

APPLICATION NO: 19/0032M

LOCATION: Land West Of, MANCHESTER ROAD, KNUTSFORD

PROPOSAL: Outline planning application with means of access to be determined (all other matters reserved for subsequent approval) for the erection of up to 60 dwellings (Class C3); up to 7.5 hectare business park (Class B1); landscaping and open space; a new roundabout on Manchester Road, new internal highways, car parking and facilities for pedestrians and cyclists incorporating Public Right of Way (FP2); sustainable drainage measures; and all ancillary enabling works.

UPDATE IN POSITION

Education Financial Contribution

The education contribution set out in the recommendation on page 71 of the agenda is incorrect and should read £45,500 rather than £182,000. The correct figure of £45,500 is referred to at the other relevant parts of the report.

Allotment Financial Contribution

Following further discussions with officers in ANSA it is accepted that the allotment provision put forward on the site to the north of Northwich Road can also be used as the provision for this site. The policy requirement for the two sites combined is 1,250 square metres and the current reserved matters application for that site significantly exceeds the required level of allotment provision from both sites.

Highway Financial Contribution

Further discussions have taken place since the publication of the agenda regarding the financial contribution for highway improvements. The Head of Strategic Infrastructure maintains there is a requirement of £869,000 although scope exists to split this contribution so that £290,000 would be required on occupation of the residential development and £579,000 is required upon occupation of the B1 development.

However the level of this contribution is subject to an up-to-date estimate of the works being completed and therefore the contribution may change on the basis of this estimate. Once this has been completed the cost of the works then needs to be split between the allocated sites in Knutsford to ensure each development makes a proportionate contribution. It is likely that the final agreed contribution included in the s106 agreement will be different to this figure and a further verbal update made at the meeting.

Triggers for Payment

The applicant has requested an amendment to the triggers listed in the original report. Officers are content to accept these changes and are now amended to comply with this request.

RECOMMENDATION

The recommendation remains for approval subject to the completion of the s106 with the amended provisions;

S106	Amount	Triggers
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan. No more than 80% open market occupied prior to affordable provision in each phase.
Education	£45,500 SEN	50% Prior to first occupation 50% at occupation of 50% of dwellings
Health	£60,480 to additional GP provision in Knutsford. (amount based on occupancy)	50% Prior to first occupation 50% at occupation of 50% of dwellings
Indoor Recreation	£10,400 – Knutsford Leisure Centre	On first occupation
Recreation Open Space	(£1000 per market dwelling and £500 per 1 / 2 bed market apartment). Plus additional contribution depending on the nature of the commercial floorspace brought forward.	The contributions will be paid as follows for the residential and commercial development; 50% Prior to first occupation 50% at occupation of 50% of development
Public Open Space	Management Company for future maintenance	On first occupation
Highway Improvements	£869,00 toward highway improvements to the Adams Hill and Hollow Lane junctions, and to widen the A50 along King Edward Road to remove the single lane and provide two lanes in each direction.	£290,000 would be required on occupation of the residential development and £579,000 is required upon occupation of the B1 development.
Travel Plan Monitoring	£5000	On first occupation.