

**APPLICATION NO: 24/4287/FUL**

**LOCATION: Land South of Old Mill Road, Sandbach**

**PROPOSAL: Residential development (use Class C3) including the creation of a new vehicular access off the A534 roundabout, landscaping, public open space, ecological enhancement area, internal access roads, garages, car parking and associated infrastructure**

Additional Consultation Responses:

**NHS:** A contribution of £212,054 will be required to mitigate the impact of this development.

**Additional Representations**

Additional representations have been received from Cycling UK which raise the following points:

- Cycle access to Laurel Close is secured via a condition attached to the appeal on application 19/3784C. Assurances should be given that a cyclist can travel between footpath 18 and Laurel Close (a distance of 8m).
- Clarification is required in terms of how cycle access will be provided from the site onto Houndings Lane.
- Concerns raised over the cycle parking provision to the development.

**Officer comment**

The recommendation will be amended from that in the original report. This will include changes to the Heads of Terms to amend the NHS contribution and the affordable housing provision (the affordable housing change is to allow alternative types of intermediate tenure including Rent to Buy).

In addition to the above, there will be some minor changes to some of the conditions.

In terms of the comments from cycling UK, the details of the cycle parking for the development are to be controlled via the imposition of a condition. A condition will also be imposed to require the provision of the cycle links onto Houndings Lane (x2) and Laurel Close.

**Recommendation**

APPROVE subject to a S106 Agreement with the following Heads of Terms:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	Affordable housing	20% Affordable Provision (40 units) with a 67.5% to 32.5%

		tenure split between Affordable Rent and Intermediate Tenure (including shared ownership and rent to buy)
<b>Amenity Green Space and Play Provision</b>	On site provision of Open Space and a NEAP. Scheme of Management to be submitted and approved	Shall be provided prior to the first occupation of 30% of the dwellings on the site.
<b>Outdoor Sports Contribution</b>	£299,609.41	To be paid prior to the occupation of the 120 <sup>th</sup> dwelling
<b>NHS</b>	£212,054	To be paid prior to the first occupation of the 120 <sup>th</sup> dwelling
<b>Education</b>	£879,516.00 (Primary) £577,332.00 (Secondary) £299,680.00 (SEN)	- Primary to be provided prior to first occupation of the 50 <sup>th</sup> dwelling - Secondary to be provided prior to first occupation of the 15 <sup>th</sup> dwelling - SEN to be provided prior to first occupation

And the following conditions:

1. Standard Time – 3 years
2. Approved Plans
3. At least 30% of the dwellings in housing developments should comply with the requirements of M4(2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings.
4. At least 6% of the dwellings in housing developments should comply with the requirement m4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.
5. Submission and approval of a scheme for acoustic mitigation
6. Submission and approval of a scheme for odour mitigation
7. Low emission boiler provision
8. Phase II Contaminated Land report to be provided
9. No development to commence until a Remediation Strategy has been submitted and approved.
10. Contaminated land – importation of soil
11. Contaminated land – unexpected contaminated land
12. Construction Management Plan to be submitted and approved
13. Materials to be submitted and approved
14. Cycle parking provision to be submitted and approved
15. Compliance with the submitted Arboricultural Impact Assessment and Tree Protection.
16. Submission of a scheme for the provision of Biodiversity Net Gain

17. Submission, approval and implementation of a management plan to ensure the delivery and monitoring of the BNG measures
18. Submission and approval of a scheme for the removal of non-native invasive species
19. Hedgehog mitigation (Reasonable Avoidance Measures)
20. Provision of the cycle/pedestrian links onto Laurel Close and Houndings Lane (x2)
21. Submission and approval of a scheme for a mammal ledge
22. Nesting birds – timing of works
23. Lighting to be submitted and approved.
24. Ecological Enhancement Management Plan compliance with the submitted details
25. Submission and approval of a drainage strategy.
26. Prior to the first occupation of the development the improved roundabout access and off-site highway works shall be fully implemented and operational.
27. 10% of energy needs to be from renewable or low carbon energy
28. Obscure glazing requirement – Apartments at plots 15-18 first-floor windows facing north east and first floor side windows on plots 23 and 59.
29. Boundary Treatment – including any fencing to the PROW, the drainage basin and any highway safety barriers
30. Detailed designs of the retaining structures to be submitted and approved.
31. Landscaping (including food growth/production) to be submitted
32. Landscaping to be implemented
33. Landscaping Management Strategy to be submitted and approved
34. Hard landscaping to be submitted and approved.
35. Details of the themed NEAP equipment and play-on-the-go equipment to be submitted and approved.

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair of the Strategic Planning Board (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

Should the application be the subject of an appeal, approval is given to enter into a S106 Agreement with the following Heads of Terms

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<b>Education</b>	£879,516.00 (Primary) £577,332.00 (Secondary) £299,680.00 (SEN)	<ul style="list-style-type: none"> <li>- Primary to be provided prior to first occupation of the 50<sup>th</sup> dwelling</li> <li>- Secondary to be provided prior to first occupation of the 15<sup>th</sup> dwelling</li> <li>- SEN to be provided prior to first occupation</li> </ul>