

Tim Dickinson

From: Wooddisse, Ruth
Sent: 10 July 2018 15:03
To: Simpkin, Rachael.
Cc: James, Mark
Subject: SMD/2018/0180 - Ayr Road, Cheadle

Rachael, apologies for the delay in sending you these comments.

Planning Application SMD/2018/0180 - Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue, Cheadle

Adopted Core Strategy

- SS5c – Cheadle Area Strategy. Identifies ‘extension to the urban area to the north (Area 1)’ for new housing development. Also states ‘providing additional educational, health and community facilities, including if required.....a new primary school to serve east/north Cheadle.’

Local Plan Process

- Site included in the options consultation July 2015
- Site Included in the Preferred Options consultation April 2016
- Site included in the Preferred Options Local Plan July 2017 as part of ‘Cheadle North Strategic Development Area’
- Site included in the Submission Version Local Plan February 2018 as part of ‘Cheadle North Strategic Development Area’

Emerging Local Plan

- The Council submitted the Submission Version Local Plan (February 2018) to the Secretary of State on 29th June 2018.
- Policy SS7 – Cheadle Area Strategy identifies the site as a strategic housing cluster to the north of the town for housing and school development.
- Policy H2 – Housing Allocations allocates the site as ‘Cheadle North Strategic Development Area’ for 320 dwellings.
- Policy DSC1 – Cheadle North Strategic Development Area sets out a detailed policy for the site. It states that land amounting to 11.2ha is allocated for residential development of approximately 320 dwellings, including a new County Primary School and school/community playing pitches (approximately 2 ha) and associated public open space. The policy requires comprehensive masterplanning for the site to include a number of considerations which include heritage, landscape and visual impact, affordable housing and contributions towards infrastructure, public open space, education, services and other community needs including sports facilities as required.
- **Please note that at this stage, prior to the Examination of the Local Plan, the policies above carry limited weight.**

Evidence Base

- During the Local Plan process a number of evidence base documents have been prepared that specifically consider this site. These studies and consultation responses including statutory consultees received at each stage have helped to inform Policy DSC1. These studies and consultation responses can all be found on the Council’s website:
 - Local Plan and Site Allocations Viability Study (2018)
 - Extended Phase 1 Habitat Surveys and Local Wildlife Assessment (2015 & 2017)
 - Green Infrastructure Plan (2018)
 - Landscape and Settlement Character Assessment (2008)
 - Landscape, Local Green Space and Heritage Impact Study (2016)
 - Level 1 SFRA Update (2015)
 - Cheadle Town Centre Phase 2 Study (2017)

- HRA Screening & Sustainability Appraisal Report (2018) (latest version)

5 Year Housing Land Supply

- The latest 5 year land supply assessment (31/03/2018) indicates 1.8 years supply. This is calculated on a district-wide basis however completions in Cheadle remain particularly low with only 61 units completed over the last five years.

Planning Application

- This hybrid planning application accords with emerging Local Plan Policy DSC1 in that it provides a comprehensive master-plan approach for the whole site providing housing, land for a new primary school, school/community playing pitches and other open space.
- The site allocated in the Local Plan excludes land to the east along the Cecilly Brook as this edge lies within Flood Zones 2 and 3. Policy DSC 1 supporting text supports the inclusion of this area within the overall scheme for open space / surface water mitigation. The inclusion of this land within the application site is supported.
- The main access directly off Froghall Road is supported.
- The application proposes a total of 300 dwellings (125 full & 175 outline) which is slightly less than the estimated 320 dwellings stated in the Local Plan. There appears to be an adequate level of open space and landscaping within the site including a number of allotments in the northern part of the site. There may be an opportunity in a RM application to increase the housing numbers slightly.
- The Planning Statement proposes 10% affordable housing on the site (8 x affordable rent and 5 x shared ownership) which is significantly below the 33% target in the Core Strategy (which has been carried forward into the Submission Version Local Plan). A detailed viability assessment for the site should be undertaken to determine the exact costs and contributions involved.

Kind regards

Ruth Wooddisse

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