

Appendix 1 Birtles Rd Macclesfield

This site is located to the north west of Macclesfield town centre on Birtles Rd and is around 1.7 acres in size. It includes a derelict property at 70 Birtles Road which has locally listed status.

A planning application for reserved matters for 41 affordable houses providing a combination of semi-detached and small terraced blocks was submitted by Jones Homes in April 2008 (planning reference 08/0775). The application was accompanied by a further one for the use of land for footpaths, driveways, road, gardens and landscaping (planning reference 08/0773) on the land fronting Birtles Road known locally as the "lay-by".

Planning application 08/0775 was refused by the former Macclesfield MBC Planning Committee on 16 June 2008 for the following reason:

The proposed development, by reason of density and number of dwellings, would be out of character with the surrounding area, including the adjacent area of countryside and allotment use lying within the North Cheshire Green Belt. As such, the development would be contrary to policies H2, H3, GC3 and DC1 of the Macclesfield Borough Local Plan 2004.

Planning application 08/0773 for the associated development of the lay-by area was approved with conditions by the former Macclesfield MBC.

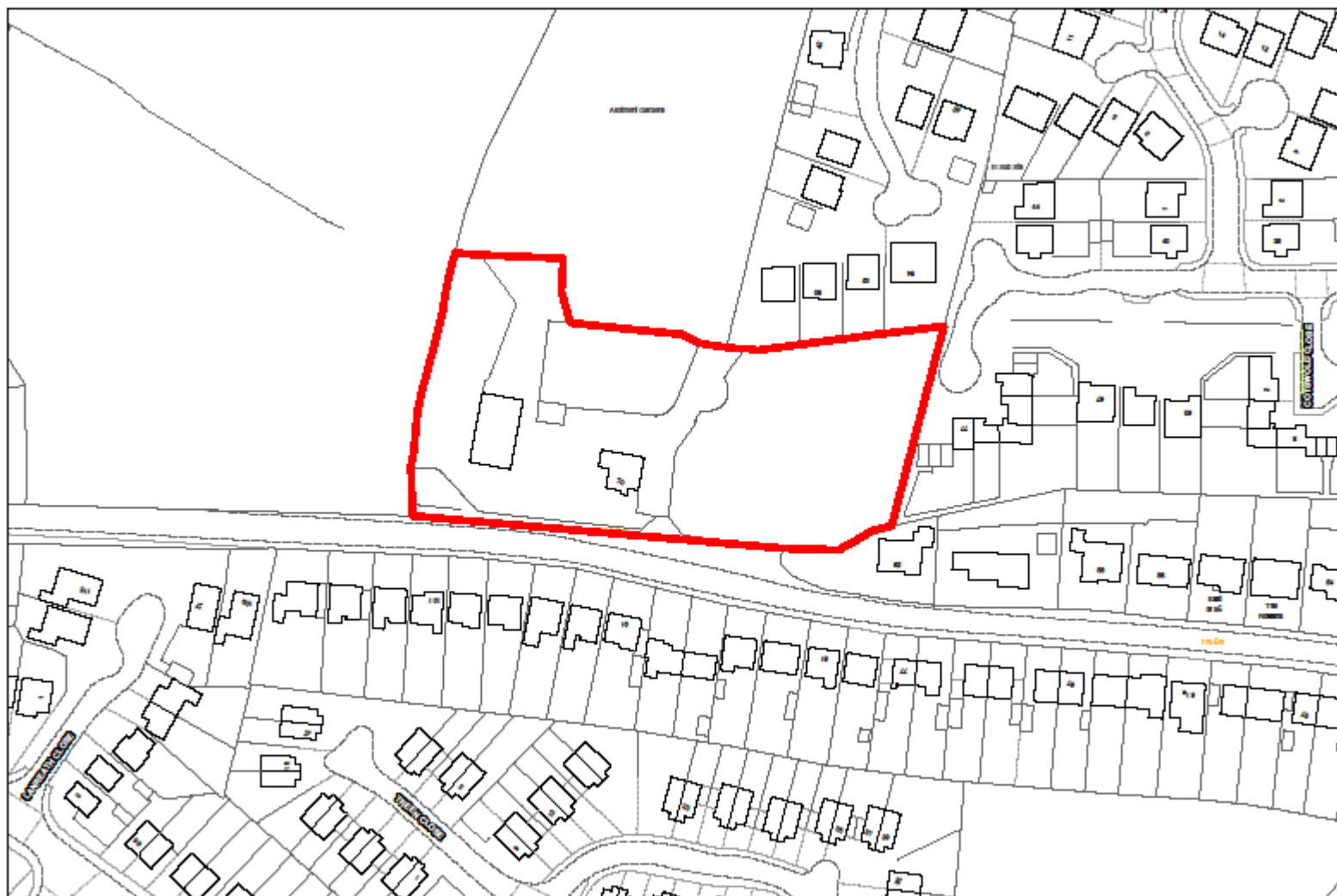
There were a number of other comments made by members of the Planning Committee which, although not reasons for refusal, could be addressed in any revised scheme. In particular, as the application was for reserved matters, it had to comply with the terms of the outline planning permission granted in 2005. As that has now elapsed, the issues raised such as open space, access to the allotments to the rear, pedestrian access and other matters, would need to be addressed as part of any new full planning application.

In August 2008 Members of the former Macclesfield MBC Cabinet were asked to (and subsequently resolved)

- (1) Note the current position regarding the provision of affordable housing on land at Birtles Road, Macclesfield
- (2) Reaffirm the sale of the site for affordable housing
- (3) Agree that the development of the site on appropriate terms for affordable housing be delegated to officers in consultation with the Portfolio Holders for Planning & Development and Asset

Housing Need - In Macclesfield and Bollington the SHMA identified a need for 318 units of affordable housing, consisting in the main of 175 two bedroom properties and 109 three bed properties.

There are currently 50 applicants registered on Cheshire Homechoice stating a preference for this area, consisting of 7 people asking for a 1 bed property, 9 asking for 2 bed houses and 19 asking for 3 bed houses. In addition there has only been one 4 bed affordable unit vacant in the last year which received 32 bids indicating four bedroom properties are of high demand in this area.



BIRTLES ROAD SITE

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Scale 1:1250



Appendix 2 Redsands Willaston

This is a 0.76ha site located to the south west of Crewe between Crewe and Nantwich off the A534, Crewe Road.

The site is located in a sustainable location with excellent access to services and facilities in Nantwich

Pedestrian and vehicle access is gained via a single entry from Crewe Road. Parking exists on site immediately to the south of the developed area.

Within the site there are large areas of open space including a pond and football pitch to the west of the developed area.

Previous development on the site has been restricted to an area of approximately 0.76ha consisting of three buildings: one main two storey block, one single storey building to the rear and one single storey building to the east.

Cabinet has already made a previous decision on 19th January 2010 in relation to disposal of this land. At that time Cabinet resolved: -

That approval be given to the transfer of the site from the Children's Services to Adult Services at the valuation of £155,250.

That approval be given to procure a development partner for the Redsands site to provide supported living facilities for adults with a learning disability.

That Counsels opinion be sought to ensure that the disposal of land to the chosen Registered Social Care Landlord does not fall within the definition of a Public Works Contract and so be caught by Public Contracts Regulations 2006 as referred to in paragraph 9.2 of the report.

That approval be given to go out to consultation to look at future need for respite for people with very complex conditions, in line with personal budgets and use of alternative provision.

Housing Need

It is proposed that this site be developed as a mixed community which could contain one or more of the following:

Affordable housing - The SHMA identified a need for 256 new affordable units per year in Crewe, made up of need for 123 x 1 beds, 20 x 2 beds, 47 x 3 beds, 40 x 4/5 beds and 26 x 1/2 bed older person units.

There are currently 41 applicants who have selected the Willaston area of Crewe as their first choice, these applicants require - 14 x 1 beds, 13 x 2

beds, 10 x 3 beds and 1 x 4 beds – 3 applicants haven't specified how many bedrooms they need

- Extra Care Housing (mainly for older people)
- Supported living for younger adults with disabilities
- Accommodation for children leaving care and progressing into adulthood who have lifestyle support needs

A project to identify and quantify current and future demand for the social care elements of the above is in the process of being commissioned. This work will allow more detailed specification of each of the above.

At this point therefore it is not possible to state the precise mix however the data below gives an indication of *current* provision and usage which should serve as a guide (it should not however be regarded as a forecast).

| EXTRA CARE HOUSING BY LEVEL OF NEED | |
|-------------------------------------|-----|
| Band 3 (highest) | 97 |
| Band 2 | 130 |
| Band 1 | 160 |
| Wellbeing (lowest) | 156 |
| Total | 543 |

| EXTRA CARE HOUSING BY DISABILITY TYPE | |
|---------------------------------------|-----|
| Carer | 36 |
| Dual Sensory Loss | 2 |
| Frail/Temporary Illness | 305 |
| Hearing Impairment | 6 |
| Learning Disability | 11 |
| Mental Health – Dementia | 17 |
| MH other than dementia | 24 |
| Other Physical/sensory Loss | 106 |
| Other Vulnerable | 26 |
| Other Vulnerable- Welfare Benefits | 2 |
| Visual Impairment | 8 |

| OTHER DATA | |
|---|---|
| Young people requiring specialist level-access accommodation due the high-end Learning Disability/Autism presenting in last 2 years | 8 |
| Young people due to leave care during the next 3 years | |
| Young people with disabilities due to transition into adulthood during the next 3 years | |
| Adults with Learning Disabilities in Supported Living arrangements | |
| | |
| | |

Redsands, Nantwich

Not to Scale

