

APPLICATION NO: 22/1930C

**LOCATION: MOUNT PLEASANT FARM, GIANTSWOOD LANE,
HULME WALFIELD**

PROPOSAL: The demolition of certain existing buildings and the erection of residential dwellings (Use Class C3) with access, car parking, landscaping, public open space and associated infrastructure.

REPRESENTATIONS

Housing – As picked up in the Affordable Housing section of the report Housing have withdrawn their objection to the application.

CONSULTATIONS

ANSA: Following the receipt of addition information, including the buffer zones around the play areas, ANSA have confirmed these are acceptable, but that there is still a concern about the informal play space around the formal play areas, in that there is too much planting/mounding that needs to be amended.

LLFA: At the time of writing this report discussions with the LLFA were on-going and as such no response as yet has been received.

KEY ISSUES

Trees – The AIA/AMS has been updated and the Council's Tree Officer has confirmed that it can be conditioned accordingly. This is already picked up in the recommended conditions.

Urban Design – Following the receipt of additional information, the Urban Design Officer has commented that further improvements have been made to the design in respect of:

4. Homes for everyone – Following confirmation of the affordable housing property types and tenure, and that all properties meet NDSS standards as confirmed by Housing this has changed from Amber to Green.

5. Making the most of what is there – Whilst improvements have been made to: the landscaping boundary adjacent to Mount Pleasant Farm; to the design of SuD's features; and confirmation that the hedge adjacent to plot B is being retained; it is still considered some more information could be provided with regards to how the level changes are accommodated, and there is still no real evidence of consideration of the passive environmental opportunities presented by the site and this influencing the design. As such this remains an amber in the assessment.

11 Green and Blue Infrastructure – Again improvements to the SuD’s features, and confirmation of which features will permanently hold water has largely been received, and as such this has changed from Amber to Green.

In totality this is set out below:

Current assessment

Integrating into the Neighbourhood				Distinctive Places				Streets for All			
1 Natural Connections	2 Walking, cycling public transport	3 Facilities and services	4 Homes for everyone	5 Making most of what’s there	6 Memorable character	7 Well defined streets/spaces	8 Easy to find your way around	9 Healthy streets	10 Cycle and car parking	11 Green and blue infrastructure	12 Back of pavement, front of home
*1	*1	*2	*3							*4	

*1 subject to satisfactory connection to greenway/addressing concerns of PRoW team

*2 subject to Local centre coming forward

*3 subject to Housing comments

*4 subject to larger SuDS features holding permanent water

The majority of concerns of the Council’s urban Design Officer have now been addressed and if the applicant confirms whether certain SuD’s features hold water then one of the outstanding matters can be addressed. Conditions are recommended with regards to renewable energy generation on site (No. 18) and levels (No.33 with wording to pick up the slope profile changes).

Flood Risk/Drainage – Regrettably at the time of writing this Update Report this matter is not resolved. It is however anticipated that the matter can be resolved in advance of Committee and Members will need to be updated accordingly.

Public Open Space – Following confirmation from ANSA that they are happy with the buffer zones around the play area the significant issues have now been addressed. As however there are still concerns about the detailed designs of the play area this matter needs to be conditioned. This has already been addressed in recommended condition No. 39.

Affordable Housing – For clarity, the figures quoted in this section have been amended in revised proposals (as set out at the start of the report) but to confirm:

- The report here mentions 398 dwellings – the total is now 396 dwellings
- The total Section 106 secured affordable housing units is 83. This section of the report currently reads 85.
- Parcels A&B – amount to 286 units
- Parcels C&D – amount to 110 units
- “the Council’s preferred split in tenures for Affordable Homes is 65% Rented and 35% Intermediate Tenures. From the 30% provision on parcels C & D the policy SC5 tenure mix equates to 22 Rented and 11 Intermediate.” Housing’s latest response states it should be 21 rented and 12 intermediate to be compliant with SC5. This is therefore what is now proposed, in order to be policy compliant.

- All of the proposed dwellings meet or exceed NDSS. The report currently reads that only affordable units do.

The applicant was also keen to highlight that as well as the 83 affordable housing units to be secured via a S106 agreement, the proposed scheme will deliver 181 shared ownership dwellings, which will be secured via Homes England Grant Funding which has been verified via a letter received from Torus Homes. This means that the proposed development will deliver in total 265 affordable dwellings and 131 open market dwellings. This is equivalent to 70% affordable housing across the whole site. This would amend the proportion of market housing as set out at the start of the report but is not something that is secured should planning approval be granted by Cheshire East.

CONCLUSION:

Members will need to be updated verbally with regards to drainage and whether conditions can adequately address outstanding matters, otherwise there are no changes to the recommendation.