

APPLICATION NO: 17/4256M

LOCATION: Land at Sprink Farm, Dickens Lane, Poynton

PROPOSAL: Outline planning application for the demolition of all buildings and structures and the erection of up to 150 dwellings with 30% affordable homes, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Dickens Lane. All matters reserved except for means of access.

CONSULTEES

ANSA – No objections subject to provision of on site open space and financial contributions for recreation and outdoor sport.

REPRESENTATIONS

Three additional letters of representation have been received objecting to the proposal on the following grounds:

- Impact of extra traffic
- Loss of wildlife
- Site does not have good transport services
- Impact on schools / doctors
- Loss of attractive pasture land
- Contributions should be sought to landscape school playing field boundary
- Land prone to flooding

KEY ISSUES

Open Space

The public open space (POS) requirement for the site is as set out in policy SE6 and as outlined on p38 of the original report. Policy SE2 and LPS 49 of the CELPS and LPS 4 seek to secure appropriate outdoor sports facilities to satisfy the need arising from the new development. Following analysis of the Playing Pitch Strategy, ANSA have requested an outdoor sport facility contribution of £1,000 per market dwelling, which will go towards pitch / facility improvements at Barnaby Road and / or Deva Close playing fields.

S106 Heads of Terms

A s106 agreement will be required, and given that the final number of dwellings is not currently known, the agreement will need to be worded to require contributions on a formula basis rather than a fixed sum. The following heads of terms are required and agreed with the applicant:

- Financial contribution towards education:
 - Primary – No. of pupils generated x £11,919 x 0.91
 - Secondary – No. of pupils generated x £17,959 x 0.91
 - SEN – No. of pupils generated x £50,000 x 0.91

- Financial contribution towards indoor sports – No. of additional residents x 0.427 (participation rate for Cheshire East) / 25 (average number of users per piece of health & fitness equipment) x £6,500 (cost per item of fitness equipment)
- Financial contribution towards outdoor sports - £1,000 per market dwelling
- Financial contribution towards GP practices in Poynton – Occupancy per dwelling x number of units in the development x 360
- Financial contribution towards Poynton Relief Road - £5,555 per dwelling
- Open space provision and management
- 30% affordable housing (tenure split of 65% rented and 35% intermediate)

CIL Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The provision of affordable housing, public open space, indoor and outdoor sport (financial) mitigation, and healthcare (financial) mitigation are necessary, fair and reasonable to provide a sustainable form of development, to contribute towards sustainable, inclusive and mixed communities and to comply with local and national planning policy.

A financial contribution towards the Poynton Relief Road is necessary to make the development acceptable in planning terms in order to mitigate for its impact on the highway network.

The development would result in increased demand for school places at the primary and secondary schools within the catchment area which currently have no projected spare capacity. In order to increase the capacity of the schools which would support the proposed development, a contribution towards primary, secondary and SEN school education is required based upon the number of units applied for. This is considered to be necessary and fair and reasonable in relation to the development.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development

CONCLUSIONS

The additional comments received in representation relate to matters that have been addressed in the original report. As in the original report a recommendation of approval is made subject to the Heads of Terms listed

above, the conditions on p48 of the original report and the additional condition below:

Additional condition

24. Compliance with submitted design principles and submission of design code.

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