

APPLICATION NO: 19/1068M

**LOCATION: KINGS SCHOOL, CUMBERLAND STREET,
MACCLESFIELD, CHESHIRE, SK10 1DA**

PROPOSAL: The demolition of existing buildings and the residential redevelopment of The King's School Cumberland Street site to provide a mixture of conversion and new build dwellings and 'Later Living' apartments, with associated access, car parking, open space, landscaping and infrastructure

REPRESENTATIONS

Further representations have been received in the form of a community response and 2 further objections raising the following concerns:

- Housing density
- Parking
- Traffic flow – what plans are in place for a by pass for the traffic
- Privacy and overlooking
- Design and style
- Environment, including air quality, wildlife, trees
- Affordable housing
- Ownership and maintenance responsibility for gates, boundary walls, trees
- Loss of protected green open space in centre of Macclesfield
- Loss of memorial cricket pavilion

Matters relating to ownership and maintenance of the boundary walls are not a material planning consideration. Maintenance responsibly will fall to the respective landowner/s including the Highway Authority where the new pedestrian/cycleway is adopted.

Affordable housing is dealt with later in this update report in addition to page 22 of the agenda reports pack.

All other issues have already been considered and are reported within the agenda reports pack.

OFFICER ASSESSMENT

Viability

The applicants state that the site is subject to abnormal costs and is therefore supported by a financial viability appraisal. The Council has had this independently appraised.

Since publication of the agenda reports pack, the Council's independent advisor has concluded their full review of the financial viability assessment

submitted by the Applicant. This review has concluded that whilst there is some disagreement with the benchmark land value (BLV) of £2.3 million for the site, this does not result in a material change in the financials and consequently, it is confirmed that the development cannot bear the cost associated with providing a fully policy compliant level of affordable housing provision nor can it pay all of the commuted sums required to mitigate some of the impacts, for example on children's play provision and recreation and outdoor sport. This is because the overall viability hinges on construction costs, which owing to the heritage sensitivities of the scheme including costs of converting some buildings, are higher than would otherwise be expected. On this basis, it is confirmed that the proposal can only bear the cost of:

- 5 affordable units with an intermediate tenure
- Total financial contributions of £377,822

This is on the basis that the developer would achieve a gross development value (GDV) of 15.36%. National Planning Practice Guidance advises that a minimum GDV of between 15-20% is the industry accepted standard which reflects the minimum enhancement a developer would reasonably expect to achieve in order to bring a site forward for housing development. Thus, the 15.36% which would be achieved by the developer is in line with national guidance and is therefore accepted in this case. As such, the heads of terms recommended at page 45 of the Agenda Reports Pack require amending to include the provision of 5 affordable units and to exclude the contributions towards recreation open space and children's play provision as follows:

- 1. Affordable Housing comprising of:** 5 units with an intermediate tenure
- 2. Public Open Space comprising of:**
 - Indoor Sports Provision - £19,500 towards to provide 3 additional pieces of equipment at Macclesfield Leisure Centre
- 3. Education Contribution** of £274,298 towards secondary and SEN (Special Educational Needs) school places
- 4. Healthcare contribution** of £84,024 to support premises development of the Waters Green Medical Centre and development of additional primary care premises within Macclesfield.

Other Matters

Since publication of the agenda reports pack, the applicant has raised some further queries regarding the recommended conditions found on page 46. The first is in relation to the Type P units, which is a block of 3 two-storey units fronting Coare Street. The applicant does not consider that the use of stone, as would be required by condition no. 11 would be necessary and would have a further consequence on build cost and therefore viability.

The existing character along Coare Street is, (save for the existing unsightly additions to the rear of the school block building), is characterised by traditional terraced brick properties. Having regard to this existing character

and materiality, it is considered that an alternative material rather than the use of stone would be reasonable and acceptable in this part of the site.

It is worth noting that the suggested condition at no. 11 is only headline and does not comprise its detailed wording. It is not intended that the condition would require the entire scheme to be constructed from stone, but instead to leave this for agreement via condition. However, there are key buildings, owing to their prominence (for example the Later Living Block) which must contain stone detailing in order to allow them to appear sympathetic to the site, key views and the designated heritage assets. This is also important to ensure that the harm identified from its intrusion is mitigated somewhat by the use of high quality materials to achieve a high quality of design. Thus, for the purposes of clarity, the headline of condition 11 shall be amended to read:

11. Details of external facing materials to be submitted, approved and implemented and notwithstanding the submitted detail, to include the use of stone.

The applicant's second query relates to condition no. 4, which requires a replacement cricket pitch to be provided before the loss of the existing one. Condition no. 4 is recommended to ensure no net loss of sports pitch provision occurs and was recommended by Sport England. Following comments from Sport England, the application is now supported by a 'Sports Pitch Replacement Strategy' which states as an interim arrangement, the existing 3 cricket pitches at Derby Fields will be used until the new cricket pitch is provided. No further comments have been received from Sport England and as such, it is recommended that authority be delegated to *Acting Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to seek further advice on Sport England as to whether they are agreeable to this change.* In the absence of agreement from Sport England, in the meantime, it is recommended that the headline of condition no. 4 be amended to read:

4. No development involving the loss of the existing cricket pitch shall be carried out until a timetable has been agreed for its replacement.

This would not preclude development being commenced on the other elements of the scheme.

Finally, the applicant had initially raised concern about the requirement of façade retention of the main school block, but has now subsequently agreed to it. This will require a further condition requiring the submission of a scheme and method statement for the retention of the façade to be submitted and approved.

RECOMMENDATION

Approve as per the recommendation on page 45 of the Agenda Reports Pack subject to authority being delegated to *Acting Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to seek*

further advice on Sport England on condition no. 4 (replacement cricket pitch), the following amended heads of terms:

- 1. Affordable Housing comprising of:** 5 units with an intermediate tenure
- 2. Public Open Space comprising of:**
 - Indoor Sports Provision - £19,500 towards to provide 3 additional pieces of equipment at Macclesfield Leisure Centre
- 3. Education Contribution** of £274,298 towards secondary and SEN (Special Educational Needs) school places
- 4. Healthcare contribution of £84,024** to support premises development of the Waters Green Medical Centre and development of additional primary care premises within Macclesfield.

the amendment of condition no.s 4 and 11 on page 46 as follows:

4. No development involving the loss of the existing cricket pitch shall be carried out until a timetable has been agreed for its replacement.

11. Details of external facing materials to be submitted, approved and implemented and notwithstanding the submitted detail, to include the use of stone.

and subject to the following additional condition:

35. Submission of a scheme and method statement for the retention of the façade of the main school block to be submitted and approved.