

# Strategic Planning Board

## Updates

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**Date:** Wednesday, 18th March, 2015  
**Time:** 10.30 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

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The information on the following pages was received following publication of the Board agenda.

**Planning Updates** (Pages 1 - 6)

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Please contact Sarah Baxter on 01270 686462  
E-Mail: [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk) with any apologies, requests for further  
information or to arrange to speak at the meeting

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**STRATEGIC PLANNING BOARD – 18<sup>th</sup> MARCH 2015**

**APPLICATION NO:** 14/0977C

**PROPOSAL:** Outline Application for the Erection of Up To 120 Dwellings, Public Open Space, Green Infrastructure and Associated Works.

**ADDRESS:** Land to the South of Hind Heath Road, Sandbach

**APPLICANT:** Richborough Estates Partnership

**ADDITIONAL CONSULTATIONS**

**Highways:** This site has an extant permission subject to S106 for 100 residential units. This revised application for 120 units simply needs to mitigate for its own impact and it is reasonable for the Head of Strategic Infrastructure to require a pro-rata increase in the contributory sums which were agreed at the public inquiry against unit numbers.

This would equate to £240,000 for the strategic infrastructure contribution and £120,000 for the cycle contribution. Both sums to be secured by S106 against any permission which may be granted for this development proposal.

**Brine Subsidence Board:** Condition suggested.

**CEC Education:** Following correspondence with the applicant a revised education contribution has been received as follows:

Based on the information submitted by the applicant and the fact that the application is basically an amendment to an approved application then the contributions sought are as follows:

$16 \times £11,919 \times 0.91 = £173,541$  for primary school education

$16 \times £17,959 \times 0.91 = £261,483$  for secondary school education

**OFFICER COMMENTS**

**Highways**

This site has been the subject of a previous application for 100 units which was granted at appeal. The Inspector resolved a £200,000 contribution to strategic highway corridor improvements plus £100,000 contribution to cycling facilities in Sandbach would be required to mitigate the highways impact.

This application is for an increased number of dwellings at 120 units, a 20% increase. The submitted Transport Assessment offers expected analysis which demonstrates a pro-rata increase in trips but not at such a level that it changes the operational capacity of the network at a level which could be considered severe under the NPPF.

The only requirements will be for the slight increase in contributions against the increase in unit numbers.

### **Education**

The updated education contributions will be added to the revised recommendation in line with the latest education consultation response.

### **Ground Conditions**

The comments made by the Brine Board have been noted and this issue will be dealt with at the Building Regulations stage. An informative will be attached to make the applicant aware of these comments.

### **RECOMMENDATION**

**APPROVE subject to completion of Section 106 Legal Agreement to secure the following:-**

- 1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:**
  - The numbers, type, tenure and location on the site of the affordable housing provision**
  - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing**
  - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved**
  - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
  - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**
- 2. Provision of Public Open Space and a NEAP (8 pieces of equipment) to be maintained by a private management company**
- 3. Primary School Education Contribution of £173,541**
- 4. Secondary School Education Contribution of £261,483**
- 5. Highways Contribution of £240,000 towards the junctions of Old Mill Road/the Hill, Crewe Green Roundabout and Junction 17 of the M6**
- 6. Cycling Contribution of £120,000 for improvements to cycling provision in the Wheelock, Sandbach and Elworth/Ettiley Heath area.**

**And the following conditions:-**

- 1. Standard Outline**
- 2. Submission of Reserved Matters**
- 3. Time limit for submission of reserved matters**
- 4. Approved Plans**

5. Details of existing and proposed ground levels
6. Phasing of the development
7. Submission of materials for the development
8. Details of overland flow
9. Details of scheme for the disposal of foul water
10. Contaminated land
11. Environment Management Plan
12. Travel Plan
13. 8m buffer zone along the watercourse
14. Submission of a revised Ecological Mitigation Strategy
15. Breeding Birds timing of works
16. Replacement hedgerow planting as part of the reserved matters application
17. Arboricultural Method Statement
18. Landscape Design and Management Strategy
19. Open Space Scheme
20. Management Plan for the Open Space

**Informative:**

1. Brine Board

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager, in consultation with the Chair (or in his absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
  - The numbers, type, tenure and location on the site of the affordable housing provision
  - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
  - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
  - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
  - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. Provision of Public Open Space and a NEAP (8 pieces of equipment) to be maintained by a private management company
3. Primary School Education Contribution of £173,541
4. Secondary School Education Contribution of £261,483

- 5. Highways Contribution of £240,000 towards the junctions of Old Mill Road/the Hill, Crewe Green Roundabout and Junction 17 of the M6**
- 6. Cycling Contribution of £120,000 for improvements to cycling provision in the Wheelock, Sandbach and Elworth/Ettiley Heath area.**

**STRATEGIC PLANNING COMMITTEE UPDATE – 18<sup>th</sup> March 2015**

**APPLICATION NO:** 14/5120C

**PROPOSAL:** Reserved matters for 160 dwellings

**ADDRESS:** Land north of Congleton Road, Sandbach

**APPLICANT:** Taylor-Wimpey UK Ltd and Seddon Homes

**Consultations**

Strategic Highways Manager – *No objections*; since submission of the reserved matters application there has been discussion with the applicant regarding the proposed road layout and this had led to some revisions being made. The two properties fronting Congleton Road have a safer access point onto the internal road and not directly on Congleton Road. The general road layout is an acceptable design although there are a number of blocked speed tables shown at junctions within the site, the blocked junction arrangements are acceptable although I would want to omit the vertical deflections as vehicles speeds would be low anyway within the development. The car parking provision accords with current CEC standards for the proposed housing mix within the site and there is cycle storage provision within each unit.

Landscape Officer (Forestry)

Certain technical issues could be secured by condition. It would be appropriate to secure:

- Amendment of the SUDS Plans in respect of trees.
- Submission and approval of details of all service routes.
- Addenda to the submitted Arboricultural Impact Assessment and Method Statement providing:
  - arboricultural contact details for all key personnel.
  - full details of a no dig specification and construction methodology for lengths of proposed off site combined cycleway/footway which encroach over tree root protection zones with implementation of approved details under arboricultural supervision.
  - Coverage of issues relating to drainage provision.
- All tree protection measures and working practices to be implemented in accordance with the updated Arboricultural Impact Assessment, Method statement and associated plans once approved.

- Details of existing and proposed site levels.

### **Officer Comments**

The applicants have submitted further landscape details to meet the comments local residents in meeting and consultations. The discharge of landscaping conditions and the control of issues raised by the Forestry Officer can be controlled via the landscape conditions attached to the original outline permission. However, for completeness, it is proposed to attach additional conditions requiring:

- the submission of materials
- Further landscape details in respect of SUDs area, service routes and levels.

### **RECOMMENDATION**

**The recommendation remains unchanged**