

**PLANNING APPLICATIONS COMMITTEE**

**Late Representations – 17<sup>th</sup> October 2024**

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| <p><u>Item 7</u></p> <p><b><u>SMD/2023/0423</u></b></p> | <p><b><u>Land at Tenford Lane, Tean</u></b></p> <p><b>Updated feedback from consultees:</b></p> <p>Staffordshire County Council Flood Risk Management have now provided a sixth round of comments on the drainage strategy. The majority of matters previously raised been addressed. However, the LLFA recommend that planning permission is not granted until:</p> <ol style="list-style-type: none"> <li>1) the calculations that demonstrate how the ponds will drain are agreed in accordance with the standards set out in the CIRIA SUDs Manual</li> <li>2) issues relating to the plot level exceedance have been resolved demonstrating that water will not fall towards a property threshold.</li> </ol> <p><b>SCC School Organisation Team:</b></p> <p>The Tenford Lane (Land off), Tean development is located within the catchment area of Cheadle Primary School, albeit adjacent to the catchment area boundary of Great Wood Primary School. The methodology to assess the impact of planning applications on education infrastructure is set out in the Staffordshire Education Infrastructure Contributions Policy (SEICP).</p> <p>The impact of the proposed development on the catchment primary school (Cheadle Primary School) and the primary planning area (Cheadle Town Primary School Place Planning Area) has therefore been analysed in accordance with the SEICP to assess the impact of this proposed development on education provision.</p> <p>The current cost of a new 210 place primary school (1 form entry) which as at Q2, 2022 was £7,311,265 million (excluding acquisition of the necessary land) and would mitigate up to 1,000 dwellings. Please note that these new school costs are currently being updated.</p> <p><math>\text{£7,311,265} / 1,000 \text{ dwellings} = \text{£7,311.27 per dwelling}</math></p> <p><math>47 \text{ dwellings} \times \text{£7,311.27 per dwelling} \times 47 = \text{£343,629.69}</math></p> <p>I would therefore advise that the 47 dwellings would result in an education contribution of £343,629.69 (index linked from the date of this response) to be sought from the developer to mitigate the impact on education from the development and would make the development acceptable from an education perspective subject to a S106 agreement which meets this requirement.</p> <p>Please also note that we reserve the right to amend the requested education contribution amount from the date of this response to the</p> |          |

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|           | <p>point that the education contribution is finalised within the S106 Agreement. An amended education contribution request will be based on updated new primary school project costs which are reviewed annually and contained in the Staffordshire Education Infrastructure Contributions Policy.</p> <p><b>Update to proposed Heads of Terms:</b></p> <p>Discussions regarding the details of the Heads of Terms and Section 106 agreement have continued and the following provides an update to the Heads of Terms proposed. The new section 106 agreement will supersede the existing section 106 linked to the outline permission SMD/2016/0811 granted in July 2018.</p> <ol style="list-style-type: none"> <li>1. <b>Affordable housing</b> to be provided in accordance with policy. This is for 33% affordable units (16 of the 47 additional units) comprising of 25% first homes (4 units), 80% rental (10 units) and 20% shared ownership (2 units).</li> <li>2. <b>Leisure and recreation</b> - delivery and long term management and maintenance of on-site open space and LEAP play area.</li> <li>3. <b>Leisure and recreation</b> off-site contributions will supersede the outline permission section 106 agreement due to the increase in the number of units and altered layout of the proposal and will total £58,572.80 consisting of:             <ol style="list-style-type: none"> <li>a. Parks &amp; Gardens - £75.20 per dwelling (x87) - £6,542.40 to be used within 1.5km</li> <li>b. Allotments - £38.20 per dwelling (x87) - £3,323.40 to be used within 3km</li> <li>c. For sports pitches and built sports facilities we have used the Sport England calculator for the values as set put below:</li> <li>d. Playing Pitches (3G) – towards new - £9,926 off-site contribution to be used within 3km</li> <li>e. Playing Pitches (maintenance) - £4,572 off-site contribution to be used within 3km</li> <li>f. Sports Hall – towards a new - £34,209 off-site contribution to be used within 3km</li> </ol> </li> <li>4. <b>SCC education</b> contribution for primary school places</li> </ol> |          |

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|                  | <p>£343,629.69 (index linked)</p> <ol style="list-style-type: none"><li>5. <b>Integrated care board health</b> contribution of £42,139</li><li>6. <b>Highways</b> improvements<ol style="list-style-type: none"><li>a. Upgrade to local bus stop – to be agreed</li><li>b. Upgrade to footpath linking the site to Wentlows Sports Pitch</li></ol></li><li>7. <b>Monitoring fees</b> for the section 106 agreement<ol style="list-style-type: none"><li>a. SCC monitoring fee</li><li>b. SMDC monitoring fee - £1237 ((£218.83 x 3) + £583.72)</li></ol></li></ol> <p><b>Officer comments:</b></p> <p>A significant amount of work has been done to scrutinise the drainage strategy for this site. While the LLFA continue to raise concerns relating to calculations and plot level exceedances, officers are confident that these matters can be addressed and the drainage strategy signed off. Therefore the recommendation from officers has been updated to give delegated authority to approve the application subject to the outstanding LLFA matters being resolved, and signing of the section 106 agreement. In the event that the LLFA cannot be satisfied, the application can be brought back before the committee for reconsideration.</p> <p><b>AMENDED RECOMMENDATION</b></p> <p><b>Delegate authority to the Head of Development Services in consultation with the Chairman of the committee to approve the application subject to submission of additional drainage information, no objection from the LLFA, completion of s106 Agreement and Conditions.</b></p> |                 |