

1st March 2016



FAO: The Homeowner

Dear Sir/Madam,

PROPOSAL: FULL PLANNING APPLICATION FOR THE ERECTION OF 14 NO. DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING, SITE INFRASTRUCTURE, AMENITY SPACE AND LANDSCAPING.

LOCATION: FORMER NED YATES GARDEN CENTRE, MOOR LANE, WILMSLOW, SK9 6DN

We are writing to inform you that we are in the process of preparing a full planning application for the erection of 14 no dwellings with associated access, car parking, site infrastructure, amenity space and landscaping.

Initial discussions have been held with the planning department of Cheshire East Council to discuss the scheme and the designs have evolved throughout this process to form the proposed scheme as attached.

In advance of a planning application being submitted, we are consulting the local community so that residents are aware of the draft development proposals. Please therefore find attached a copy of the draft proposed site layout.

We would welcome your thoughts on the scheme and should you wish to respond then please contact us no later than Monday 14th March 2016

You can send your response either by email or post and should you have any queries in relation to our proposals then please get in touch by either of the addresses below:

Email: land.northern@elan-homes.co.uk

Post: Elan Homes Ltd, Oak House, Lloyd Drive, Cheshire Oaks Business Park, Ellesmere Port, Cheshire, CH65 9HQ.

Alternatively the documents have been uploaded to our appointed planning consultant's website for you to view and also provide any comments you may have. The link is: **<http://www.houriganconnolly.com/consultation/>**

We point out that this is an informal consultation as agreed with Cheshire East Council and you will of course have the opportunity to make further comments to the Council as part of their formal consultation process, following the submission of our planning application.

Kind Regards,

Elan Homes Ltd



Proposed Residential Development on land at the Former Ned Yates Garden Centre, Moor Lane, Wilmslow

Key Summary

Elan Homes Ltd are looking to redevelop the Former Ned Yates Garden Centre on Moor Lane, Wilmslow.

The garden centre ceased trading in April 2014, however Jacques Landscaping Ltd continues to operate from the site providing employment for 32 people. The site currently comprises a number of single two-storey buildings and extensive hard-standing areas which were used in association with the garden centre and the existing landscape business. The proposals comprise the complete redevelopment of a previously developed site within the green belt which is partly redundant and partly still in use.

Pre-application discussions were held in late 2015 between Cheshire East Council and representatives of Elan Homes Ltd regarding proposals for a residential redevelopment scheme. Following discussions and further feedback from the Council the scheme has been revised with a lower number of houses now being proposed. The draft proposals provide for 14 new family homes consisting of 10 detached houses and 4 bungalows, including an element of affordable housing.

The prestigious development incorporates bespoke house types which have been designed specifically to be sympathetic to the character of the site, and to respond to the character of the local area. There is an emphasis on reduced building heights and a high quality development which is in-keeping with this particular area of Wilmslow.

The redevelopment of the site will provide a significant reduction in vehicle movements and associated noise to the local highway network and in the more immediate vicinity, a significant benefit to the residential properties located on Moor Lane. The proposals will also make a positive social contribution to housing land supply and the local community in Wilmslow and the wider Cheshire East Borough.

In addition, the development will make an important contribution to the local economy both in the immediate and long term, with jobs being created during the construction phase of the development and thereafter future occupants contributing to the local economy. The development will also enable the existing landscape business who have expansion plans, to relocate and secure new, more appropriately located premises elsewhere within the Borough which is to the benefit of existing employees and the local economy.

Key Milestones to Note:

- Planning application is anticipated to be submitted in late March/early April 2016.
- A decision would be expected around July/August 2016.
- The houses are expected to be built within 18 months from starting on site.