

Application Reference	DC/078180
Location:	Land At Wilmslow Road, Heald Green, Stockport
PROPOSAL:	Reserved matters planning application for appearance, landscaping, layout, scale and access for the first phase of residential development (202 dwellings and open space) following hybrid approval ref: DC/060928 (EIA development - subsequent application)
Type Of Application:	Reserved Matters
Registration Date:	07.10.2020
Expiry Date:	27.01.2021 (extension agreed)
Case Officer:	Daniel Hewitt
Applicant:	Bloor Homes North West
Agent:	NJL Consulting

UPDATE FOLLOWING AMENDMENTS TO APPLICATION

Following the comments made by the Cheadle Area Committee, the applicant has made revisions to the scheme resulting in the submission of revised plans and written commitments and or agreements to address concerns raised. The amendments made are described and assessed in turn below.

Internal Space Standards

In response to concerns raised by Cheadle Area Committee, the applicant has substituted open market three bedroom house types to achieve compliance with the 2015 Nationally Described Space Standard ensuring all the proposed houses for sale on the open market achieve the standard for three bedroom, four person homes.

The changes are as follows:

- The Byron / Lyttleton now been replaced with Dunham / Lyford (3/3 houses – total 6)
- The Kilburn has now been replaced with Kane (24 houses)
- The Makenzie now replaced with Forbes (12 houses)

The location of the substituted houses are shown on the revised plans.

The size of the proposed affordable houses remain unchanged but they have been designed to the former Homes and Communities Agency (HQA) standards endorsed by the Council's current '*Affordable Housing Requirements in Stockport – Explanatory Note (January 2021)*' and are supported by the identified registered affordable housing provider, Mosscafe St Vincent's, who would acquire and manage the affordable homes.

PROW surface treatments

In response to concerns raised by Cheadle Area Committee, the applicant has confirmed they are happy to revise the surface treatments of the public footpaths and PROW crossing the site to soften their visual appearance. Planning condition(s) are recommended accordingly. Discussions with the Council's Highway Engineer have confirmed that alternative options are available that would meet their requirements such as buff coloured bitmac, block paving or resin bound gravel. This would be secured by planning condition – a position now agreed with applicant.

Bat and/or bird box provision

In response to concerns raised by Cheadle Area Committee and the comments of the Council's ecologist, the applicant has confirmed that they are happy to increase bat and bird box provision to a ratio of 100% (or equivalent) from 30%. They have suggested a condition to secure such an outcome.

Access from Wilmslow Road

The six access driveways from Wilmslow Road, proposed in addition to the main vehicular access junction, were also raised as a concern by the Cheadle Area Committee.

Access was a reserved matter at the outline stage and condition 41 of the planning permission requires access to be provided in accordance with the details specified at outline stage i.e. the provision of a four arm signal controlled junction. The proposals achieve that and are supported by the Council's Highway Engineer. It is also important to note that the condition does not preclude the provision of the proposed additional shared driveway accesses. The Council's Highway Engineer's comments at the outline stage highlighted the potential for "*limited direct plot access on Wilmslow Road*".

RECOMMENDATION

Approve subject to further conditions