

SOUTHERN PLANNING COMMITTEE – 28TH JANUARY 2015

UPDATE TO AGENDA

APPLICATION NO.

14/5411N

LOCATION

The Printworks, Crewe Road, Haslington, CW1 5RT..

UPDATE PREPARED

26th January 2015

Flood Risk Manager

“We have reviewed the proposals and whilst we have no objections in principle on flood risk grounds, we would like to make the following comments.

The applicant is advised to investigate the potential for discharging into the ordinary watercourse to the south of the site. Surface water discharges from the proposed site should mimic existing pre-development Greenfield run-off rates (restricted surface water discharges to apply) and in accordance with the National Planning Policy Framework, priority should be given to the use of sustainable drainage systems (SuDS).

If it is proposed to discharge into the watercourse, it should be noted that any alterations to an ordinary watercourse would be subject to consent under Section 23 of the Land Drainage Act 1991 from Cheshire East Council as Lead Local Flood Authority (LLFA). For further information regarding this, please contact Cheshire East Council’s flood risk management team.”

Representations

One further representation has been received from a Winterley resident. This expresses concerns about the following:

- Difficult for Officers to defend the appeal while supporting this application
- Too much importance placed on the lack of a 5 year supply of housing land.
- The settlement boundary should not be ‘flexed’ through the development control process, but should be dealt with through the emerging local plan
- The gap between Haslington and Winterley would be ‘nibbled’ away at

- 'Flexing' the settlement boundary will create 'open season' for more development applications

Recommendation

Condition 10, included in the main report covers the drainage issues, therefore there is no change to the recommendation in the report.