

STRATEGIC PLANNING BOARD – 24 February 2016

APPLICATION NO: 15/3531C

LOCATION: Land bounded by Old Mill Road & M6 northbound slip road, Sandbach

PROPOSAL: Reserved matters for 232 dwellings

APPLICANTS SUBMISSION

The applicant has submitted a letter outlining the various benefits delivered by this scheme, which include:

- Delivery of enhanced roundabout to junction 17 (estimated start July 2016) to enable access to employment site by 50th dwelling.
- Upgrade of existing footway to north side of Old Mill Road to shared footway / cycleway
- Footway / cycleway to south side of Old Mill Road
- New pedestrian refuge to Old Mill Road
- Shared cycleway / footway from the site to High Street

They also provide the following information:

- The need for the acoustic fence will not be on commencement of development. Dwellings closest to Old Mill Road will be constructed first, with dwellings further into the site along the North East boundary not envisaged to be built until 2021 – 2023.
- With commencement in circa July 2016 and a 40 week build programme, means that access to the commercial area will be in place in the first half of 2017.
- Turning dwellings to face onto commercial area would result in loss of additional 6 dwellings, which is not viable.
- 35 affordable dwellings provided as:
 - 12 x 1 bed apartment
 - 6 x 2 bed apartment
 - 9 x 2 bed house
 - 8 x 3 bed house
- An arboricultural method statement will be provided, and as part of this there will be the temporary erection of a fence during construction in order to avoid harm to wildlife corridor / protected trees.
- Open space provided as:
 - 1,000 sq.m NEAP and 1,000 sq.m 'kick-about'. This combined single open space totals 3,428 sq.m;
 - A parcel of open land to the front of the site (northern corner) totalling 944 sq.m;
 - 2 further smaller parcels of land in the west of the site, one abutting Old Mill Road (414 sq.m) and another area of incidental open space totalling 260 sq.m. Both of these will be grassed with some landscaping;

- The buffer zone which wraps around the woodland area separating new housing from the woodland. This area amounts to 11,643 sq.m;
- Public access to the wildlife corridor will also be provided.
- The outline permission secured:
 - 15% of new homes to be Affordable (with an agreed split of 50/50 rented/intermediate
 - Primary School Education Contribution of £292,850
 - Secondary School Education Contribution of £539,309
 - Air Quality Mitigation Contribution of £10,000
 - Wildlife Corridor Crossing Contribution of £500,000 to facilitate the future development of land to the rear of the site

KEY ISSUES

Amenity

Within the site, there are some separation distances that fall marginally below the identified standards. However, any shortfall is limited and is not considered to have such a significantly adverse impact upon the living conditions of future occupiers to justify a refusal of planning permission.

Ecology

Further information relating to ecology is awaited.

Forestry

Further information relating to trees is awaited.

CONCLUSIONS

As in the original report a recommendation of approval is made, subject to the satisfactory receipt of the outstanding information.