

APPLICATION NO: 25/1403/OUT

LOCATION: Land off Crewe Road, Sandbach

PROPOSAL Outline approval on access for the erection of up to 160 dwellings (C3), a new care home of up to 70 bedspaces (C2), a new community building (F2) with associated car parking, and a new countryside park.

Additional Representations

An additional objection has been received which raises the following points:

- There has been interaction between the applicant and CEC Transport. Residents are interested to know what information CEC has used to judge the acceptability of the traffic consequences of this application.
- Has the cumulative impact of development been considered, in terms of both phases of the Capricorn development (which is designated as part of the Local Plan).
- CEC Highways have requested a S106 contribution to fund a shared pedestrian/cycleway along Park Lane. This has neither been previously identified nor is required.

OFFICER COMMENT

Highways

The Highways consultation response sets out that the Capricorn site has been considered in the assessment and that the highways impact considered acceptable.

With regards to the active travel contribution, this is to mitigate the impact of the development and it does not necessarily have to count towards the Local Cycling and Walking Infrastructure Plan (LCWIP). That being said, the S106 contribution will not be restricted to Park Lane and could be used for the LCWIP as a lot of these are within the vicinity of the site.

An additional condition is required for bus stop upgrades, relating to bus stops on Crewe Road. This would ensure that the existing bus stops are upgraded to include a bus shelter.

Other issues

The applicant has confirmed that care home proposed would fall within use class C2. It would consist of a care home comprising ensuite bed spaces for the elderly.

Recommendation

APPROVE subject to a S106 Agreement and conditions as set out within the original report and the following additional conditions:

30. A scheme for the provision of two bus stop upgrades including bus shelter provision and a timetable for implementation to be submitted and approved.