

Application: 15/2274M

Location: Land off School Lane, Marton

Proposal: Outline application for up to 27 No. dwellings with details of access. All other matters reserved

Applicant: Hollins Strategic Land LLP

Expiry Date: 17.08.2015

LDfC: 06.10.2015

UP-DATE REPORT: 5th October 2015

CONSULTATIONS

Jodrell Bank Observatory:

Consultation comments have been received from Jodrell Bank Observatory (JBO). A summary is provided below.

Radio telescopes at JBO carry out a wide range of astronomical observations as part of national and international research programmes around the world. The telescopes are equipped with state-of-the-art cryogenic low-noise receivers, designed to pick up extremely weak signals from space. The location of JBO was chosen as a radio-quiet rural area.

Policy SE14 of the Cheshire East Local Plan Strategy states that development will not be permitted if it impairs the efficiency operation of the Jodrell Bank radio telescopes.

Evaluation undertaken at JBO of the potential radio frequency interference from the type of equipment commonly used at residential dwellings within the consultation zone is that it can impair the efficient operation of the radio telescopes at Jodrell Bank. For this reason JBO now opposes development across a significant part of the consultation zone as a matter of principle and advises the Local Planning Authority (LPA) on its view of the degree of impact on a case-by-case basis, so that this can be taken in account as part of the planning decision.

JBO recognises that there is significant development across the region surrounding the telescope(s) and has carried out an analysis which takes into account the distribution of development and the effect of the intervening terrain between any location and the telescope itself.

In the case of the proposed development JBO's view is that the additional potential contribution to the existing level of interference will be relatively minor. However, it is in a direction from the telescope which has less

development within the consultation zone. JBO therefore request that the LPA take this into account and stresses that such additional contributions should be viewed as cumulative.

Heritage & Design – Forestry:

The Arboricultural Officer notes that the revised illustrative masterplan is considered acceptable from an arboricultural perspective. Removal of the car park negates any issues associated with the adjacent protected tree.

The revised access location off School Lane respects the requirements of the two protected Oaks both in terms of visibility splays and construction.

Should the application proceed to reserved matters a full and detailed Impact Assessment will be required to reflect and support any proposed detailed layout. This should also include a tree protection scheme and a monitoring and reporting regime undertaken by the applicant's appointed arboricultural consultant to ensure the protection scheme remains intact and appropriate. Tweaks will also be required to the illustrative layout in accordance with current best practice BS5837:2015

It is also noted that the condition of the large mature Sycamore associated with the illustrative community open space area will be reviewed prior to a report being presented to committee following an objection to the serving of the recent TPO which includes this tree.

Education:

The calculations undertaken to arrive at the conclusion that there would be no impact on local education as a result of the proposal are as follows:

27 dwellings is expected to generate 5 No. primary and 4 No. secondary children.

Primary schools within 2 miles: Marton & District (catchment)

Forecasts indicate 19 surplus places by 2019. Approved developments that impact on this school as at 15.4.2015 have been included and as this development only yield 5 pupils, surplus remains.

Secondary within 3 miles: Eaton Bank (catchment)

Forecasts indicate 203 surplus places by 2019. Approved developments that impact on this school as at 15.4.2015 have been included and as this development only yield 4 pupils, surplus remains.

Conclusion: No impact on local education.

Greenspace:

The Open Space Officer has confirmed that the calculation for the provision of Recreation Outdoor Space, for the proposed development, shall be based on

the figures outlined in the SPG re s106 Agreements, i.e. £1,000 per family dwelling or £500 per 2 bed apartment. It is also suggested that the s106 should state that any forthcoming reserved matters application should include 40 sqm per family dwelling on-site public open space; should this not be provided then the required commuted sums for public open space will be required.

HEADS OF TERMS & CIL REGULATIONS

Add the following into the heads of terms for the s106:

- any forthcoming reserved matters application should include 40 sqm per family dwelling on-site public open space; should this not be provided then the appropriate commuted sums for public open space will be required.

CONCLUSION/RECOMMENDATION

The additional consultation comments received to date, outlined above, have been borne in mind. In respect of the comments received from Jodrell Bank Observatory, it is considered that the impact of such developments is cumulative, but in this particular case the level of interference will be relatively minor. The additional consultation comments do not raise any objections or concerns regarding the proposal. The proposed development accords with all relevant Development Plan policies and is in accordance with the NPPF, such sustainable forms of development should be approved without delay. The recommendation previously proposed remains.