

STRATEGIC PLANNING BOARD –25TH JUNE 2014

UPDATE TO AGENDA

APPLICATION NO.

14/1946C

LOCATION

Land off The Hill/Manor Road, Sandbach.

UPDATE PREPARED

20th June 2014

Highways Response to Further Information:

I have considered the supplementary comments provided by CroftTS in relation to the requirement for the applicant to comply with the original agreement that the traffic generation figures from this development proposal should be put through the Authority VISSIM model and would offer the following comments:

Traffic generation and impact.

- The comments from the S.H.M. dated 13-06-14 recommended refusal on lack of information.

- The supplementary comments from CroftTS state that they do not consider use of the VISSIM model is necessary and that the Highway Authority have sufficient information to determine whether mitigation is required.

- A similar development (150 units) local to this site has used the VISSIM model for the calculation of mitigation from traffic impact and figures have been determined for reasonable contribution.

- The original pre-application discussion for this site agreed the use of the VISSIM model for this site.

Given the agreed mitigation for the nearby development at Hawthorne Drive agreed through the VISSIM assessment and the CroftTS comment that there is sufficient information for mitigation from the cumulative traffic impact that this site would generate against local junctions which are already over traffic capacity, the Strategic Highways Manager recommends that the final conclusion in his comments dated 13-06-2014 be taken forward by the Local Planning Authority and that the required contributions therein be attached to any permission which may be granted for this proposed development.

With this recommendation for conditions and contributions for mitigation the reason for refusal on Lack of Information is probably not a viable reason at inquiry and should not be contested given mitigation would be accepted on the basis of the pro-rata contributions calculated against that agreed for the Hawthorne Drive site.

Visibility.

The supplementary comments provided by CroftTS do provide additional and better detail with regard to the available visibility splays that can be achieved for the proposed site access and given that they claim they can achieve a visibility splay which would conform with DMRB requirements the S.H.M. would simply require an additional plan to be provided as a condition which demonstrates this provision.

Ecology:

The bat surveys referred to in the Ecology Section of the report have now been received and assessed by the Council's Nature Conservation Officer. He is now satisfied that the proposal is not likely to have an adverse impact on roosting bats.

Recommendation:

Remove the third reason for refusal on highway grounds.

Reasons one and two remain the same.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager has delegated authority to do so in consultation with the Chair/Vice Chair of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chair/Vice Chair of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.