Plan Inspector has now published his interim views based on the first three weeks of Examination. He has concluded that the Council's calculation of Objectively Assessed Housing Need is too low. He has also concluded that following six years of not meeting housing targets, a 20% buffer should also be applied.

Given the Inspector's Interim view that the assessment of 1180 homes per year is too low, we no longer recommend that this figure be used in housing supply calculations. The Inspector has not provided any definitive steer as to the correct figure to employ, but has recommended that further work on housing need be carried out. The Council is currently considering its response to these interim views.

Any substantive increase of housing need above the figure of 1180 homes per year is likely to place the housing land supply calculation at or below five years. Consequently, at the present time, our advice is that the Council is unable to robustly demonstrate a five year supply of housing land. Accordingly recommendations on planning applications will now reflect this position.

### **Open Countryside Policy**

In the absence of a 5 year housing land supply we cannot rely on countryside protection policies to defend settlement boundaries and justify the refusal of development simply because it is outside of a settlement, but these policies can be used to help assess the impact of proposed development upon the countryside. Where appropriate, as at Sandbach Road North, conflict with countryside protection objectives may properly outweigh the benefit of boosting housing supply.

Policy NE.2, seeks to protect the intrinsic character and beauty of the countryside.

The proposal is an area where the settlement boundary should be "flexed" in order to accommodate additional housing growth, it is immediately adjacent to existing residential development in the village of Wrenbury and there are residential properties adjacent to the northern boundary of the site. As such it is considered that whilst the site is designated as Open Countryside in the adopted local plan, its loss would not cause a significant level of harm to the character and appearance of the countryside that would significantly and demonstrably outweigh the benefits provided by the proposed development.

### **Sustainability**

To aid this assessment, there is a toolkit which was developed by the former North West Development Agency. With respect to accessibility, the toolkit advises on the desired distances to local amenities which developments should aspire to achieve. The performance against these measures is used as a “Rule of Thumb” as to whether the development is addressing sustainability issues pertinent to a particular type of site and issue. It is NOT expected that this will be interrogated in order to provide the answer to all questions.

The National Planning Policy Framework definition of sustainable development is:

*“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment”*

Accessibility is a key factor of sustainability that can be measured. One methodology for the assessment of walking distance is that of the North West Sustainability Checklist, backed by the Department for Communities and Local Government (DCLG) and World Wide Fund for Nature (WWF). The Checklist has been specifically designed for this region and can be used by both developers and architects to review good practice and demonstrate the sustainability performance of their proposed developments. Planners can also use it to assess a planning application and, through forward planning, compare the sustainability of different development site options.

The criteria contained within the North West Sustainability Checklist are also being used during the Sustainability Appraisal of the Cheshire East Local Plan. With respect to accessibility, the toolkit advises on the desired distances to local facilities which developments should aspire to achieve. The performance against these measures is used as a “Rule of Thumb” as to whether the development is addressing sustainability issues pertinent to a particular type of site and issue. It is NOT expected that this will be interrogated in order to provide the answer to all questions.

The toolkit sets maximum distances between the development and local amenities. These comprise of everyday services that a future inhabitant would call upon on a regular basis, these are:

- a local shop (500m),
- post box (500m),
- playground / amenity area (500m),
- post office (1000m), bank / cash point (1000m),
- pharmacy (1000m),
- primary school (1000m),
- medical centre (1000m),
- leisure facilities (1000m),
- local meeting place / community centre (1000m),
- public house (1000m),
- public park / village green (1000m),

- child care facility (1000m),
- bus stop (500m)
- railway station (2000m).
- public right of way (500m)

In this case the development meets the standards in the following areas:

- post box – Within Wrenbury Stores 300m
- Public house 650m & 700m
- Church 300m
- Bus stop 300m
- Post Office 300m
- Local shop 300m
- Health food shop 300m
- Medical centre 200m
- Equipped playground 200m
- Primary School 100m
- Railway station 200m
- Sports ground and social club 200m
- Village green 300m

In summary, whilst the site does not comply with all of the standards advised by the NWDA toolkit, as stated previously, these are just guidelines and are not part of the development plan.

It is considered that as the site lies adjacent to existing residential development in Audlem, it would therefore be difficult to uphold a reason for refusal on the grounds of the site not being in a sustainable location.

Accordingly, it is considered that this is a locationally accessible site.

There are, however, three dimensions to sustainable development:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

***an environmental role*** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

***an economic role*** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

***a social role*** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high

*quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

*These roles should not be undertaken in isolation, because they are mutually dependent.*

## **ENVIRONMENTAL ROLE**

The site is a greenfield site and therefore not the first priority for development. It is however immediately adjacent to existing residential development. The site is within walking distance of the centre of Wrenbury village, which offers a wide range of essential facilities

### **Landscape Impact**

A Landscape and Visual Appraisal (LVA) has been submitted during the process of this application, which assesses the impacts of the development on the landscape character of the area.

The LVA concludes that the site is not subject to any statutory designations. It also concludes that the development would have a significant local effect (within 200m), but that in the context of the wider landscape this would not be significant, due to the low lying nature of the site and the screening offered by trees and hedgerows.

This view is concurred with by officers as the landscape character of the surrounding area would not be significantly harmed in such a way that would significantly and demonstrably outweigh the benefits offered by the provision of housing.

Paragraphs 96 and 97 of the Framework deal with decentralised and renewable energy supply. The aim is to secure a proportion of predicted energy requirements for new developments from decentralised and renewable or low carbon sources. This could be dealt with by condition in the interests of sustainable development.

### **Highways Implications**

Access to the site is proposed via a new priority junction with Station Road, the proposed junction layout features:

- A site access carriageway width of 5.0m;
- Footways on both sides of the site access of 2.0m;
- Corner radii of 7.5m; and
- Visibility splays of 2.4m x 80m to the south-east and 2.4m x 60m to the north-west;

In addition to the above, the access proposals involve upgrading the footway on Station Road along the site frontage from the current width of around 1.1m to 2.0m. In terms of highway design, the access proposals are considered to be an acceptable solution to serve a development of 20 units.

Traffic generation has been estimated from a range of sites within the TRICS database, the morning and evening peak hour estimates are summarised in Table 1.0.

**Table 1.0 Traffic generation associated with the development proposals**

	<b>TRICS trip rate</b>	<b>Trips associated with 20</b>
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			<b>dwelling</b>	
	<b>Arrivals</b>	<b>Departures</b>	<b>Arrivals</b>	<b>Departures</b>
<b>AM</b>	0.116	0.446	2	9
<b>PM</b>	0.439	0.208	9	4

The morning and evening peak hour traffic generation associated with the development proposals is expected to be low, less than 15 two-way trips per peak hour.

Once distributed on the road network the development traffic would only result very small increases in the traffic flow. In order to resist this application, the Highway Authority would have to prove that there is severe harm arising from this increase, this would not be possible given the low level of trip generation predicted.

The Personal Injury Accident (PIA) record of Station Road and the junction of Station Road with Nantwich Road to the north of the site has been reviewed for the five year period 2009 to 2013 inclusive. There have been no recorded PIA's during this period of time; indicating there are no underlying road safety issues that could be exacerbated by the traffic associated with the development proposals.

It is concluded that the development proposals would not be expected to have a negative impact on road safety, subject to a condition requiring the access to be constructed prior to commencement of development..

Considerable concern has been expressed by local residents and the Parish Council that the development would have a severe adverse impact on highway safety due to lack of footways and high levels of existing traffic being exacerbated by increased vehicle movements generated by the proposed development. However given the assessment of the Head of Strategic Infrastructure that the development would not have a negative impact on highway safety, a refusal on these grounds could not be sustained.

### **Trees and Hedgerows**

The application was submitted without a tree survey or arboricultural impact assessment. These documents were subsequently submitted and are being assessed by the Principle Forestry and Arboricultural Officer. His comments will be reported in an update.

The issue relating to trees is that there are three protected trees on the boundary adjacent to Sandfield House. The submitted indicative layout plan shows an area of open space adjacent to the trees, which should ensure that there is no conflict.

### **Ecology**

The habitat of a protected species has been recorded off-site. It is considered that the proposed development is not likely to have a significant impact upon this species however as the status of this species on a site can change within a short time scale A condition should be imposed requiring updated surveys to be submitted with any reserved matters application.

Hedgerows are a priority habitat and hence a material consideration. The proposed development is likely to result in the loss of a section of hedgerow to facilitate the site access. Replacement hedgerow planting should be secured at the reserved matters stage.

The Council's ecologist has recommended that the applicant undertakes and submits an assessment of the residual ecological impacts of the proposed development using the Defra biodiversity offsetting 'metric' methodology.

An assessment of this type would both quantify the residual ecological impacts of the development and calculate in 'units' the level of financial contribution which would be required to 'offset' the impacts of the development to enable the total ecological impacts of the development to be fully addressed in a robust and objective manner. Any commuted sum provided would be used to fund habitat creation/enhancement works locally. The end result of this process is a development proposal that can be confidently assessed as being truly 'sustainable' in terms of ecology. This approach obviously has implications for the determination of the planning application in light of the NPPF.

The applicant is currently undertaking this assessment and Members will be updated on what the contribution would be prior to making a decision on the application.

## **ECONOMIC ROLE**

The Framework includes a strong presumption in favour of economic growth.

Paragraph 19 states that:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth'

Given the countryside location of the site, consideration must also be given to one of the core principles of the Framework, which identifies that planning, should recognise:

'the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'.

Specifically, in relation to the rural economy the Framework identifies that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

'support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings'

The economic benefits of the development need to be balanced against the impact upon the open countryside and the loss of agricultural land.

In addition, the proposed development will help to maintain a flexible and responsive supply of land for housing, business and community uses as well as bringing direct and indirect economic benefits to the town including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain. The proposal will also deliver economic benefit in the form of the New Homes Bonus, which is a material consideration.

Similarly, the NPPF makes it clear that:

“the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.”

According to paragraphs 19 to 21:

“Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Investment in business should not be overburdened by the combined requirements of planning policy expectations.”

## **SOCIAL ROLE**

### **Affordable Housing**

The proposal will provide new family homes, including 30% affordable homes, on site public open space. The site is also within walking distance of the centre of Wrenbury village, which offers a wide range of essential facilities.

Originally the proposal was described as an outline application for up to 20 dwellings, but an indicative layout was not provided. Subsequently the layout has been produced that indicates that there would be 18 dwellings provided within the site. 30% affordable housing would be secured as part of a S106 Agreement.

### **Public Open Space**

The proposal is for up to 18 dwellings and Policy RT.3 of the adopted local plan only requires provision of open space or contributions for developments of more than 20 dwellings. As such no provision is required as part of the proposal.

### **Amenity**

An indicative layout has been submitted with the application and this shows that minimum separation distances could be achieved between the proposed and existing dwellings adjacent to the site.

Having regard to the amenity of future occupiers of the dwellings, adequate private residential amenity space could be provided.

The proposal is therefore in compliance with Policy BE.1 of the adopted local plan.

### **Design**

This is an outline planning application therefore the layout drawing is only indicative. Should the application be approved, appearance and layout would be determined at reserved matters stage.

The importance of securing high quality design is specified within the NPPF and paragraph 61 states that:

*“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”*

The indicative layout shows a development that would not appear inappropriate in this context.

### **Education**

The Education Department were consulted and have confirmed that 18 dwellings are forecast to require 3 primary and 2 secondary school places. The local schools are Wrenbury and Sound and District at primary level and Brine Leas at secondary level. There are surplus places forecast for the primary level but a shortfall at secondary level. As such based on an additional 2 secondary level pupils, a contribution of £32,685.38 is required.

### **Flood Risk and Drainage**

The Council’s Flood Risk Manager has assessed the application and is satisfied that the proposal is acceptable in terms of flood risk, subject to conditions relating to sustainable drainage features and surface water run off.

### **Agricultural Land**

Local Plan Policy NE.12 has been saved. The National Planning Policy Framework advises that, ‘significant developments’ should utilise areas of poorer quality land (grades 3b, 4 & 5) in preference to higher quality land.

The applicant has been unable to ascertain whether the land is Grade 3a or 3b. However; given the limited size of the site, it is not considered that its loss would be significantly detrimental.

### **Response to Objections**

The representations of the members of the public have been given careful consideration in the assessment of this application and the issues raised are addressed within the individual sections of the report. These issues are summarised in the representations and include loss of open countryside, loss of agricultural land, adverse impact on landscape, privacy, pollution, highway safety, ecology and local infrastructure.

### **S106 Contributions:**

### **LEVY (CIL) REGULATIONS**

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

(a) necessary to make the development acceptable in planning terms;

- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

As explained within the main report, the financial contributions the local high school and off site ecological enhancements would help to make the development sustainable and is a requirement local plan policies and the NPPF. It is directly related to the development and is fair and reasonable.

### **Conclusion – The Planning Balance**

Taking account of Paragraphs 49 and 14 of the NPPF there is a presumption in favour of the development provided that it represents sustainable development unless there are any adverse impacts that *significantly and demonstrably* outweigh the benefits.

The proposal is contrary to development plan policy NE.2 (Open Countryside) and therefore the statutory presumption is against the proposal unless material considerations indicate otherwise, however given the lack of a demonstrable supply of housing land at this time it is considered that the policy in this context is out of date and cannot be relied upon.

The development would provide market and affordable housing to meet an acknowledged shortfall and contributions to education. The proposal would also have some economic benefits in terms of jobs in construction, spending within the construction industry supply chain and spending by future residents in local shops.

Balanced against these benefits must be the loss of an area agricultural land. All of the site will be lost from agriculture, whether built upon or subject to open space. However, much of Cheshire East comprises best and most versatile land and use of such areas will be necessary if an adequate supply of housing land is to be provided. Furthermore, previous Inspectors have attached very limited weight to this issue in the overall planning balance.

It is also necessary to consider the negative effects of this incursion into Open Countryside by built development. Nevertheless, it is not considered that this is sufficient to outweigh the benefits in terms of housing land supply in the overall planning balance.

On the basis of the above, it is considered that the application should be approved subject to the imposition of appropriate conditions and the completion of a Section 106 Agreement to secure contributions to education, off site ecological enhancements and the provision of 30% affordable housing.

### **RECOMMENDATION**

**Approve subject to the completion of a Section 106 Agreement..**

Heads of Terms:

- £32,685.38 to secondary education
- A contribution to off site ecological enhancements (amount to be provided in an update)
- provision of 30% affordable housing

and the following conditions:

1. Commencement
2. Submission of reserved matters (all matters other than access)
3. Approved plans
4. Submission of a Phase I Contaminated Land Survey
5. Submission and approval of a construction management plan including any piling operations and a construction compound within the site
6. Restriction on hours of piling to 9am to 5.30pm Monday to Friday, 9am to 1pm Saturday and no working on Sundays or public holidays.
7. Reserved matters to include details of any external lighting.
8. Access to the site shall be completed prior to the commencement of any other form of development
9. Reserved matters to include a detailed suite of design construction plans for the adoptable highways
10. Submission of drainage scheme to include foul and surface water including sustainable drainage systems
11. Tree and hedgerow protection measures
12. Breeding bird survey for works in the nesting season
13. Reserved matters to include updated protected species surveys
14. Reserved matters to include details of boundary treatments
15. Reserved matters to include details of existing and proposed levels
16. Reserved matters to include details of bin/cycle storage
17. Reserved matters to include a single electric vehicle charging point for each dwelling
18. Submission of a written detailed method statement for all new groundworks having regard to archaeological potential

**In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.**

**Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.**

# Wrenbury



# Wrenbury

Cheshire East Council

The Woodlands

Recreation Ground

Pav

Wrenbury Primary School

MARIE C

NANTWICH ROAD

OLD AVENUE

OAKFIELD AVENUE

SANDFIELD C

Sandfield House

THE SITE

STATION ROAD

Mill Farm

Wrenbury Bridge

Fairview Park

Wrenbury Bridge

STATION RD

Sta

LC

Cheshire East Council



The



