

STRATEGIC PLANNING BOARD – 20th April 2016

APPLICATION NO: 15/5184N

PROPOSAL: Outline planning application for residential development of up to 250 dwellings, open space and associated works, all other matters reserved apart from access. (Resubmission of 15/0184N)

ADDRESS: 138 SYDNEY ROAD, CREWE, CW1 5NF

APPLICANT: Muller Property Group

REPRESENTATIONS:

Cllr Suzanne Brookfield raises objections to the application based on the loss of part of the Green Gap separating Crewe from Haslington, poor infrastructure and increased traffic on congested roads. Despite the proposed Section 106 Contributions to highways and education she does not feel these go far enough to compensate local residents for the continued congestion.

APPRAISAL:

It is considered that all three issues are adequately addressed in the officer's report.

Education:

Updated comments have been received setting out the requirements for the site for the 250 dwellings now proposed (as opposed to the 275 previously proposed):

The development of 250 dwellings is expected to generate:

46 primary children (250 x 0.19 – 2 SEN)
38 secondary children (250 x 0.15 – 2 SEN)
4 SEN children (250 x 0.51 x 0.03%)

The development is forecast to increase an existing shortfall predicted for 2016 and beyond, for primary and SEN provision in the immediate locality. Forecasts indicate the development will not impact secondary provision in the immediate locality.

To alleviate forecast pressures, the following contributions would be required:

46 x £11,919 x 0.91 = £498,929.34 (primary)
4 x £50,000 x 0.91 = £182,000 (SEN)

Total education contribution: £680,929.34

Without a secured contribution of £680,929.34, Children's Services raise an objection to this application.

RECOMMENDATION:

There are no changes to the recommendation, but it should include reference to the requirement for an educational contribution of £680,929.34.