

Alderley Park

Development Framework

June 2015





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1 Introduction

Alderley Park, a research and development site renowned for the discovery and development of innovative new medicines, is a key part of the North West Life Science Ecosystem. Opening more than 40 years ago, the site has a rich heritage of important advancements in medical treatments, including a number of anti-cancer treatments. As the lead centre for cancer research, Alderley Park currently houses the global Advanced Lead Discovery Centre, and its world class laboratories offer unique facilities for drug discovery and development.

When AstraZeneca announced its intention to transition the majority of its research and development function from this site to a new purpose-built centre in Cambridge, it was immediately recognised that the potential negative economic impacts of this decision were considerable. However, taking into account the significant growth predicted across the Life Science Sector, and the strength and uniqueness of the Alderley Park offer within that sector, it was also clear there was a potential opportunity for an exciting new future for the site. Following rapid intervention at ministerial level, senior stakeholders came together, as the Alderley Park Taskforce, to devise a strategy for the site which would sustain high value employment and investment beyond AstraZeneca's planned withdrawal.

AstraZeneca had already begun to establish a cluster of research and development life science companies on site at the BioHub. The Taskforce set out a vision for the site which would build on that BioHub model, devising a strategy to "secure a vibrant and prosperous future for Alderley Park through its transformation to an independent, self sustaining, world-class hub for life sciences, acting as an anchor for the sector in the North West."

The Taskforce commissioned a study to establish the potential future demand from the life science sector, for the world class laboratory and office space on site¹. That study indicated that whilst there would not by any means be an instant demand for all the site's facilities, with an appropriate business model, there is potential to build on the BioHub concept, re-purposing the site to offer facilities which complement existing life science resources across the region, such that Alderley Park can continue to be a key part of the growing life science sector. The Taskforce therefore produced a Development Prospectus, endorsed by Cheshire East Cabinet in January 2013, which sought to set out the vision for the site for prospective purchasers. It then worked closely with AstraZeneca to seek out a new site owner willing to invest in re-purposing the site to support this vision.

In March 2014 Manchester Science Parks, since re-branded Manchester Science Partnerships (MSP), successfully bid to acquire the site, **with Cheshire East Council acquiring a 10% ownership**. MSP have publicly confirmed their ambition to build on the BioHub concept, adapting the site's state-of-the-art research facilities to enable the development of a community of life science businesses specialising in different aspects of the drug discovery chain. AstraZeneca's phased decant of the site is progressing and the new site owners are now keen to begin the task of re-purposing the site. It is critical that work is undertaken to remodel the site for multi-occupier use quickly such that talent and skills associated with AstraZeneca can be redeployed on site before becoming dissipated and to ensure the world class facilities on site are properly maintained and do not become obsolete.

The emerging Cheshire East Local Plan Strategy (CELPS) seeks to align the local planning framework with this

new vision for the site. It allocates Alderley Park as an 'opportunity site', seeking to promote and encourage the development of the Life Science Park whilst recognising that there is likely to be a need for a degree of flexibility regarding land uses to deliver, grow and sustain the Life Science Park vision.

Until the adoption of the CELPS, the current development plan for the area remains the Macclesfield Borough Local Plan. That plan, which dates from 2004, envisages the continued occupation of the Alderley Park site by AstraZeneca and has thus in many ways become superseded by recent events.

The National Planning Policy Framework (NPPF) encourages Local Planning Authorities to develop policy which supports and drives a sustainable economy.

This Development Framework is therefore being developed with the aim of pro-actively guiding any future development on the site having regard to the adopted and emerging development plans, national planning policy and taking into account recent events surrounding the site. It is the product of joint working between Cheshire East Council and the professional team appointed by MSP. It will be subject to public consultation in a similar way to a Supplementary Planning Document and will be reviewed by the Council following that consultation, being revised if appropriate. Once the final version has been approved by the Council it will be used as a tool to guide potential developers, investors and occupiers proposing any development on the site, and it will be a material consideration when determining planning applications.

¹ SQW, *The Impact of the disinvestment by AstraZeneca at Alderley Park, Jan/Feb 2014*



Science facilities on site



Location

The location of the Alderley Park site is shown in Figure 2.1. The park lies in the Cheshire countryside within the southern commuter belt for Manchester, approximately 13 miles as the crow flies from the city centre. The site sits within an attractive rural landscape immediately south of the rural parish of Nether Alderley, with its many listed buildings surrounding the Grade 1 listed St Mary's church and **Grade II* Nether Alderley Mill**. The affluent and popular village of Alderley Edge lies around 1.8 miles to the north west providing many local amenities.

Access

The park lies just off the A34 allowing access by road to Manchester International Airport in around 20 minutes and to Wilmslow in 7 minutes. From Alderley Edge railway station, Manchester city centre is accessible by train in 30 minutes and Manchester Airport in only 10 minutes. The Arriva 130 bus runs through the site between Macclesfield and Alderley Edge every half hour Monday to Friday and hourly on Saturdays. In addition, from Monday to Friday the 27A bus also passes through the site twice a day in either direction between Macclesfield and Knutsford.



Aerial photograph of Alderley Park

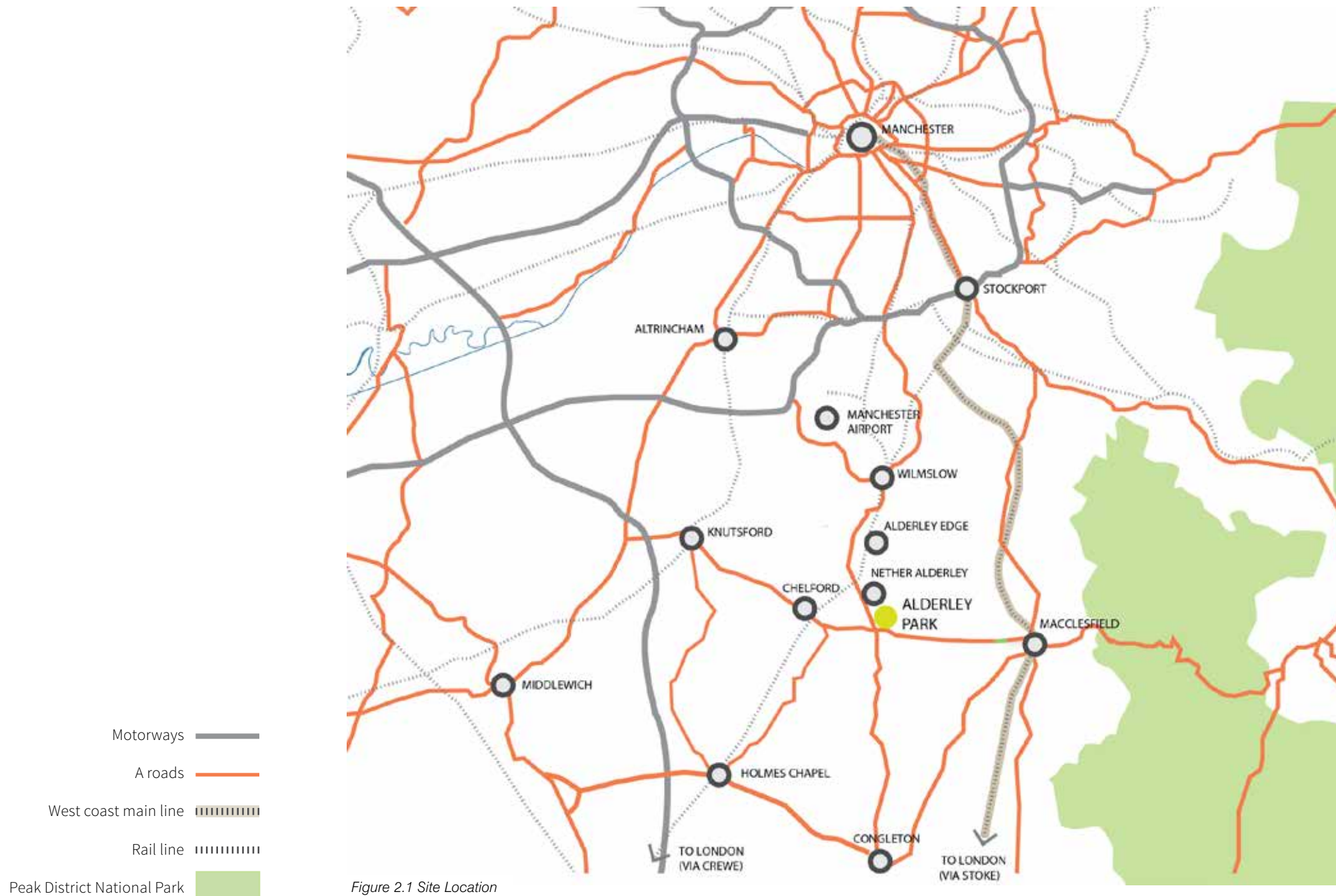


Figure 2.1 Site Location

Description

Overall the site extends to circa 160ha, rising slightly to the north east. Whilst the peripheral areas of the site are rural in character comprising undeveloped parkland, woodland and fields, once within the site, there is a significant degree of developed land including some 300,000 sqm (gross external area) of high quality and specialist laboratory, office and ancillary floorspace.

Whilst views into the site are restricted due to substantial areas of woodland, the site is located within a visually sensitive locality, with a number of heritage features, residential properties and recreational bridleways and footpaths.

The existing built development within the site falls within three distinctly identifiable character areas known as Mereside, Parklands, and South Campus as illustrated in Figure 2.2. The remainder of the site is woodland, farmland or parkland.

Mereside is the main focus of the site's state of the art chemistry and biological facilities and includes the energy centre, newly created BioHub, modern offices, a high quality conference centre, restaurant and parking for more than 2,000 cars. This zone sits alongside Radnor Mere, providing an exceptionally high quality setting.

Parklands is sited centrally within the built up area of the site and contains a modern office building together with other large scale buildings and extensive areas of surface car parking. This zone is bisected by the main site circulation road. Whilst the Parklands office building is a high quality, award winning structure, the industrial

style buildings to the east and the car parking which lies adjacent to them have been identified as unlikely to be required for the Life Science Park going forward. This area of the site, which is surrounded by woodland, thus offers scope for redevelopment if these buildings are demolished.

South Campus is that part of the site where Alderley Hall once stood prior to its demolition following a fire, in 1931. This zone contains a range of buildings including a substantial double courtyard complex of former stables, the former Ballroom (the only section of the original house still standing) and, to the east, Alderley House, a complex of office buildings originating from the 1960's, with later additions.

Closely associated with the main buildings complex within the South Campus is the former 'AZ' Sports Club, including a sports hall, associated car parking areas and formal recreation provision, including football, tennis courts and cricket pitch. Key environmental assets in this area also include the 'Serpentine', and a sunken walled garden containing formal pond built for the early nineteenth century Alderley Hall. Many other historic features associated with Alderley Hall are visible in this area of the site including the former stables, dovecote and an arboretum.

The scale of built form throughout the site is unusually varied, showing juxtaposition in scale and architectural style due to development of different uses over different eras, ranging from 4-6 storey office buildings to 2 storey historic structures.

Beyond the developed areas of the site, lie extensive areas of landscaped parkland and woodland.

The high density of mature woodland provides a strong contrast with the surrounding, more open, agricultural landscapes giving the site a strong sense of enclosure.

The west of the site is characterised by a mature parkland setting with gently undulating landscape and woodland trees, classically designed as part of The Stanley Family Estate in accordance with Repton design principles.

Radnor Mere, in the north of the site, constitutes a defining element of the landscape but is not immediately apparent and is generally screened from any primary transport routes and many estate roads.



Figure 2.2 Character areas and key buildings

3 Planning Policy

Any planning applications for development must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Until the adoption of the Cheshire East Local Plan Strategy (CELPs), the adopted development plan covering this site remains the “saved” policies of the Macclesfield Borough Local Plan of 2004 (MBLP). This development plan identifies the site as a ‘Major Developed Site within the Green Belt’.

In March 2012, the National Planning Policy Framework (NPPF) came into effect. The MBLP saved policies are still applicable but should be weighted in planning decisions according to their degree of consistency with the NPPF.

In February 2014, Cheshire East Council resolved to approve the CELPS (Submission Version) for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

In addition to these planning policy documents there are a number of supplementary documents which provide more detail on how policies in the development plan can be practically implemented as well as background evidence which is likely to be material in determining applications on this site.

Those likely to be most relevant are:

- Section 106 (Planning) Agreements SPG 2004;
- Interim Planning Statement on Affordable Housing (2011);
- CEC Employment Land Review (2012);
- CEC Economic Development Strategy (2011);
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

The saved policies from the MBLP and the emerging CELPS considered likely to be key in determining



applications for development on this site are set out in Appendix A, together with links to key relevant guidance and evidence documents.

The following section seeks to provide an outline of the likely key planning considerations for development proposals on this site. It is not intended as a comprehensive account of relevant planning policy and developers are advised to consider all the detailed requirements in the policies set out in Appendix A.

Land Use Policies

The MBLP identifies Alderley Park site as a major pharmaceutical R&D site and envisages continued occupation by AstraZeneca. Policy EC1 of the MBLP plan sets out that existing employment areas will normally be retained for employment purposes. However, in light of AstraZeneca's decision to remove their R&D function, this policy needs to be considered against the advice in the NPPF which states *'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'*

The existing building stock at Mereside, is highly specialist and of exceptional quality, making it ideally suited for reoccupation by companies within the life science sector, as the success to date of the BioHub demonstrates. **As set out on page 4, the vision for the site is for it to become a self-sustaining world class hub for Life Sciences. Development proposals which support Life Science focussed uses¹, which align with both current and emerging local plan policy are therefore particularly encouraged by the Council.** Demand for life science floorspace is likely, at least in the short to medium term, to be less than the current floorspace on site. The demand study commissioned by the Taskforce, appears, based on recent uptake at the BioHub, to have

been underestimated². However, even based on the more optimistic estimates of the new owners, assuming Mereside is retained as the focus for life science activity, opportunities will exist to demolish surplus floorspace and redevelop parts of the site without prejudicing the establishment or longer term growth of the desired Life Science Park. It is therefore appropriate - and in sustainability terms desirable - for a degree of flexibility regarding future land uses in some parts of the site.

The Council and MSP wish to ensure that any redevelopment does not undermine the overriding objective for this site to continue as a first class life science facility. To this end, as already set out in the site Prospectus and the emerging Local Plan, the aspiration is for additional land uses to be limited to those which would support the ambitions for the continued growth and prosperity of the Life Science Hub on this site. These could be complementary uses which for example provided convenient facilities for site occupiers, making the site more attractive to life science and related businesses. It is also recognised that it may be appropriate to allow redevelopment of parts of the site for housing or other high value end uses if the funds released from that development are **needed** to deliver the desired Life Science Park, **for example providing upfront capital to enable existing science space to remain operational and occupied thus protecting talent and human resources.**

Potential land uses could include, but may not be limited to, those listed in Figure 3.1.

¹ *The Life Science industry is defined by the application of biology, covering medical devices, medical diagnostics and pharmaceuticals through to synthetic and industrial biotechnology.*

² *The SQW report 'The Impact of the disinvestment by AstraZeneca at Alderley Park, Jan/Feb 2014' estimates demand for circa 67,000 sqm (net) 2030, including the demand arising from the 700 retained non R&D AstraZeneca staff - which is significantly less than the total existing floorspace of some 171,000 sqm (net).*

Potential land uses for Alderley Park Life Science Centre

A1-A5 : Farm shop or other retail/food and drink uses of a small scale designed to meet the needs of site occupiers and the local community

B1: High quality, business uses such as Headquarters, and high tech wider research and development units. **Development to support the growth of Life Science Businesses is particularly encouraged.**

B2 or B8 : Industrial and storage uses related to life sciences if the scale, **design**, nature and location of the operation would not detract from the prestigious character of the site

C1 : An hotel, suitable to support the existing high tech purpose built conference facility on site

C2 or D1 : Residential and non-residential institutions where the use is related to healthcare or learning institutions or serves the needs of site occupiers such as a crèche/nursery, or medical clinic

C3 : High quality housing designed to complement the rich heritage and environmental setting where the value released from land sales is linked to the establishment or development of the Life Science Park

D2 : **Appropriately** scaled leisure uses to serve the needs of occupiers and the local community

Figure 3.1 Potential Land Uses

Green Belt Policies

The Alderley Park site lies within the North Cheshire Green Belt and will remain so as there are no proposals to change the boundary of the Green Belt in this locality in the emerging CELPS. MBLP policies GC1 and GC4 identify the site as a 'Major Developed Site in the Green Belt'. These policies allow infilling and redevelopment subject to proposals meeting certain criteria designed to protect the openness of the Green Belt and to prevent



Figure 3.2 PDL boundary

Previously developed land

harm to its purposes. Similarly, paragraphs 87-90 of the NPPF, whilst stressing the importance of the openness of Green Belt, allow redevelopment of previously developed sites again where this would not have a greater impact on the openness of the Green Belt and the purposes of including land within it, than the existing development.

Having regard to these policies, and to emerging CELPS policy CS29, unless falling within one of the limited cases where development on greenfield sites may be considered appropriate¹, any new buildings outside of the areas of previously developed land (PDL) will be considered inappropriate. The extent of the PDL on site has been defined in draft policy CS29 and is shown in Figure 3.2.

Furthermore, even within the boundaries of the PDL, there are areas which, because of their open nature, could not accommodate substantial new buildings, without harm to the openness or the purposes of the Green Belt. Consequently planning policy stipulates that new buildings in such areas must be considered 'inappropriate' only to be approved if "very special circumstances" are demonstrated sufficient to clearly outweigh the harm caused by the development.

MSP has suggested those areas of the site they view as having the greatest potential for redevelopment having regard to the age and usefulness of existing building stock and the space required for the successful establishment and future growth of the Life Science Park. Some of these areas, subject to the demolition of existing surplus building stock, could be redeveloped without harm to the openness or purposes of the Green Belt and redevelopment of such areas would be classed as 'appropriate' in Green Belt policy terms. Others, which are more open in character and occupy more peripheral parts of the PDL are likely to

¹ The NPPF would allow buildings on the greenfield parts of this site for agriculture and forestry, or to provide appropriate facilities for outdoor sport, outdoor recreation and cemeteries, where they preserve the openness of the Green Belt and do not conflict with the purposes of the Green Belt.

require very special circumstances to be demonstrated to justify development.

The final decision as to whether there are very special circumstances sufficient to justify any harm caused by any development classed as inappropriate in Green Belt policy terms, could only be finally determined at planning application stage, once more is known about the scale, quantum and siting of such development and hence the level of impact. However, information provided by MSP to date suggests that there are a number of significant



Image credit: Altin Homes



factors which may **potentially** together justify development on currently relatively open areas within the PDL.

Such factors include:

- Without high value land uses, such as high quality residential development on the site, the costs associated with re-purposing the facilities on site to be suitable for multiple occupiers and safeguarding and maintaining the existing scientific assets is likely to be an unrealistic business model. Without such uses, the land owner may be under pressure to let floorspace for uses not so aligned with the Council's broader objectives. This would not be the desired outcome as it would be likely to result in the outstanding quality of the sites' specialist science facilities and research capability being downgraded, and the opportunities associated with these assets severely diminished or lost forever.
- Creating a Life Science Park which is commercially successful and viable and is able to respond rapidly and effectively to the vacation of the major buildings by AstraZeneca, will help to realise high value new employment opportunities and minimise the potentially significant adverse economic impacts on Cheshire East and the sub-regional economy.
- Redevelopment of parts of the site in a manner which widens the range of land uses offers opportunities for the site to evolve in a more sustainable manner with opportunities for living, working and leisure pursuits being integrated on site.
- Redevelopment proposals may offer opportunities for the historic parkland, areas of woodland and heritage features to be sensitively opened for the public to enjoy, providing benefits for existing local communities.

- There may be benefits to views and openness if larger scale buildings and other structures are removed and replaced with lower level buildings.
- New development provides the opportunity to replace existing buildings, some of which are not of high quality, with modern, purpose designed buildings of higher environmental and design quality (including associated landscape proposals) that are better suited to the sites' unique setting.
- Proposals may help ensure the protection and enhancement of the important heritage assets on site as well as the future stewardship and high quality maintenance of the extensive landscape and parkland.

It must however not be assumed that the Council has agreed at this stage that these factors do amount to very special circumstances sufficient to justify any relaxation to Green Belt policy. Any planning application proposing development which is 'inappropriate' in Green Belt policy terms must be accompanied by a robust case demonstrating why that development is necessary. Any case which relies on the need to release funds to support the Life Science Park must be accompanied by a detailed viability appraisal and business plan demonstrating the necessity of the development and the mechanism to ensure funds released are used to support the Life Science Park. Market evidence assessments will be required as part of that viability work to support assumptions regarding the quality and timing of occupier demand, rental values and yields.

Planning Policy

The NPPF makes it clear that local planning authorities “should look for solutions rather than problems” when considering development proposals. The Council is mindful of the significant negative impact on the sub-regional economy likely to result from the withdrawal of AstraZeneca and the need to support a strategy for the site which will counteract that impact and retain high value employment, and a high quality environment.

Significant weight is therefore likely to be given to these factors when determining any application for redevelopment on this site. This having been said, there are areas of the site, even within the PDL, which because of their landscape quality, heritage assets, ecological value, or importance to the character of the area which are always likely to be considered unacceptable for development. These have been appropriately safeguarded in developing the indicative masterplan for the site which is discussed later in this document.

Landscape

The Alderley Park site contains many recognised landscape assets. These are protected by planning policy. Firstly, the site falls within a designated Area of Special County Value, as defined in the MBLP and policies NE1 and NE2 seek to protect the character and appearance of such areas having regard to local landscape character. The MBLP also identifies Alderley Park as an Historic Parkland and policy NE5 requires the special historic interest and setting of the parkland to be protected. Developers are referred to the Cheshire Landscape Character Assessment, 2008 and the Cheshire East Local Landscape Designations Study, 2013, to aid understanding of the special characteristics of the landscape in this area which the Council will seek to protect. Links to these documents are provided at the

end of Appendix A. **Development proposals should also be informed and supported by a site specific Historic Landscape Character Assessment.**

There are many trees on site which whilst currently not protected by a Tree Preservation Order, are worthy of protection, making an important contribution to the special character of the Alderley Park site. Development proposals should ensure impacts on all such trees are properly considered and adverse effects avoided in accordance with MBLP policy DC9 and indeed should ensure that hedgerows are also appropriately protected. Moving forward, formal protection of appropriate trees and tree groups on site will be progressed.

Nature Conservation

It is not surprising given the landscape features within this site, that the site has recognised nature conservation value. Figure 3.3 identifies some of the key features of the site with particular biodiversity value. The substantial areas of woodland within the site to the east and north of the PDL are designated as Grade A and B Sites of Biological Importance and include an area of ancient woodland. Other site features such as water bodies offer habitat to a variety of species. **There is as an example a heronry at the Mere and a number of ponds containing Great Crested Newts.** Planning policies NE7, NE12 and NE13 of the MBLP require that development on the site must not adversely affect nature conservation interests. Sensitive greater public access to these areas, more interpretation of nature conservation interests to increase site users understanding of the natural heritage, and enhancement of habitats on the site is however encouraged in accordance with MBLP policies NE11, NE15, NE17 and NE18.

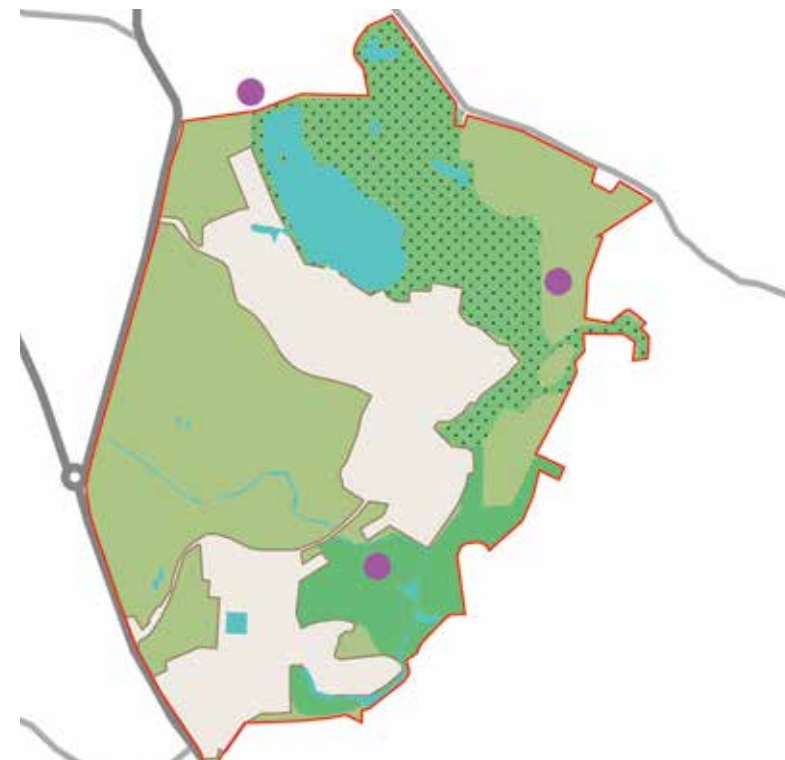
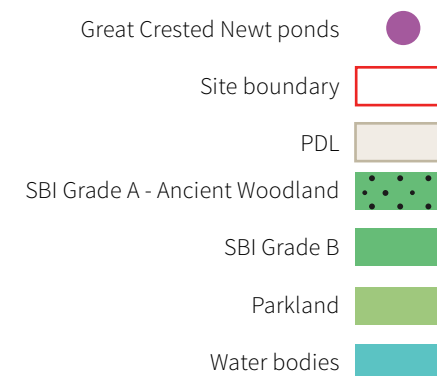


Figure 3.3 Landscape and Ecological Features





“The Alderley Park site contains many recognised landscape assets.”

Heritage

Alderley Park was the site of a medieval deer park, which was subsequently remodelled into a post-medieval landscaped park, before being chosen as the site for the new Alderley Hall at the beginning of the nineteenth century. Whilst the Hall has since been demolished, the site retains many heritage assets including nine listed buildings with their associated curtilage structures. Additionally, although much of the parkland has been developed, developers should be aware that archaeological remains may have survived below ground. It is also possible that peat deposits in this locality could have preserved paleoenvironmental evidence. The potential for remains to be present needs to be understood and their vulnerability to disturbance during redevelopment assessed and taken into account in determining any proposals for redevelopment.

In addition to the heritage assets on site, Nether Alderley Conservation Area lies immediately north of the site containing many further listed buildings including the Grade I St Mary's Church. Proposals should be designed to avoid any harm to the significance of these highly valued heritage assets. The locations of key known heritage assets on and around the site are shown in Figure 3.4.

Planning policy seeks the conservation and enhancement of the historic environment. Developers are expected to ensure a thorough Heritage Assessment is undertaken, to ensure the history of the site is thoroughly explored such that the significance of any heritage features remaining on and around the site can be understood, identified and taken into consideration when drawing up development proposals. It is important that proper consideration is given

to the contribution made to significance by setting, such that development proposals can be designed to ensure adequate protection of settings and that the significance of heritage features is appropriately protected in accordance with the requirements of MBLP policies BE2, BE3, BE16, BE17, BE21, BE23 and BE24, paragraphs 126-141 of the NPPF and emerging CELPS policy SE7.

To this end, prior to the submission of any planning application, a Heritage Assessment, including an archaeological desk based assessment, should be prepared by a suitably experienced individual or organisation, in line with paragraph 128 of the NPPF. The results of this should inform development proposals with the aim of avoiding harm to the significance of any heritage assets unless that harm is appropriately justified in accordance with paragraphs 133 and 134 of the NPPF.



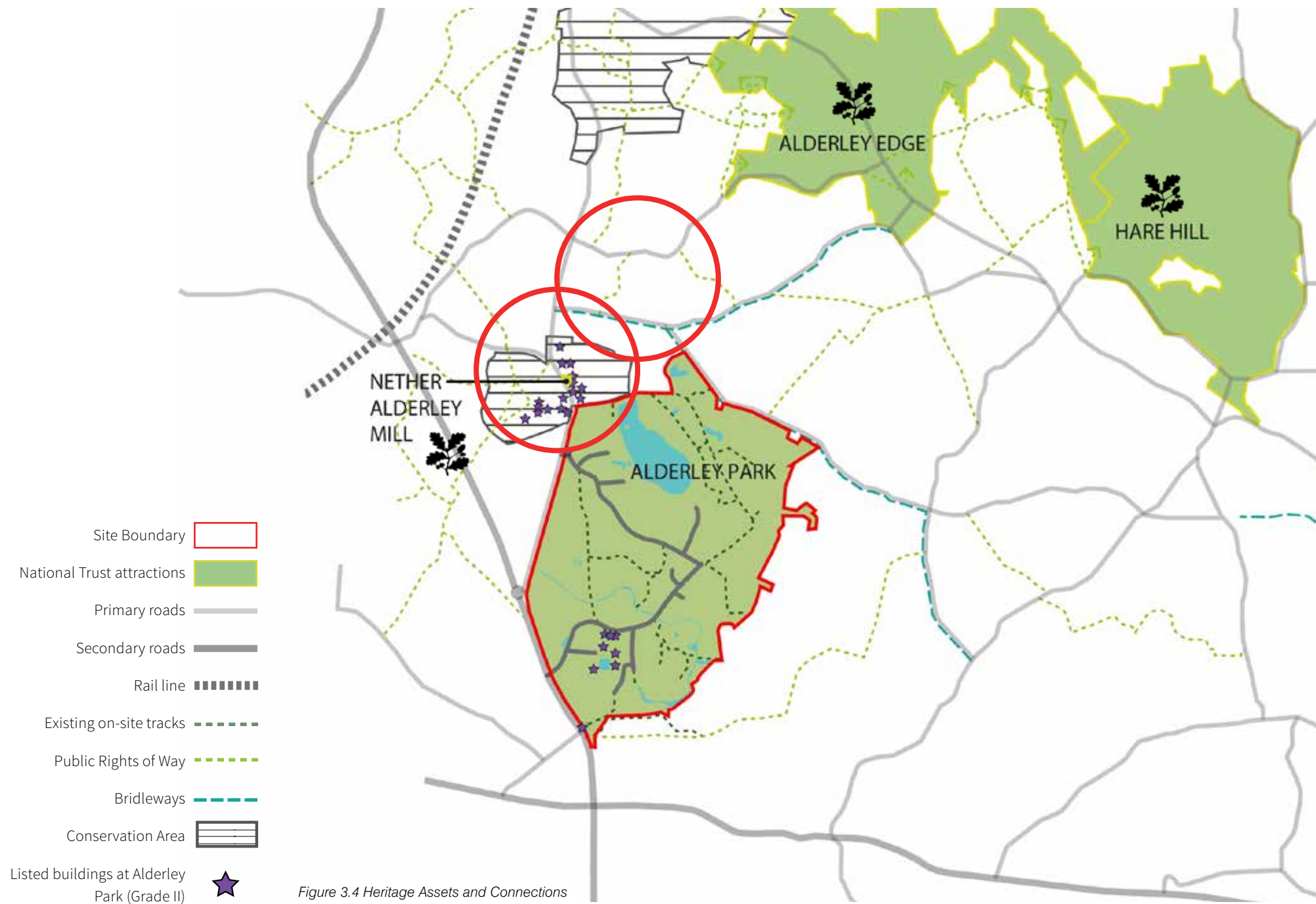


Figure 3.4 Heritage Assets and Connections

Recreation and Leisure

There are a number of private sports and recreational facilities within the South Campus area provided for AstraZeneca employees. These facilities include 2 football pitches, 3 tennis courts, a cricket pitch (and former cricket pitch) and indoor dry sports facilities as shown in Figure 3.5.

The MBLP seeks to ensure the retention and continued use of such sports facilities (Policy RT3). The emerging CELP contains similar policies (SC1 and SC2), although these are more aligned to the requirements of the NPPF (paragraph 74), which requires sports facilities to be protected from development unless they have clearly been shown to be surplus to requirements, or would be replaced by equivalent or better provision, or the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss. Any proposals involving either loss or replacement of sports facilities should be informed by a robust sports needs assessment aligned to the requirements of the NPPF (paragraph 73).

The Local Planning Authority is statutorily required to consult with Sport England regarding any proposals which might affect playing fields or areas used as playing fields in the last 5 years. This would include any proposals for development affecting the football pitches, cricket pitches and the associated field space around them. Government advice is that Sport England should also be consulted on a non-statutory basis regarding proposals affecting any other sports facility which would include proposals affecting the indoor provision and tennis courts.

Sport England will look to prevent the loss of sports facilities and any developers proposing to put forward applications for development affecting any sports facilities on site should therefore discuss their proposals with Sport England and the local authority at the earliest opportunity, so that satisfactory re-provision or alternative measures can be agreed and objections avoided at planning application stage. [Sport England's Playing Fields Policy and Planning Policy Objectives can be found on their website](#). In determining appropriate re-provision of facilities, developers also need to have regard to the requirements of MBLP policy DC33 which sets out requirements for outdoor commercial recreational facilities.

In addition to policies protecting existing sport and recreation facilities, local and national planning policy also seeks to ensure adequate recreation and sports provision to meet the needs of new development. In this case there is significant potential for the public to benefit if private facilities become more available to the general public. Requirements for recreation and sports provision associated with any proposals for new development on the site are set out in MBLP policies RT5 and DC40 and the Section 106 (Planning) Agreements Supplementary Planning Guidance, as set out in Appendix A. Developers should seek guidance from the Council's Open Space Development and Leisure teams to determine the best way to meet the requirements of these policies once they have established proposals for sports provision to be retained on site.

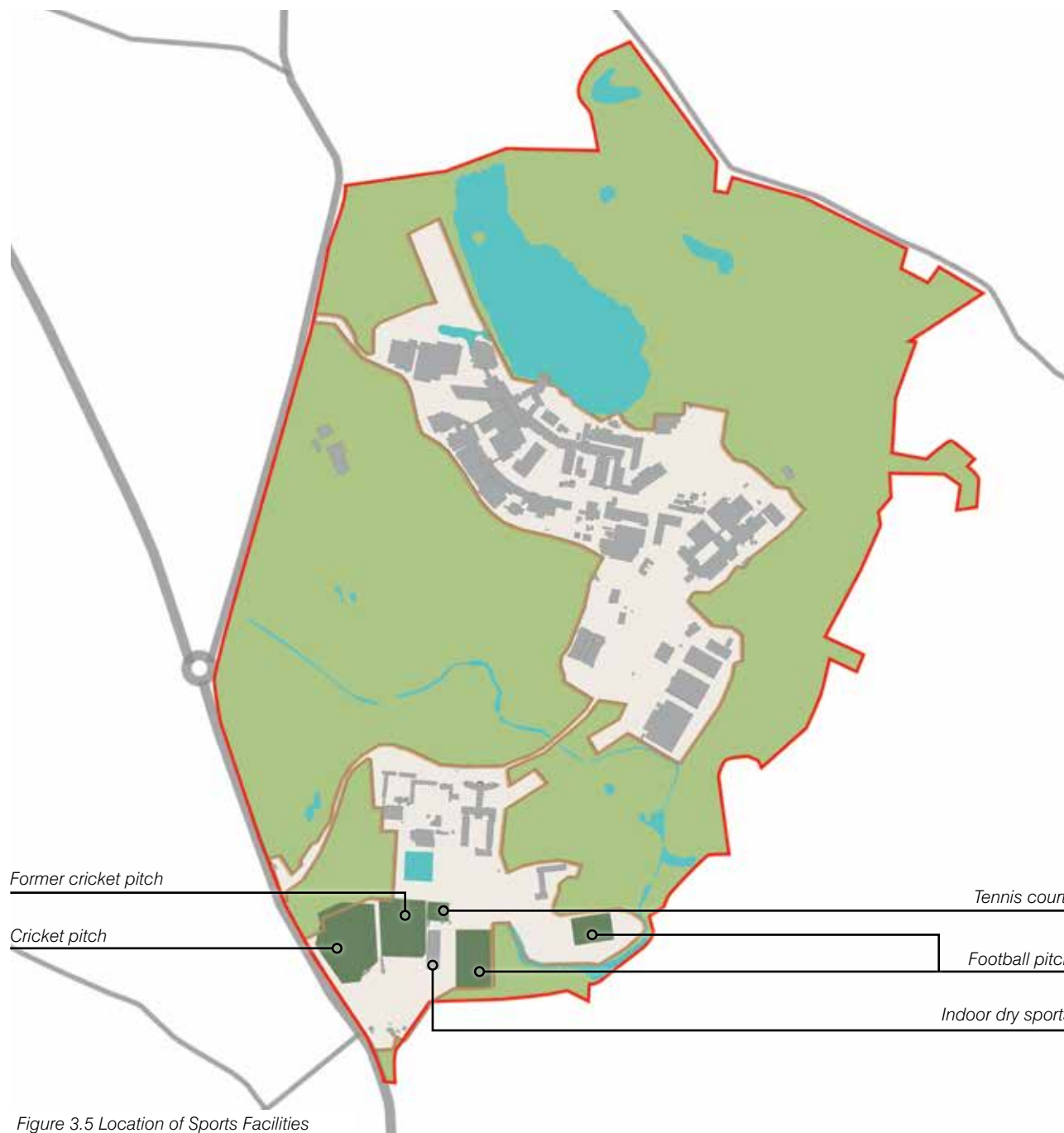


Figure 3.5 Location of Sports Facilities

Planning Policy

Access and Movement

The site has 3 existing access points onto Congleton Road and an internal service road designed to accommodate a considerable number of vehicles associated with AstraZeneca's activities. It is not anticipated that significant alterations will be required to these access points. However, developers are advised to discuss specific proposals with the Local Highway Authority prior to submission of any planning application to ensure proposals would not give rise to any highway safety concerns contrary to MBLP policies T6 and DC6, or any negative impacts on Local Air Quality, contrary to MBLP policy DC3 and the Councils Air Quality Strategy and emerging Low Emission Strategy.

Any development of a scale likely to have significant transport implications will need to be accompanied by a Transport Assessment and Travel Plan carried out by appropriately qualified personnel in accordance with MBLP policy IMP2 and will need to include provision for any necessary mitigation arising from the proposed development in accordance with IMP1. The Travel Plan for the site should incentivise the use of sustainable transport modes (walking, cycling, public transport and car sharing) and discourage the use of the private vehicles for employment uses. There is potential for future occupants on the site to maintain their own bus service to surrounding railway stations and towns to minimise reliance on the private motor vehicle.

MBLP Policies RT7, RT8 and RT13 encourage the provision of recreational cycleways, bridleways and footpaths, wider access to the countryside and opportunities for tourism. Policies T3, T4 and T5 seek improved conditions for pedestrians and cyclists including those with restricted mobility.



Figure 3.6 Existing access and routes

Although employees of AstraZeneca have enjoyed access to the beautiful and historic parkland within the site, as can be seen in Figure 3.6, there are no public rights of way crossing the site and currently there is no formal on site access for the public. A footpath runs adjacent to the site's western boundary along Congleton Road and public footpath 30 skims a short section of the site's southern boundary. Other than this, the closest public access to the site at the present time is along the north west boundary where a section of Bridleway 39 passes. The new ownership and planned re-purposing of the site offers potential to open up the historic landscape to the wider public, with obvious potential advantages for recreation. This is encouraged by the NPPF (para 75) and the Council's Rights of Way Improvement Plan. MSP have confirmed they are likely to be willing to allow greater public access to Alderley Park as part of their plans for the future of the site.

The site is currently served by buses en route between Macclesfield and Alderley Edge which continue to Wilmslow and Manchester City Centre. Services also run hourly via Monks Heath to Chelford, as shown in Figure 3.7. MBLP policies T1 and T2, encourage the use of public transport and the provision of links between new development, key centres and other public transport nodes. As part of development proposals and in the context of an overall Green Travel Plan, developers should look to support and supplement existing bus services if appropriate via section 106 contributions. Developers will be expected to demonstrate they have carefully considered potential mechanisms to support and enhance existing provision to reflect changes in the sites usage.

The parking standards which will be applied when considering redevelopment or infill proposals on this site are set out for convenience in Appendix B. Any proposals affecting existing car parks should be supported by a parking strategy which clearly sets out how future parking needs will be met for the site as a whole.

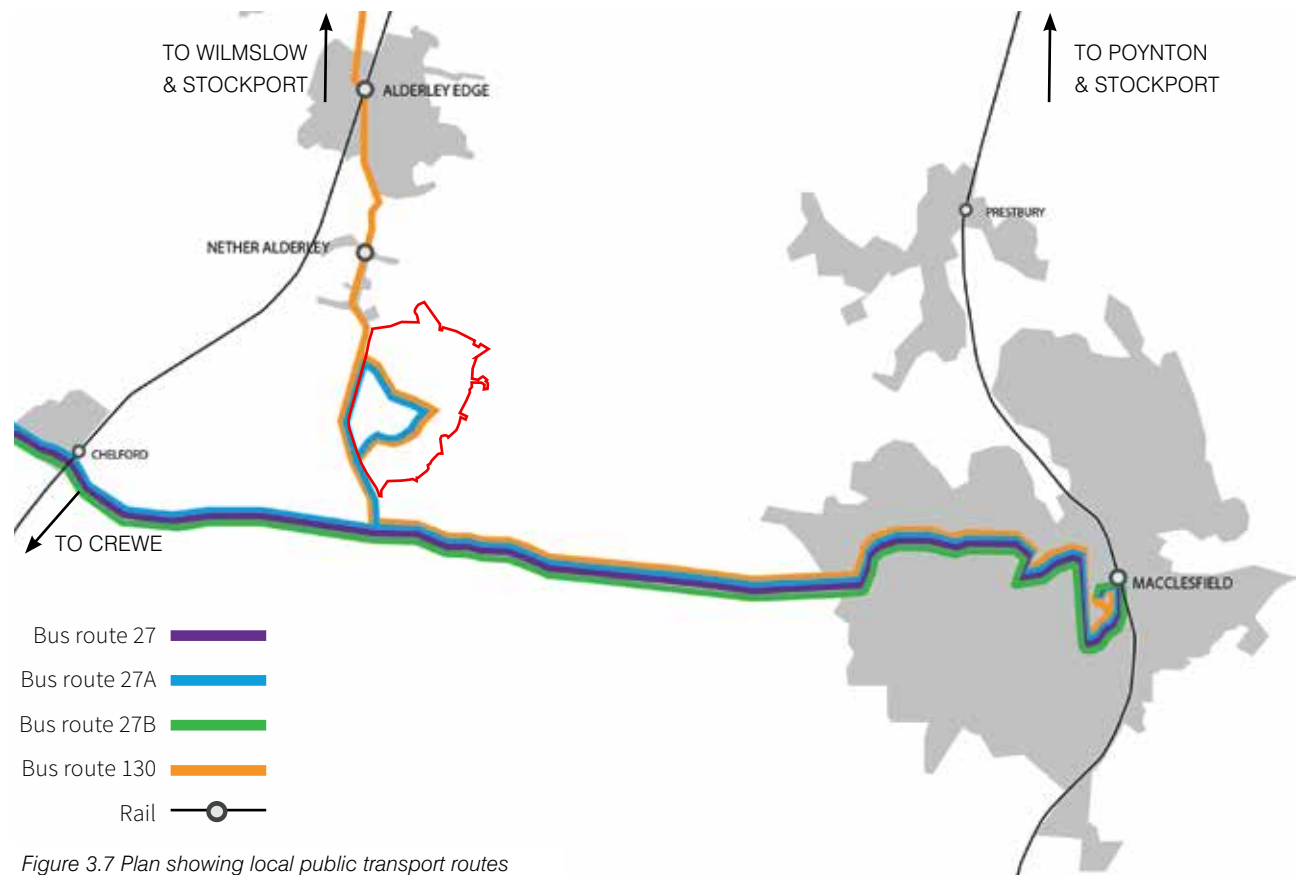


Figure 3.7 Plan showing local public transport routes



Planning Policy

Design

MBLP policies BE1 and DC1 require new development to be of a high standard of design.

The NPPF reiterates this, encouraging developments which establish a strong sense of place and reflect the identity of local surroundings while not preventing innovation. Design requirements will clearly vary for different land uses and different areas of the site but developers will be required to demonstrate the highest levels of commitment to quality of materials, finishes, detailing and landscaping given the unique characteristics of the site. Developers proposing larger and more complex design proposals are encouraged to subject emerging proposals to Design Review for example through Places Matter!¹ and to adapt proposals accordingly in line with emerging CELPS policy SE1. This policy also sets out that major proposals should also consider use of design coding as part of the design process.

Any development affecting heritage assets on site, including development affecting their setting, should seek to ensure no harm is caused to the assets significance. On this site any development in the vicinity of the courtyard, and walled water garden in South Campus must be designed with particular sensitivity.

The layout of new developments should be designed around Manual for Streets² principles and should incorporate Secured by Design principles. Any new housing developments should perform well against all

Building for Life Criteria³ and apply Lifetime Homes⁴ principles.

Any residential developments should have regard to the character of development in local areas such as Nether Alderley and the varying settings of different parts of the site. Peripheral edges of the site will be more suited to lower densities.

Any replacement sports facilities should be designed to meet Sport England and national governing bodies guidance.

Although the site falls within an area at low risk of flooding, having regard to MBLP policies DC17 and DC18, as well as emerging CELPS policies SE1 and SE13, developments proposals should consider how sustainable drainage systems (SuDS) and green infrastructure can be incorporated into designs to ensure surface water run off is not increased and is preferably reduced.

Development proposals should also incorporate appropriate technologies to reduce energy and water usage and the use of renewable and low carbon technologies in accordance with emerging CELP policies SE1 and SE9. Any development should also have regard to the need to ensure high levels of amenity for any site occupiers in accordance with MBLP policy DC3.

Affordable Housing

Local planning guidance on affordable housing⁵ ordinarily requires 30% of any new dwellings to be 'affordable', split between 65% 'social rented' and 35% 'intermediate' housing. This is a high value housing area, and local housing could be beyond the reach of some workers at the Life Science Park. Opportunities should be explored to deliver some affordable housing. However as there

is a finite area available for development, the more given over to affordable housing the lower the returns to support the Life Science Park. Since the Council's priority for this site is for the growth of the Life Science Park, assuming that it continues to be demonstrated that the delivery of the science park is not viable, there is therefore an argument in favour of reducing normal affordable housing requirements.

Once detailed viability work has been prepared to support any planning application, applicants are encouraged to discuss the most appropriate level and form of affordable housing for their proposal with the CEC Strategic Housing Development Team. **Developers should however be aware that if housing is proposed the Council will expect provision to be made for a degree of affordable housing which could include housing geared towards key workers on site and any proposals which suggest a relaxation on normal affordable housing policy must be supported by a detailed viability appraisal.**

S106 Requirements

Developers will be expected to make appropriate contributions, via Section 106 Agreement or via Community Infrastructure Levy contributions to offset impacts of the proposed development on physical, social, community and environmental infrastructure. In accordance with CIL Regulations, contributions will only be sought where they are necessary to make any development acceptable in planning terms, and will be directly related to the development, and fairly and reasonably related in scale and kind.

Any planning application should be supported by suggested Heads of Terms for a S106 Agreement. Further guidance on the contributions likely to be sought can be found in the Supplementary Planning Guidance on S106 Agreements referenced in Appendix A and can be discussed in more detail at pre-application stage. In addition to issues covered in this document, it is anticipated there will need to be a commitment, within a legal agreement to ensuring receipts raised from housing development are reinvested into other areas of the site to support the delivery of the Life Science Park **and that arrangements are made to ensure the long term safeguarding of open spaces, woodland and water bodies.**

¹ Places Matter! is a north west architecture and built environment centre offering a offering constructive, impartial and expert advice via a Design Review Service. (<http://www.placesmatter.co.uk/>)

² Manual for Streets, Department for Transport 2007 and Manual for streets 2 Department of Transport 2010

³ Building for Life is the industry standard for the design of new housing developments, it can be viewed at http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%202012_0.pdf

⁴ Lifetime Homes incorporate specific design criteria to ensure that new homes are sufficiently flexible to meet changing needs of people at different stages of life. <http://www.lifetimehomes.org.uk/index.php>

⁵ Cheshire East Interim Planning Statement on Affordable Housing, approved February 2011.



Image credit: Stanton Williams Architects



Image credit: PWPLA

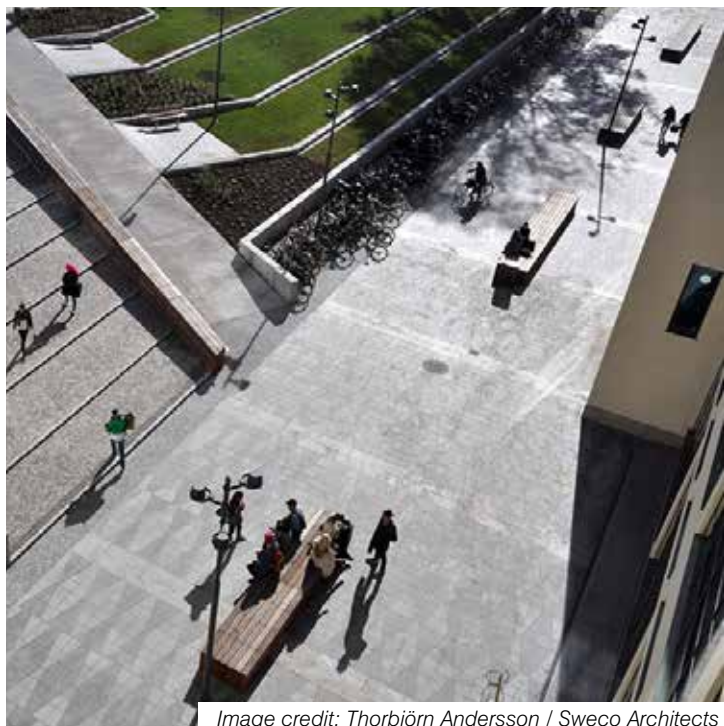
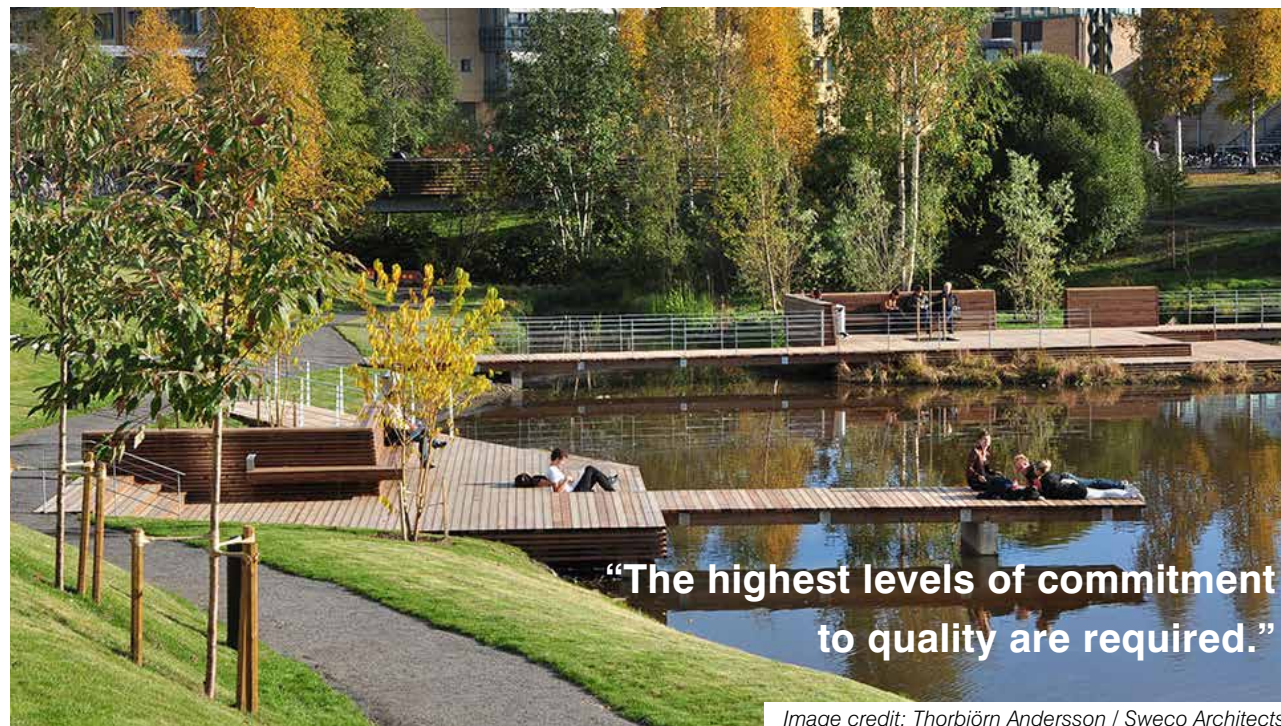


Image credit: Thorbjörn Andersson / Sweco Architects



“The highest levels of commitment to quality are required.”

Image credit: Thorbjörn Andersson / Sweco Architects

4 Design Guidance

The following section sets out key design guidance which should be used to inform and shape development proposals for the site.

The guidance consists of two elements:

- Key Development Principles
- Indicative Masterplan

Key Development Principles

The following key development principles should be used to inform and shape development proposals at Alderley Park. The principles will ensure that any proposals support the established vision for the site and respond to the constraints and opportunities identified, delivering a high quality sustainable development.

Appropriate Land Uses

KEY PRINCIPLE 1: In order to establish a world class hub for life sciences and continue the legacy of important R&D activity on the site, new land uses should be connected with life science activities, complementary to life science activities, or be high value uses which release funds necessary to enable delivery of a world class Life Science Park.

The disposition of land uses across the site should support the overall objective of ensuring the sustainability of the existing Life Science Park, by creating the appropriate mix of uses to encourage vitality and activity and enabling the re-purposing of the buildings for use by multiple occupiers. Mereside and part of Parkside are reserved for life science led employment to ensure ample scope for future growth of life science enterprises. Any residential developments should be in discrete residential

areas which respond to the character of the locality. Key considerations will be the degree of interface between potentially conflicting land uses and access requirements.

The provision of new ancillary commercial and community uses within the South Campus may be beneficial in supporting any new residential communities in this area as well as potentially opening the site to recreational visitors.

Retaining and Enhancing Employment Facilities

KEY PRINCIPLE 2: In order to retain and enhance key employment facilities and assets, future employment development should be centred around the existing prime built assets of the site at Mereside including further development of the BioHub.

It is anticipated that there will be a need for some demolition on this site. Firstly, some existing space is likely to be too specialised for other users. Secondly, it is anticipated that over time, older employment buildings which have reached the end of their useful life will need to be demolished or extensively refurbished. This will create opportunities for new development plots. Those buildings potentially surplus to requirements going forward are shown in Figure 4.1.

New development should conform to the following criteria:

- Proposals for the demolition and re-development of existing buildings should increase the quality of the business/science offer, thus contributing towards the site's long-term viability.
- New buildings should be of the highest design quality; be resilient to climate change by incorporating, for example, sustainable urban drainage systems and energy efficiency measures; and adhere to low carbon sustainable building principles.

Retaining Openness

KEY PRINCIPLE 3: New development/land uses should not have a greater impact on openness of the Green Belt and the purpose of including land within it than existing development across the site.

The location, scale and disposition of existing buildings within the site establish a baseline position against which the impact of new buildings, and in particular the impact on openness, will be judged. The attached building schedule at Appendix C sets out that baseline position.

Demolition and Replacement of Buildings

KEY PRINCIPLE 4: New built development should be limited to the existing area of PDL.

Future development opportunities should be focussed within the PDL boundary of the site. Broad parcels of land within the PDL, where development may potentially be permissible have been identified.

Placemaking and Development Character

KEY PRINCIPLE 5: Any scheme should deliver development of the highest quality and of a character appropriate to its position within the site and the immediate and wider landscape setting.

The diversity of uses that have historically developed throughout the site is expressed in a varied built form which, when coupled with its unique landscape setting, creates distinctive character areas. Each of these require a particular development response in terms of scale, density, mix and visual appearance, in order to sensitively integrate new development with its wider site context. Some centrally located areas within the site may be able to

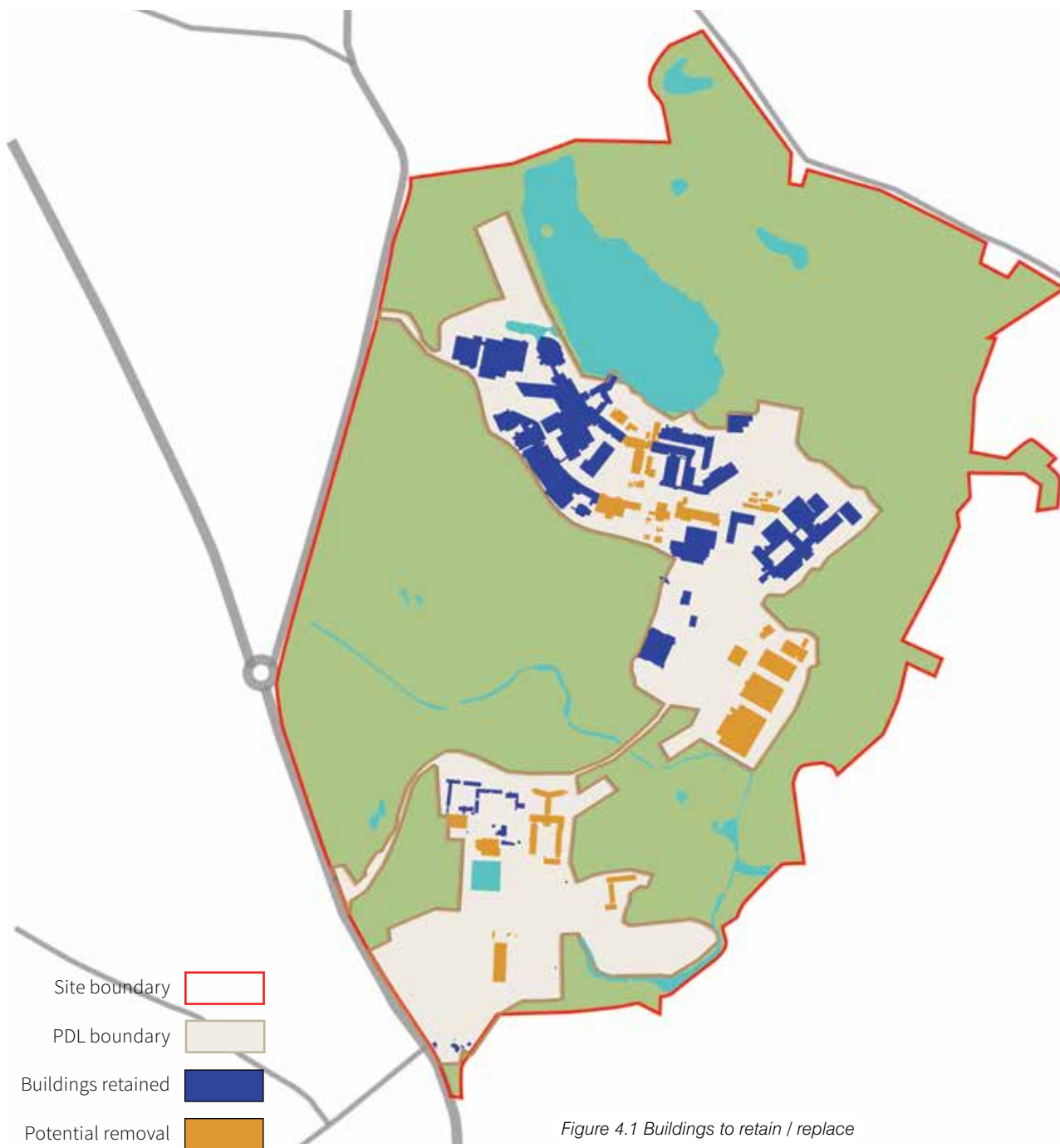


Figure 4.1 Buildings to retain / replace

accommodate more contemporary, innovative buildings, whilst any buildings visible from Congleton Road should respect the low density, traditional character and palette of materials of Nether Alderley Conservation Area and retain a rural character.

Landscaping complementary to the site's parkland setting should be an intrinsic part of all development proposals. Peripheral areas of the site will be better suited to lower densities to ensure high levels of planting can be incorporated to protect the rural character of the site as viewed externally particularly from public highways, bridleways and footpaths. Some areas of the site, even within the previously developed land boundary are considered so important in terms of preserving rural character that they should remain open.

Any proposed housing development should ensure a mix of housing, sizes and prices to suit a wide range of potential occupiers of all ages to encourage the development of an inclusive mixed community. Regard should also be given to the desire to establish a mix of housing which would release maximum funds to support the Life Science Park whilst minimising harm to the openness of the Green Belt. Dwellings which would be attractive and affordable for site employees are particularly encouraged. Live work units could also be provided to improve the choice of quality housing options available. The design of any housing areas must also respect the setting of heritage buildings, protect important trees and safeguard the character of the heritage landscape.

Early engagement with English Heritage, the Cheshire Archaeology Planning Service as well as the Council's Conservation Team is encouraged before developing any housing designs.

4 Design Guidance

Public Access

KEY PRINCIPLE 6: A movement strategy should be developed which underpins any future development proposals for the site. The strategy should identify how proposals encourage sustainable modes of transport and contribute to improved connectivity and permeability to encourage walking and cycling not just around the site but with strong linkages to surrounding footpaths and cycleways.

Development of the site presents an excellent opportunity to open up public access to this previously private landholding, strengthening links with surrounding communities and allowing people who live and work locally to enjoy its amenities. Future proposals should ideally seek to make a connection for pedestrians and cyclists with the long distance footpath to the north east of the site, the pedestrian / cycle route along the A34 and other public routes. Consideration should also be given to creating multi-user routes accessible by all with specific consideration given to the potential for recreational routes linking the site with Nether Alderley Mill, the Mere and Alderley Edge. Developers are advised to contact the National Trust to discuss how the historic parkland might be linked with National Trust's nearby heritage and recreational facilities. A potential public access framework is shown in Figure 4.2. More specific suggestions for routes are set out in Appendix E.

It is expected that the main vehicle circulation route through the site will be retained and any new internal roads should be designed to give pedestrian and cycle priority as part of high quality 'shared streets' which contribute positively to the overall character of the development.

Landscape Setting and Green Infrastructure

KEY PRINCIPLE 7: New development proposals should respect the key landscape character



Figure 4.2 Public access framework

areas and resources of the site such as ancient woodland, **ancient or veteran trees** and historic parkland. New development should incorporate and provide networks of Green Infrastructure which sympathetically integrate built development with its landscape setting **and should provide for the long term maintenance of historic landscape and woodland.**

The designed historic landscape is a key feature of this site. A landscape assets framework is shown in Figure 4.3. Significant proposals should be informed by a full assessment of the designed landscape and a Conservation Management Plan for the historic parkland. A Landscape Impact Assessment should then be undertaken by an appropriately qualified professional. Appropriate buffers should be provided to protect ancient woodland. Advice on this is available on the Forestry Commission website. There is considered to be potential to forge new green links through some of the more developed areas of the site and opportunities may exist to plant new areas of woodland.

Any planning application should give consideration to how maintenance of landscape assets and public areas will be managed.

Ecology

KEY PRINCIPLE 8: Ecological features should be protected, managed and where possible enhanced as part of any future proposals, taking account of recommendations in the existing Biodiversity Action Plan drawn up for the site. Opportunities should be sought to allow controlled recreational and educational public access along suitable tracks and footpaths such as 'nature trails' which can allow for sensitive stewardship of the natural environment.

The ecological features of the site are key assets and make a significant contribution to its unique character. An initial potential nature trail has been identified as shown in Figure 4.3. A link to the Alderley Park Biodiversity Action Plan can be found at the end of Appendix A.



Figure 4.3 Indicative plan of landscape assets

4 Design Guidance

Visual Amenity

KEY PRINCIPLE 9: New development should aim to improve the visual amenity of key 'Visual Receptors' such as users of public roads, footpaths, existing users of the site and surrounding residents.

By careful siting and focusing development within the existing landscape framework, potential landscape and visual impacts will be mitigated. Developers of any significantly scaled proposals should ensure a Visual Impact Assessment is undertaken by appropriately qualified professionals and used to inform development proposals prior to submission of planning applications.

Sports and Recreational Provision

KEY PRINCIPLE 10: Any development resulting in loss of the existing sports facilities within the site should ensure re-provision in accordance with the Council's policies for sport and recreation and in consultation with Sport England.

The existing sports and recreational offer provides high quality facilities. It is recognised that development which impacts on these facilities may be required in order to support the primary life science use of the site. If this is the case, developers will need to consider how best to integrate appropriate replacement facilities in consultation with Sport England and the Council *as proposals affecting sports facilities will be assessed against CEC policy, paragraph 74 of the NPPF and Sport England policy and guidance.* The site owners have identified potential locations for replacement sports facilities as indicatively suggested in Figure 4.4. The suitability of these locations would need testing with the Council and Sport England following the production of a robust sports needs assessment *and having regard to Green Belt policy which may require 'very special circumstances' to be demonstrated justifying certain sports facilities located outside previously developed land.* Sport England has suggested a 'hub' of facilities is preferable to facilities being dispersed around the site.

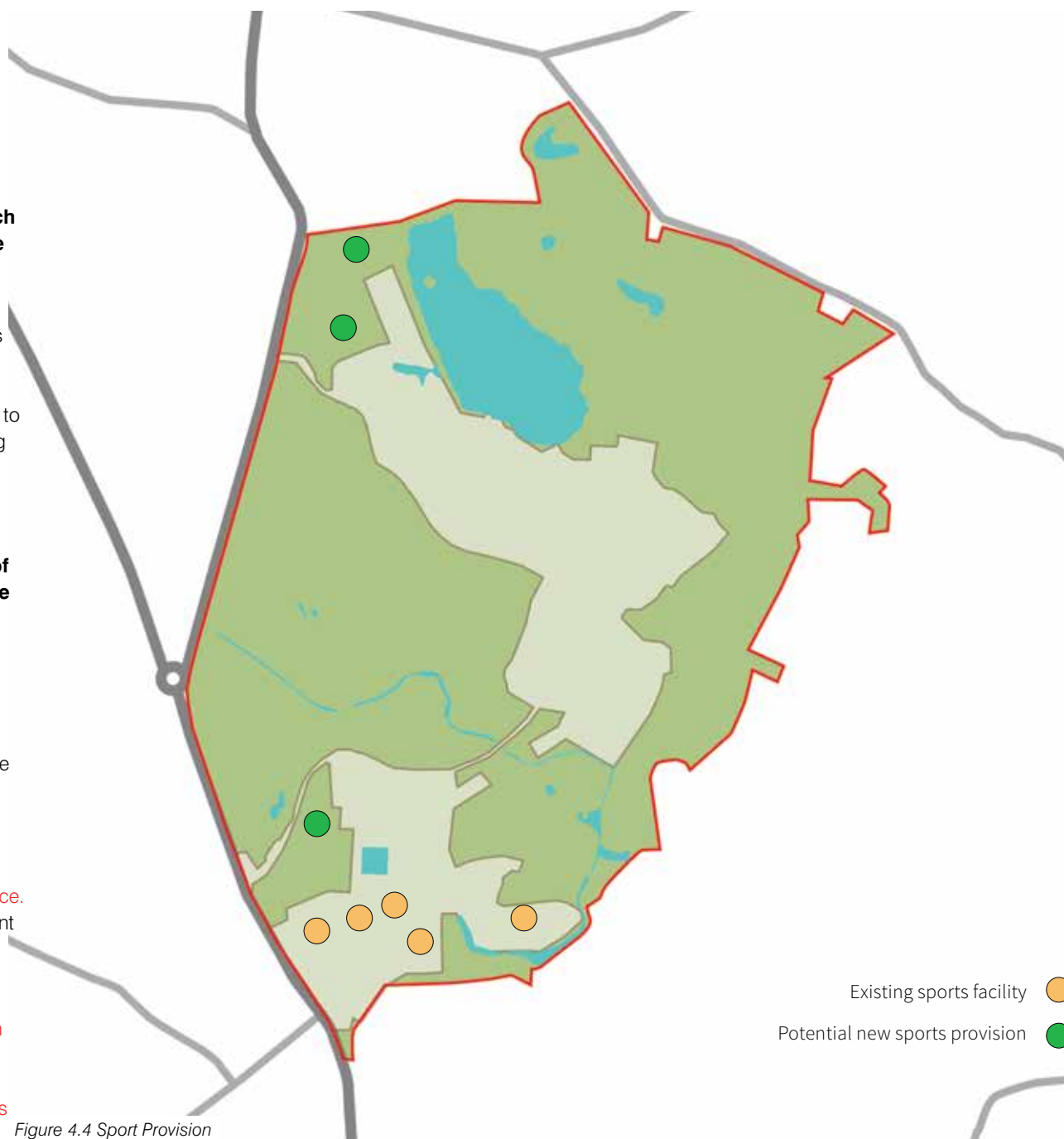


Figure 4.4 Sport Provision



5 Indicative Masterplan

An Indicative Masterplan has been developed following baseline analysis and is a response to the Key Design Principles identified above. It sets out an indicative framework for potential future development including: indicative layout, development plots, land uses, landscape features, infrastructure and linkages. It demonstrates a suggested framework for taking the site forward, subject to proposals meeting the planning policy requirements set out in Section 3.

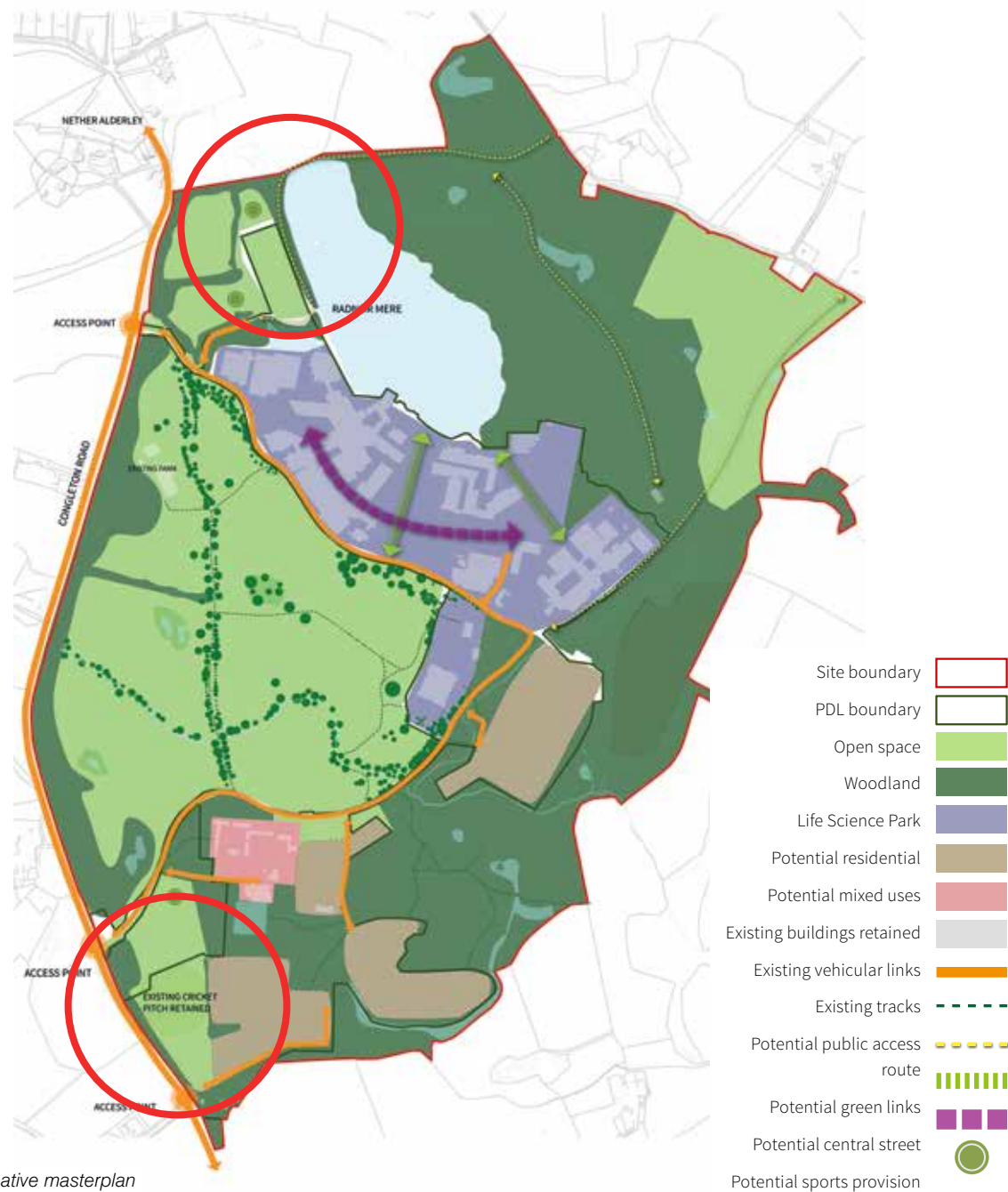


Figure 5.1 Indicative masterplan

Character Areas

The Masterplan is driven by the many positive features of the site and taking opportunities to improve on the existing character and coherence to create a strong sense of place. This 'placemaking' approach means that each of the character areas originally identified in the Development Prospectus and shown in Figure 5.2, requires its own unique design response relating to the specific function and setting.

There are four character areas which give Alderley Park its unique sense of place, each with its own distinct characteristics:

Mereside (Central, West and East)
Parklands (West and East)
South Campus (Central, South and East)
Woodlands, Farm and Heritage Parkland

The following section provides more detailed consideration of each of the character areas within the site.



Figure 5.2 Character areas

5 Indicative Masterplan

Zone 1 - Mereside

As illustrated in Figure 5.3, this area remains the focus for life science related uses. New development should be integrated around the retention of key building assets within the site such as the BioHub and Mereside East. The provision of an internal high quality shared street located along an east-west alignment, with a number of key spaces (pocket squares), could create an animated connected route greatly enhancing the external environment of Mereside **(a)**.

The Indicative Masterplan indicates the opportunity to create an open character within a primary area of the Life Science Park, through the removal and replacement of buildings to create a stronger link between the park and the Mere **(b)**. This would allow the surrounding landscape influences to infiltrate the development, sensitively integrating the built form into its surrounding landscape setting. The Masterplan envisages an enhanced relationship between the buildings (retained and proposed) and the Mereside edge, including the potential for improved pedestrian access and outdoor gathering space **(c)**. This provides an opportunity for people to come together informally to engage with each other and the wider landscape/leisure offer.

The existing surface car park at Mereside West **(d)** should be reverted to farmland as it was only allowed on a temporary basis, unless a robust case is submitted via a planning application for its retention or alternative use. Any such application will be considered against normal Green Belt planning policy.

The Masterplan indicates retention of the anchor building within Mereside East, which is opened up to create new internal spaces, as well as creating an improved termination with the east-west street **(e)**.



Figure 5.3 Mereside





5 Indicative Masterplan

Zone 2 - Parklands

The Parklands area provides significant opportunities for new employment uses. As shown in Figure 5.4, the Masterplan response offers rationalisation of parking and servicing arrangements which may create opportunities for some new infill development. Moreover, a comprehensive approach to this area could ensure a stronger integration with the historic park to the west **(a)**.

There is also potential for discrete high quality residential development within Parklands East which responds to the woodland enclave, creating a positive relationship and edges between proposed development and the woodland, whilst drawing woodland planting into the site **(b)**. A strong feature of the surrounding landscape is the incorporation of sustainable drainage features within the woodland **(c)** and opportunity exists to extend this within the site to create a focus for development.



Figure 5.4 Parklands





5 Indicative Masterplan

Zone 3 - South Campus

As this area contains a number of listed heritage buildings, it lends itself to smaller scale mixed use development which showcases the impressive courtyard buildings **(a)**. The area could potentially incorporate a range of sensitively incorporated ancillary commercial facilities such as an hotel, farm shop/local needs retail, leisure and sports facilities. The new community uses within the South Campus could form an administrative or stewardship hub, for management of the publicly accessible facilities within the site. New buildings should respect the character and setting of the existing courtyard buildings and heritage assets. Opportunity exists to exploit the courtyard areas for high quality social spaces, which can also accommodate some vehicular parking.

There is the potential for new residential enclaves that sit within the landscape framework, opening up visual and physical links **(b)**. Some of these residential locations could also have a dedicated vehicular access point, using existing site access points.

The illustrative masterplan has retained the key existing open spaces of the arboretum **(c)**, walled garden **(d)** and cricket pitch **(e)** as the key organising elements of the Masterplan. Whilst the plan indicates that some existing sports pitches and facilities within the PDL could be developed, possible new locations for reprovision have been identified to the north of the retained cricket pitch, as well as adjacent to Mereside West. The precise nature of the sports provision will be established in consultation with Sport England and the local authority.

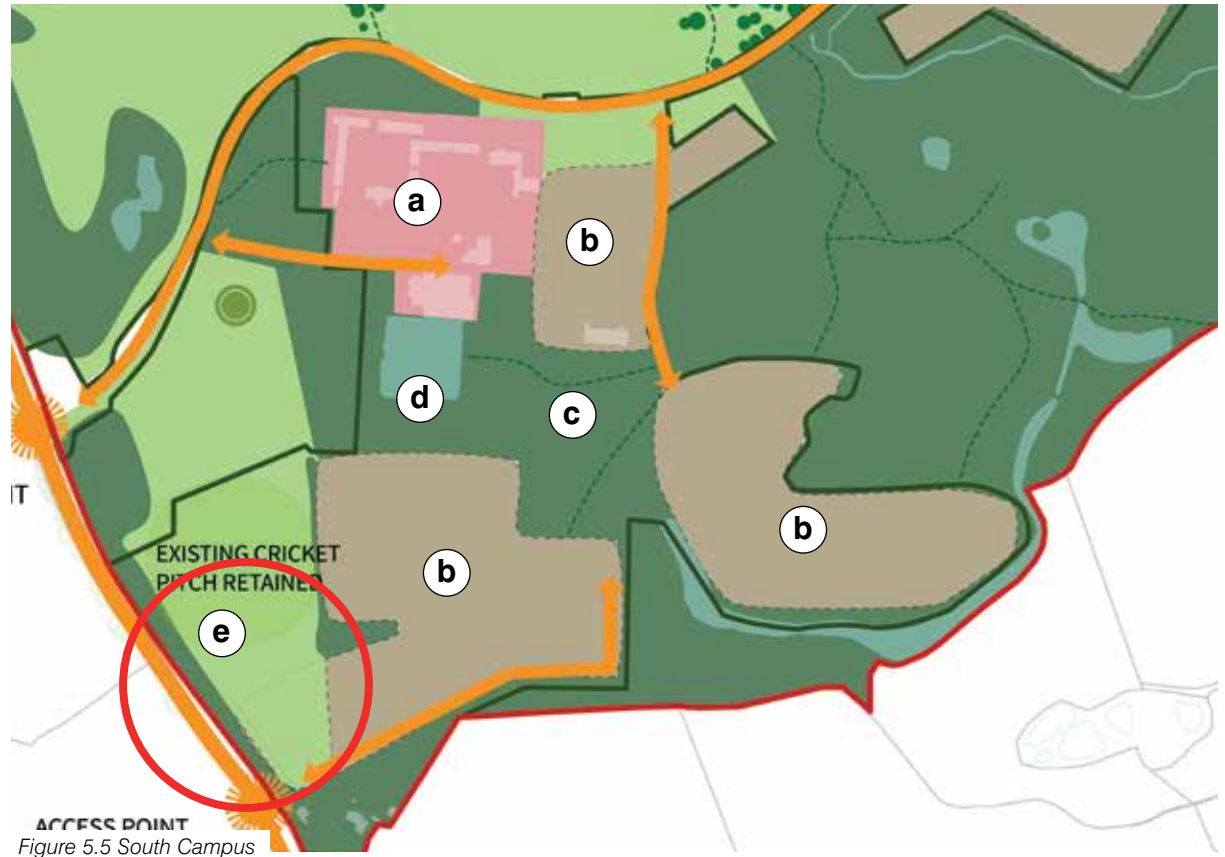


Figure 5.5 South Campus





5 Indicative Masterplan

Zone 4 - Woodlands, Farm & Heritage Parkland

The Woodlands and Farm area would be the focus for recreational parkland space with new public access along footpaths and tracks. The indicative Masterplan illustrates there are possibilities to enable public access to a number of areas of the site to enable people who live and work locally to have access to new facilities and attractive recreational routes and spaces. New or enhanced links would connect key areas of the site and link to the surrounding public footpath/bridleway network allowing for recreational linkages with existing routes through to National Trust land around Alderley Edge as indicated in Figure 3.4.

There is also potential to incorporate cycling provision within the main internal circulation road, either within the carriageway or as a dedicated route. Elsewhere on the site, application of shared space principles would provide a safe environment for walking and cycling.

As part of a site-wide recreation strategy, provision would include the introduction and enhancement of recreational routes and access to open space. This may include walking routes, trim trails and play facilities throughout the site. **Future planning applications proposing any new public access for the site should be supported by clear proposals indicating timing of the introduction of that public access and proposed mechanisms for future maintenance and management of publicly accessible areas.**





6 Planning Applications

The Council would prefer to see a planning application which covers the site in its entirety so that a comprehensive proposal can be assessed and the role of any necessary/complementary development considered in this broader context. An outline application is acceptable so as to establish the principle of development within various parts of the site. However, more detailed proposals will be required where development proposals would affect designated heritage assets or their setting.

Any applications should be screened prior to submission against the requirements of the Environmental Impact Assessment Regulations. Given the sensitivity and scale of this site, the Council considers it likely that an Environmental Impact Assessment (EIA) will be required.

The Council operates a major proposals pre-application advisory service which applicants are encouraged to utilise. This will confirm the precise extent of the information requirements in terms of supporting information, studies and technical assessments as well as the scope of any EIA. However for guidance Appendix D comprises a schedule of likely application requirements and an indicative scope for an Environmental Statement, assuming a site wide application. Particular attention is drawn to the requirement for a viability appraisal and a business plan to be submitted where any development is proposed for residential development to support the Life Sciences Park. These should indicate clearly how funds released from development are necessary to enable the success of the Life Science Park and clearly demonstrate how they will be used to support the Park.

Community Engagement

The Council will expect applicants to demonstrate effective engagement with the local community, Parish Councils and other key stakeholders including Natural England, English Heritage, Sport England and other statutory/non-statutory bodies as appropriate. The steps taken and their influence on the submitted scheme should be identified in a Statement of Community Involvement prepared by the applicant and submitted with any planning application.

Planning Decisions

Developers should be aware that certain applications for development on this site which impact on the openness of the Green Belt or on playing fields may lead to a requirement for the local planning authority to consult the Secretary of State. Developers may wish to build in an allowance for this in their development programme.





Appendices

The following policies and guidance have been identified as likely to be relevant in the determining of planning applications for redevelopment on the Alderley Park site. Other policies may also be applicable in certain circumstances.

Policies

MACCLESFIELD BOROUGH LOCAL PLAN, 2004

Green Belt

POLICY GC1

The boundaries of the green belt are shown on the proposals map. Within the green belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:

1. Agriculture and forestry (the provision of new dwellings will be subject to the principles contained in policy GC6)
2. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it
3. Limited extension or alteration of existing dwellings, subject to policy GC12
4. The replacement of existing dwellings, subject to policy GC11
5. Limited infilling within the settlements of Gawsworth,

Henbury, Lyme Green and Sutton provided that the development is in scale and character with the settlement in question

6. Limited affordable housing for local community needs in accordance with policies H8-H10
7. Development within major developed sites which is in accordance with policy GC4.

POLICY GC4

Major developed sites in the green belt are identified on the proposals map. Planning permission will be granted for limited infilling or redevelopment proposals within these sites provided they are in accordance with policy GC3 and meet the following criteria;

Infilling should:

1. Have no greater impact on the purposes of including land in the green belt than the existing development
2. Not exceed the height of the existing buildings
3. Not lead to a major increase in the developed proportion of the site

Redevelopment should:

1. Have no greater impact than the existing development on the openness of the green belt and the purposes of including land in it, and where possible have less
2. Contribute to the achievement of the objectives for the use of land in green belts
3. Not exceed the height of existing buildings
4. Not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity

5. Supplementary planning guidance will be prepared as appropriate to guide the consideration of proposals on the major developed sites in the green belt identified on the proposals map. Proposals for development on major developed sites should be accompanied by a travel plan.

POLICY GC8

The reuse and adaptation of existing buildings in the countryside for commercial, industrial, institutional, recreational uses or as holiday accommodation will not be permitted unless;

1. There is no materially greater impact than the present use on the openness of the countryside
2. The building is of permanent and substantial construction capable of being converted without major or complete reconstruction
3. The form, bulk, and general design of the building is in keeping with its surroundings
4. The proposal respects local building styles and materials. The extension of reused buildings and the associated uses of surrounding land must not reduce the openness of the countryside. Within the green belt such proposals must not conflict with the purposes of including land in it.

POLICY GC9

Where an existing building is not suitable for a business use, the reuse and adaptation of existing buildings in the countryside for residential purposes will be allowed provided that:

1. The criteria in GC8 are met
2. The proposal would not result in isolated residential development, unless the criteria in GC1 are satisfied

3. Any curtilage would not adversely affect the character of the countryside.

POLICY GC10

In the countryside where extensions are proposed to an existing residential institution or as part of the conversion of an existing building to institutional use, the following criteria will apply:

1. Extensions should be well related to the existing building in terms of scale, form and design
2. Extensions should not exceed the height of the existing building.
3. Extensions should not lead to a major increase in the developed proportion of the site (large scale extensions of more than about 30% of the floorspace of the original buildings are likely to be unacceptable)
4. Extensions should not adversely affect the character and appearance of the countryside
5. The use of the extension should be ancillary to the use of the existing building
6. Construction of separate new buildings within the grounds will not normally be acceptable within the green belt, proposals should have no greater impact on the purposes of including land in it than the existing development.

Environment

POLICY NE1

In areas of special county value the borough council will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance.

POLICY NE2

The borough council will seek to conserve and enhance the diversity of landscape character areas and ensure that any development respects local landscape character.

POLICY NE5

The borough council will promote the conservation and enhancement of historic landscapes, parklands and gardens.

Development which would adversely affect their special historic interest, setting or the enjoyment of any part of their grounds will not normally be allowed.

POLICY NE7

The borough council will seek to retain and enhance existing woodlands by woodland management.

Development which would adversely affect woodlands will not normally be permitted.

POLICY DC63

Development will not be permitted unless practicable and effective measures are to be taken to treat, contain or control any contamination including landfill gas so as not to:

- A) Expose the occupiers of the development and neighbouring land uses including in the case of housing, the users of gardens, to unacceptable risk
- B) Threaten the structural integrity of any building built, or to be built, on or adjoining the site
- C) Lead to the contamination of any watercourse, water body or aquifer
- D) Cause the contamination of adjoining land or allow such contamination to continue remedial measures should be completed in accordance with a scheme to be agreed with the local planning authority.

POLICY NE11

The borough council will seek to conserve, enhance and interpret nature conservation interests. Development which would adversely affect nature conservation interests will not normally be permitted.

POLICY NE12

Development will not be permitted which would adversely affect sites of special scientific interest, grade a county sites of biological importance and local nature reserves managed by local authorities and by the Cheshire wildlife trust. Unsympathetic development on adjacent sites will not normally be permitted.

POLICY NE13

Development will not normally be permitted which would adversely affect grade b and grade c county sites of biological importance.

POLICY NE14

Development proposals which involve the loss of ponds, wetlands, heathlands, ancient woodlands or ancient grassland together with newly created habitats will not normally be allowed and their conservation will be encouraged.

POLICY NE15

The borough council will seek to create or enhance habitats in reclamation schemes, public open spaces, education land and other land held by local authorities and will develop nature trails, interpretative and educational facilities where appropriate.

POLICY NE17

In major developments in the countryside, the borough council will seek improvements for nature conservation, tree planting and landscaping and will negotiate appropriate legal agreements to secure the implementation of these improvements by the developer.

POLICY NE18

The borough council will seek to ensure that all residents have an accessible area of nature conservation interest within reasonable walking distance of their homes. Where a proposal is required to provide open space and landscaped areas in accordance with the development plan, development which proposes such areas will normally be permitted.

POLICY DC9

Development which would result in:

1. Direct loss of; or
2. A threat to the continued wellbeing of; or
3. An unsatisfactory relationship with trees or woodland which are the subject of a tree preservation order, or which are considered worthy of protection, will not be allowed, except in the following circumstances:
 - (A) where the trees or woodland are no longer of sufficient amenity value; or
 - (B) where the removal of trees or woodland is in accordance with current arboricultural or silvicultural best practice; or
 - (C) exceptionally where mitigation provides an identifiable net environmental gain.

POLICY DC17

Development will not normally be allowed which would:

1. Be in areas liable to flooding
2. Cause loss of access to watercourses for future maintenance
3. Cause loss of natural flood plain
4. Lead to inadequate surface run-off provision
5. Result in the extensive culverting of watercourses
6. Affect the integrity of fluvial defence.

POLICY DC18

Where appropriate, development should incorporate sustainable urban drainage systems to bring about a reduction in flood risk.

POLICY DC19

Development which would damage groundwater resources or prevent the use of those resources will not normally be allowed.

POLICY DC20

Development which would have an adverse impact on the quality of watercourses will not normally be allowed and in cases where sites are known to be, or strongly suspected of being contaminated, developers must carry out:

1. A site investigation to assess the nature and degree of land contamination
2. Agree a set of remedial measures to deal with any hazard to safe-guard future development and neighbouring uses.

Heritage**POLICY BE2**

The borough council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.

POLICY BE3

Development will only be permitted in or adjoining a conservation area which preserves or enhances the character or appearance of the conservation area. Special attention will be paid to matters of bulk, height, materials, colour and design.

POLICY BE15

The repair and enhancement of buildings of architectural and historic importance (listed buildings) will be encouraged. Development in accordance with the development plan which secures such improvements will normally be permitted.

POLICY BE16

Development which would adversely affect the setting of a listed building will not normally be approved.

POLICY BE17

Consent for the demolition of a listed building will not normally be granted.

POLICY BE18

Listed building consent for alteration, including partial demolition and extensions, will only be granted if the borough council is satisfied that the architectural and historic integrity of the building will be maintained, and that

no original or other important features of the building will be destroyed. Proposals to alter or extend should normally satisfy the following criteria:

1. Extensions must respect the character and scale of the original building and not be allowed to dominate it
2. Replacement doors, windows and other features in non traditional materials will not be permitted
3. Particular attention must be paid to the retention of the original plan form, roof construction and interior features, as well as the exteriors of listed buildings
4. Extensions will normally be required to be built of materials matching those of the original building
5. Flat roofed extensions to pitched roof buildings will not normally be permitted

POLICY BE19

The change of use of buildings of special architectural or historic interest may be permitted providing the following criteria are met:

1. The buildings would be preserved
2. The proposed change of use and conversion work would preserve the character of the building
3. The proposed use would not detract from the setting of the building
4. The proposed development complies with the terms of other local plan policies
5. The use would not lead to a demand for large scale extensions or for additional buildings in the grounds

POLICY BE21

The borough council will promote the conservation enhancement and interpretation of sites of archaeological importance and their settings. Development which would adversely affect archaeological interests will not normally be permitted.

POLICY BE23

Developments which would affect other sites of archaeological importance may be refused. Permission will only be granted where it can be demonstrated that measures of mitigation will ensure no net loss of archaeological value.

POLICY BE24

Developments which would affect sites of known or suspected archaeological importance, or areas of archaeological potential, may require the submission by the applicant of an archaeological evaluation of the site or area, prior to the application being determined.

Design

POLICY BE1

The borough council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:

1. Reflect local character
2. Respect form, layout, siting, scale and design of surrounding buildings and their setting
3. Contribute to a rich environment and add to the vitality of the area

4. Be human in scale and not normally exceed 3 storeys in height
5. Use appropriate materials

POLICY DC1

The overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.

POLICY DC2

Proposals to alter and extend buildings should meet the criteria in DC1. In addition, proposals should respect the existing architectural features of the building.

POLICY DC5

The design and layout of new development should incorporate measures to improve natural surveillance and reduce the risk of further crime.

POLICY DC35

Materials and finishes used in housing schemes should create a good balance between unity and variety by utilising within a group of houses a limited range of materials and finishes.

POLICY DC8

Where appropriate, applications for new development must include a landscape scheme which should meet the following criteria:

1. Achieve a satisfactory balance between the open space and built form of development
2. Should enhance the quality of the layout, setting and design of the development

3. Provide effective screening to neighbouring uses where appropriate
4. Retain existing trees and shrubs as appropriate
5. Retain and enhance areas of nature conservation importance
6. Utilises plant species which are in sympathy with the character of the existing vegetation in the general area and the specific site
7. Make satisfactory provision for the maintenance and after care of the scheme.

POLICY DC37

1. The landscaping scheme should be an integral part of the housing layout and relate to the built form of the development
2. Landscaped areas should have a clear purpose (e.g. private but unenclosed space, private and enclosed space, access and circulation areas, and public space), they should be adequate and appropriate for the intended use
3. In the case of large housing schemes, structural landscaping should be used to subdivide the site into a sequence of smaller areas
4. Existing healthy trees, hedges and shrubs and areas of nature conservation interest should normally be retained and incorporated into the landscaped structure
5. New planting should comprise native species wherever possible and the type of species should be related to the purpose of the landscaped area. In larger blocks of planting, species which will enhance the wildlife potential should normally be planted

6. Conditions relating to the following will normally be imposed:
 - (I) protection of existing trees, hedges and shrubs
 - (II) implementation of the landscape scheme
 - (III) aftercare and replacement of trees or plants (for five years).

POLICY DC38

Housing development should meet the guidelines of space between buildings as set out in table 4 unless the design and layout of the scheme and its relationship to the site and its characteristics, provides a commensurate degree of light and privacy between buildings.

Recreation and Tourism

POLICY RT3

The borough council will seek the retention and continued use of recreational facilities associated with redundant educational establishments or other premises. Development which would lead to the loss of such facilities will not normally be permitted.

POLICY RT5

The borough council minimum standards for open space provision are as follows:

1. 2.43 Hectares of outdoor playing space per 1,000 population.
2. 0.8 Hectares of amenity open space per 1,000 population and that such open space should:
3. Be conveniently and safely accessible for the intended users

4. Be satisfactorily integrated with surrounding developments
5. And in the case of amenity open spaces respect natural features

And that in any development proposals the borough council will seek to secure the provision of outdoor playing space and amenity open space by planning obligations.

POLICY DC40

1. Informal play provision should be provided as follows:
 - (I) at the rate of 12.5 sq metres per family dwelling (i.e. Two bedrooms or more)
 - (II) either separately located or by combining the informal play provision with other local open space
 - (II) either separately located or by combining with some formal play provision
 - (IV) in a location which avoids hazard for children.
2. Formal play provision (equipment provided) should be provided at the rate of 7.5 Sq metres per family dwelling subject to the following:
 - (I) 25% of the provision should be for younger children (up to the age of 6 years) and 75% of the provision should be for older children (7 years upwards)
 - (II) a minimum provision of 100 sq metres for younger children and 400 sq metres for older children
 - (III) the play area should be within easy and safe reach for the intended users and should be at intervals of not more than half a mile
 - (IV) the site should be safe, comfortable and intrinsically interesting for the user and be subject to informal surveillance

(V) formal play provision for older children shall not be located in close proximity to dwellings where this would create a nuisance for the occupiers

3. Amenity open space should be provided at the rate of about 20 sq metres per dwelling and should incorporate natural features of interest where possible
4. Sheltered housing schemes will be required to provide appropriate amenity space consistent with the requirements of the development and the character of the area.

POLICY RT7

The borough council will seek to create a network of cycleways, bridleways and footpaths.

Major elements will be:

1. The creation of the “Macclesfield Way” forming a circular route around Macclesfield
2. The further development of a route alongside the River Bollin
3. The creation of routes alongside the River Dean, Bollington and the River Dane
4. The creation of links with existing routes and between major visitor attractions 5 the continuation within the borough of recreation routes proposed by adjoining authorities

POLICY RT8

Encouragement will be given for the public to gain access to wider areas of countryside for informal recreational purposes. Proposals will be subject to green belt, countryside and conservation policies.

POLICY RT13

The borough council will encourage improvements to services and facilities associated with existing tourist attractions and the provision of new tourist attractions based on the character of the plan area provided that:

1. There is no conflict with the green belt, countryside and conservation policies of the local plan
2. The scale and character and location of the development is appropriate
3. There is no harm to the character of the area
4. There is no adverse impact on existing residential amenity
5. Development control policies are met

POLICY RT17

The reuse or adaptation of existing rural buildings for recreational or tourism purposes will normally be permitted subject to the criteria set out in policy GC8 and the approval of proposals for short term holiday accommodation will normally include conditions or be the subject of legal obligations to restrict the occupancy of the premises.

POLICY DC33

Proposals for new outdoor commercial recreation facilities such as golf driving ranges or extensions to existing uses will be assessed against the following criteria:

1. There should be no significant harm to an area of special county value for landscape, to other areas of landscape value or to historic parkland
2. The site should not lie within a designated conservation area or a site of archaeological importance

3. The site should not lie within an area designated as a site of nature conservation importance
4. The design, siting, scale and materials of any necessary buildings or structures should harmonise with the existing landscape setting of the site and should not significantly harm or detract from the visual character of the site and its surroundings. Wherever possible new buildings should be sited in close proximity to existing non-residential/non-sensitive buildings to minimise visual impact
5. Associated development should be ancillary in scale to the main use of the site. The use of existing buildings for ancillary uses will be encouraged in preference to the construction of new buildings
6. The site should be able to accommodate any necessary lighting without undue intrusion or significant adverse impact upon the immediate locality or wider environment
7. The proposal should not result in significant adverse impact upon existing residential amenity
8. Car parking provision and access into the site should be to the satisfaction of the local planning authority. The site should have good access to an existing network of main roads (A roads)
9. Full details of existing and proposed contours, public rights of way, tree and vegetation cover and proposed landscaping should be submitted with the application.

Housing

POLICY H2

New residential development should create an attractive, high quality living environment by:

1. Creating places and spaces with the needs of people in mind
2. Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality
3. Creating safe designs and layouts
4. Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups
5. Giving priority to the needs of pedestrians rather than the movement and parking of vehicles
6. Having regard to any immediate neighbouring buildings, streets and spaces
7. Including sufficient open space and recreation provision
8. Greening the residential environment by the retention and planting of trees, landscaping and other greening.

POLICY H5

Proposals for the development of windfall housing sites will be assessed against the following criteria:

1. The location and accessibility of the site to jobs, shops and services by modes other than the car, and the potential for improving such accessibility
2. The capacity of existing and potential physical and social infrastructure

3. The ability to build communities to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities
4. The physical and environmental constraints on development of land, including the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change
5. Whether the site is allocated for any other purpose in the local plan

POLICY H13

Development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.

POLICY DC3

Development, including changes of use, should not significantly injure the amenities of adjoining or nearby residential property or sensitive uses due to:

1. Loss of privacy
2. Overbearing effect
3. Loss of sunlight and daylight
4. Noise, vibration, smells fumes, smoke, soot, ash, dust or grit.

Employment

POLICY E1

Both existing and proposed employment areas will normally be retained for employment purposes. Planning permission for new development will normally be granted in accordance with policies E3-E5, on a scale appropriate

to the size and character of the area. Large scale warehousing will not normally be permitted.

POLICY E2

On existing and proposed employment land, proposals for retail development will not be permitted. Proposals for businesses where there is an element of mixed retail and business use may be permitted if the retail element is ancillary to the other use(s) and having regard to:

1. Whether suitable sites and premises are available elsewhere; and
2. The quantitative and qualitative supply of employment land in the area

Shopping

POLICY S7

Proposals for new local shops should normally be located adjacent to existing shopping areas or parades. Elsewhere new local shops will not normally be permitted unless the following criteria are met:

1. There is a local need that cannot be met by existing provision in the area
2. There are no vacant shop premises in the vicinity that could accommodate the proposed use
3. There would be no significant impact on the amenities of any residential accommodation in the neighbourhood (in particular the establishment of shops in terraced properties adjoining residential accommodation will not normally be permitted).

Access and Movement

POLICY T1

The borough council will seek to enhance the integration of modes of transport, encourage the use of public transport and ensure that a balance is maintained between safety and movement and the need to protect and enhance the natural and built environment. Proposals for new transportation schemes will be judged against the following criteria:

1. Significant integration within and improvements to the transport system are achieved
2. Non-essential traffic is discouraged from residential areas
3. Safety is improved for pedestrians, cyclists and road users
4. Noise, congestion and pollution are reduced in residential or shopping areas
5. Protection and enhancement of the environment.
6. The extent to which it integrates with land use.

POLICY T2

The borough council will support the provision of public transport through the following measures:

1. Encouraging public transport links with new development
2. Maintaining bus access to Macclesfield, Wilmslow and Knutsford town centres
3. Developing (in partnership with Cheshire County Council) a bus interchange facility with centralised bus

information in Macclesfield town centre

4. Traffic management to facilitate the efficient movement of public transport such as bus priority measures
5. Ensure that taxi stands are convenient to major sources of demand
6. Special needs transport to be supported such as the dial a-ride scheme
7. The improvement of public transport access to and the improvement of existing railway stations and retention of associated car parking
8. Encourage the provision of private sidings and facilities for loading and unloading rail-borne freight where appropriate
9. Creating and improving multimodal public transport interchanges at Macclesfield railway station, and other locations where appropriate

POLICY T3

The borough council will seek to improve conditions for pedestrians by:

1. Improving the existing footpath network
2. Creating routes between the town centres, car parks and transport interchanges
3. Creating routes through housing and employment areas
4. Extending the River Bollin walkway particularly in Macclesfield
5. Creating pedestrian routes between existing and new open spaces and the countryside

6. Creating safer routes to school where new development is proposed, appropriate provision for pedestrians will be required.

POLICY T4

Where appropriate, the borough council will negotiate for adequate provision for people with restricted mobility in determining:

1. Site layouts
2. The relationship between buildings and their car parking areas
3. Public access points, particularly to shops and other services and facilities
4. Pedestrian priority schemes.

POLICY T5

Development proposals will make provision for cyclists in accordance with policy IMP2. In particular:

1. The design, location and access arrangements of development should promote cycling; and
2. The following should be provided:
 - (A) convenient, safe and secure cycle parking, and cycle storage facilities at transport interchanges
 - (B) convenient, safe and secure cycle parking in town centres
 - (C) cycle routes and cycle priority measures, integrated with other activity to promote personal safety
 - (D) contributions to the national and local cycle networks and links to them.

POLICY T6

The borough council will support other highway improvement schemes which reduce accidents and traffic hazards. Where new development is proposed, developers should provide for safe and convenient access to the highway network and where appropriate, make contributions towards necessary off site highway improvements.

POLICY DC6

Where appropriate new developments should normally meet the following circulation and access criteria:

1. Vehicular and pedestrian access should be safe and convenient, particularly by the adequate provision of visibility splays
2. Access to bus routes should be incorporated in layouts
3. Provision should be made for access by special needs groups
4. Provision should be made for manoeuvring vehicles, separate service arrangements, sufficient space to enable all parking and loading to take place off the street, vehicles must be able to enter and leave in a forward direction
5. Provision should be made for access for service and emergency vehicles.

POLICY DC36

1. Road layouts should incorporate traffic calming measures to discourage through traffic and excessive speed, minimise inconvenience or disturbance to residents and roads should occupy the minimum space to meet their functions
2. Housing layouts of exceptional quality, dependent on non standard highway designs, may be permitted provided that the layout is adequate, safe and acceptable to the highway authority
3. The design and materials of surfaces, particularly shared surfaces, should be harmonised with those of the buildings.

Services and Infrastructure

POLICY IMP1

The borough council will expect planning applications for the development of sites to include within them provision for the infrastructure consequences. Such provision may include:

1. On-site facilities directly related to the proposed use in the interests of comprehensive planning.
2. Off-site facilities necessary as a result of the development in order to avoid placing an additional burden on the existing community. Due to local circumstances, it may be necessary in some cases to view individual applications collectively in assessing off-site infrastructure requirements.

POLICY IMP2

1. Where a proposed development would give rise to the need for transport measures, facilities or improvements, and where clearly justified and in accordance with statutory and policy tests:
 - (1) Conditions will be imposed to require on-site transport measures and facilities as part of the development, or to prohibit development on the application site until an event occurs; and
 - (2) Planning obligations will be negotiated to secure contributions towards improvements to public transport, walking or cycling, where such measures would be likely to influence travel patterns to the site, either on their own or as a package of measures.
2. Where proposed development is likely to have significant transport implications, transport assessments and travel plans will be required to accompany planning applications.
3. In assessing whether a proposed development would give rise to the need for transport measures, facilities or improvements, and in determining the nature and scope of contributions, regard will be had to transport assessments and travel plans.

POLICY DC15

In cases where new infrastructure is required before development can proceed, a condition will be imposed to ensure that the development proceeds in accordance with the provision of new infrastructure and facilities.

CHESHIRE EAST LOCAL PLAN STRATEGY (DRAFT)

The wording of the relevant policies in the emerging Cheshire East Local Plan has not been replicated here given the emerging status of this document. Applicants should confirm the status of the Cheshire East Local Plan and the current wording of all emerging policies and have regard to these in developing proposals. At the time of writing the site is allocated as an 'Opportunity Site' within the Green Belt within this plan under policy CS29. This policy and others likely to be the most relevant in determining applications for development on this site are as follows:

Policy CS 29 Alderley Park Opportunity Site

The Council will support development on this site to create a life science¹ park with a focus on human health science research and development, technologies, and processes, where criteria 1-5 below are met:

1. Development shall be:
 - i. For human health science research and development, technologies and processes; or
 - ii. For residential or other high value land uses demonstrated to be necessary for the delivery of the life science park² and not prejudicial to its longer term growth; or
 - iii. For uses complimentary to the life science park and not prejudicial to its establishment or growth.
2. Development shall be in accordance with the site Masterplan/Planning Brief.
3. Construction of new buildings for uses in criterion 1 above shall be restricted to the Previously Developed Land (PDL) on the site unless:
 - i. very special circumstances are demonstrated to justify use of other land on this site outside the PDL; and
 - ii. the equivalent amount of PDL on the site is restored to greenfield status, to an equivalent or better quality than that other land.
4. Development would not have a greater impact on the openness and visual amenity of the Green Belt and the purposes of including land within it than existing development.
5. Development shall preserve or enhance the significance of Listed Buildings and other Heritage and Landscape assets on and around this site.

¹ The life sciences industry is defined by the application of Biology, covering medical devices, medical diagnostics and pharmaceuticals, through to synthetic and industrial biotechnology. (Strategy for UK Life Sciences, March 2012, Department for Business Innovation and Skills).

² In the context of this policy 'demonstrated to be necessary' is envisaged as releasing funds to subsidise and thus enable the delivery of the life science park.

Policy MP 1 Presumption In Favour Of Sustainable Development

Policy PG 3 Green Belt

Policy SD 1 Sustainable Development In Cheshire East

Policy SD 2 Sustainable Development Principles

Policy IN 1 Infrastructure

Policy IN 2 Developer Contributions

Policy EG 1 Economic Prosperity

Policy EG 2 Rural Economy

Policy EG 3 Existing & Allocated Employment Sites

Policy EG 4 Tourism

Policy SC 1 Leisure And Recreation

Policy SC 2 Outdoor Sports Facilities

Policy SC 3 Health And Well-Being

Policy SC 4 Residential Mix

Policy SC 5 Affordable Homes

Policy SE 1 Design

Policy SE 2 Efficient Use Of Land

Policy SE 3 Biodiversity And Geodiversity

Policy SE 4 The Landscape

Policy SE 5 Trees, Hedgerows And Woodland

Policy SE 6 Green Infrastructure

Policy SE 7 The Historic Environment

Policy SE 9 Energy Efficient Development

Policy SE 12 Pollution, Land Contamination and Land Instability

Policy SE 13 Flood Risk And Water Management

Policy CO 1 Sustainable Transport And Travel

Policy CO 2 Enabling Business Growth Through Transport Infrastructure

Policy CO 4 Travel Plans And Transport Assessments

Links To Further Relevant Documents & Advice

National

NATIONAL PLANNING POLICY FRAMEWORK

<https://www.gov.uk/government/publications/nationalplanning-policy-framework--2>

ODPM CIRCULAR 06/2005 BIODIVERSITY AND GEOLOGICAL CONSERVATION

<https://www.gov.uk/government/publications/biodiversity-andgeological-conservation-circular-06-2005>

THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010

http://www.legislation.gov.uk/ukxi/2010/490/pdfs/ukxi_20100490_en.pdf

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011

http://www.legislation.gov.uk/ukxi/2011/1824/pdfs/ukxi_20111824_en.pdf

ENGLISH HERITAGE GUIDANCE ON ASSESSING IMPACTS OF DEVELOPMENT ON THE SETTING OF HERITAGE ASSETS

<http://www.helm.org.uk/guidance-library/setting-heritage>

[assets/](#)

<http://www.helmorg.uk/guidance-library/seeing-history-view/>

SPORT ENGLAND POLICY AND GUIDANCE

<https://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/>

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

ADVICE ON PROTECTION OF ANCIENT WOODLANDS

<http://www.forestry.gov.uk>

Local

CHESHIRE EAST LOCAL LANDSCAPE DESIGNATIONS STUDY, 2013

<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>

CHESHIRE LANDSCAPE CHARACTER ASSESSMENT, 2008

http://www.cheshireeast.gov.uk/environment_and_planning/heritage_natural_environment/landscape/landscape_character_assessment.aspx

SECTION 106 (PLANNING) AGREEMENTS SPG, 2004

http://www.cheshireeast.gov.uk/planning/spatial_planning/planning_policy_document_index.aspx

INTERIM PLANNING STATEMENT ON AFFORDABLE HOUSING, 2011

http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/additional_planning_policies/planning_guidance_and_briefs/affordable_housing_

statement.aspx

ALDERLEY PARK BIODIVERSITY ACTION PLAN

http://www.cheshireeast.gov.uk/environment/heritage_natural_environment/nature_conservation/nature_conservation.aspx

EMPLOYMENT LAND REVIEW, 2012

http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/employment_land_review_2012.aspx

CHESHIRE EAST ECONOMIC DEVELOPMENT STRATEGY, 2011

http://www.cheshireeast.gov.uk/business/business_information/economic_development_strategy.aspx

CHESHIRE EAST RIGHTS OF WAY IMPROVEMENT PLAN 2011-2026

<http://moderngov.cheshireeast.gov.uk/ecminutes/documents/s10142/14%20-%20ROWIP%20Appendix%201.pdf>

Appendix B

Parking Standards

The following parking standards are used by Cheshire East Council when determining applications for new developments and are included in the emerging Cheshire East Local Plan Strategy (Submission Version) 2014. Developers are advised to check whether there have been any updates to these standards prior to submitting applications.

The Council will accept representations to vary from car parking standards on a site-by-site basis with reference to evidence obtained locally or from a suitable data source (e.g. TRICS) outlining predicted parking profiles that would allow departures from these Standards.

Residential standards are minimum standards, for all other uses the standards should be regarded as recommended levels. Regard will also be given to: availability and cost of parking spaces on site and close by; the frequency of local public transport; access to safe walking and cycling routes; operational needs of proposed developments; and relationship between different land uses.

Land Use	Parking Standard
A1	
Non Food Retail	1 space per 20m ²
Open Air Markets	3 spaces per vendor
DIY Store	1 car space per 25m ² / 1 lorry space per 500m ²
Retail Parks	Individual assessment based against use-classes and location
Food Retail	1 space per 14m ²
A2	
Financial Professional Services	1 space per 30 m ²
A3	
Restaurants	1 space per 5m ² of public floor area
A4	
Pubs	1 space per 5m ² of public floor area
A5	
Fast food Drive Through	1 space per 7.5m ²
B1	
General Industry	First 295m ² - 1 per 30m ² , then 1 per 50m ²
B8	
Storage and Distribution	Warehouse Storage - 1 per 80m ² and 1 lorry space per 200m ² Warehouse Distribution - 1 per 60m ² and 1 lorry space per 200m ²
C1	
Hotels and Motels	1 space per bedroom
C2	
Hospitals	1 space per 2 residents and 1 per 3 beds
Sheltered Accommodation	Residents - 0.5 per unit and 1 per 3 units for visitors Staff - 1 per resident staff and 1 per 2 non-resident staff

Land Use	Parking Standard
Extra Care	Residents - 0.5 per unit and 1 per 3 units (for visitors) Staff - 1 per resident staff and 1 per 2 non-resident staff Facilities (open to non residents) - 1 per 4 m ² of floor space used for this purpose
Residential Homes and Nursing Homes	Residents - 1 per 3 beds Staff - 1 per resident staff and 1 per 2 non resident staff
Purpose Built Student Accommodation	Residents - 1 space per 3 bedrooms Staff - 1 per resident staff and 1 per 2 non resident staff
C3 & C4	
Dwelling Houses and Houses in Multiple Occupation	Principal Towns & Key Service Centres: 1 bedroom - 1 space per dwelling; 2+ bedrooms - 2 spaces per dwelling Remainder of Borough: 1 bedroom - 1 space per dwelling; 2/3 bedrooms - 2 spaces per dwelling; 4/5+ bedrooms - 3 spaces per dwelling
D1	
Medical and Health Facilities	1 per 2 staff and 4 per consulting room
Creche, Day Nursery, Day Centre, Primary/Junior School	1 per staff and 3 additional spaces for visitors and safe picking up / dropping off point
Secondary Schools	1 per 2 staff and 5 spaces (less than 1200 students) or 10 spaces (more than 1200 students) and 1 per 10 sixth form students and safe picking up / dropping off point. Consider bus facilities, drop off / pick up
Higher and Further Education	1 per 2 staff and 1 per 15 students
Art Galleries, Museums and Libraries	1 per staff and 1 per 30m ² of public floor area, or 1 per staff and 1 per 15m ² up to 300m ² of public floor area and 1 per 50m ² over 300m ² public floor area
Public or Exhibition Hall	1 per staff and 1 per 4m ² public floor area
Places of Worship	1 per 5 seats
D2	
Leisure	Individual assessment based on use - See Cheshire East Parking Standards Guidance Note for details and recommended standard for a variety of land uses
Cinema	1 per staff and 2 for buses/coaches and 1 per 3 seats

- Standard parking bays are 4.8m x 2.5m. Within car parks, aisle widths should be a minimum of 6.9m for two-way routes and 6m for one-way routes
- On developments with 20 or more communal parking spaces, provision should be made for the specific use of Powered Two Wheeler vehicles or PTWs.
- For car parks with up to 50 car spaces one motorcycle space (3m x 1.5m) must be provided with 2% provision against car space numbers thereafter, in a safe and secure location.
- Domestic garages should have minimum clear internal dimensions of 2.7 m x 5.5 m

Appendix C

Building Schedule (October 2013)

Bldg Code	Building Name	Description	Year of Construction	GEA (m ²)	GIA (m ²)	NIA (m ²)
AP001	Block 1	Office Accommodation	1961	3,901	3,758	2,871
AP002	Block 2	Research laboratory	1961	2,680	2,475	1,703
AP003	Block 3	Research laboratory	1990	12,623	12,022	6,188
AP005	Block 5	Research laboratory	1998	1,261	1,226	912
AP006	Block 6	Mixed laboratory and office facility	1991	223	202	170
AP008	Block 8	Mixed laboratory and office facility	1961	7,827	7,304	4,998
AP009	Block 9	Energy Centre & Waste Disposal Facility	1961	831	782	35
AP009A	Block 9A Joggers	Portakabin		55	41	4
AP009B	Block 9B Portakabin	Portakabin				27
AP009C	Block 9C Portakabin	Portakabin				27
AP009D	Block 9D Portakabin	Portakabin				27
AP010	Block 10	Engineering Workshops	1961	2,937	2,767	1,926
AP011	Block 11	Office Accommodation	1987	7,334	6,940	5,576
AP012	Block 12	Mixed laboratory and office facility	1961	5,641	5,342	3,698
AP013	Block 13	Office Accommodation	1961	1,181	1,093	967
AP014	Block 14	Research laboratory	1966	4,706	4,492	2,736
AP015	Block 15	Mixed facility		32,806	27,556	23,873
AP017	Block 17	DNA Archive Facility	2000	743	722	624
AP018	Block 18	Computer Suite	1969/89	1,370	1,300	373
AP018A	Block 18A	Infrastructure	1992	159	285	0
AP019A	Block 19A	Research laboratory	1970	3,271	3,105	1,903
AP019B	Block 19B	Research laboratory	1970	3,807	3,622	2,669
AP019C	Block 19C	Research laboratory	1970	3,285	3,115	1,860
AP019D	Block 19D	Research laboratory	1977	3,112	2,953	1,914
AP020	Block 20	Office Accommodation	1970	2,167	2,141	1,807
AP021	Block 21	Research laboratory	1970	4,888	4,579	3,294
AP021X	Block 21X	NMR Facility	1988	1,012	926	536
AP021Y	Block 21Y	Office Accommodation	1988	577	556	487
AP022	Block 22	Research laboratory	2008	8,868	8,672	5,537
AP023	Block 23	Office Accommodation	2000	10,522	10,749	6,387
AP024	Block 24	Research laboratory	1987	10,781	9,638	5,720
AP025	Block 25	Research laboratory	1987	2,551	2,379	1,151
AP026	Block 26	Office Accommodation	1990	6,153	5,699	4,556
AP027	Mereview Restaurant	Mereview Restaurant	1990	3,886	3,580	2,454
AP028	Conference Centre	Conference facility	2008	2,071	1,961	1,335
AP030	Block 30	Atrium	2003	6,405	5,799	4,612
AP031	Mereview Car Park	Tiered car park		13,222	19,580	154
AP033	Block 33	Research laboratory	2003	8,293	7,840	5,424
AP035	Block 35	Research laboratory	2003	6,883	6,488	3,843
AP041	Block 41	Research laboratory	2011	6,603	6,366	3,802
AP050	Block 50	Research laboratory	2003	5,214	4,764	2,857
AP051	Block 51	Atrium	2004	2,841	2,491	2,056
AP052	Block 52	Research laboratory	2004	8,060	7,560	4,387
AP053	Block 53	Research laboratory	1990	508	488	400
AP061	Block 61	33Kv Primary Switch House	2007	496	460	0
AP063	Block 63 APEC	Energy Centre	2005-2009	2,658	2,250	197
AP065	Parkview Car Park	Tiered car park		11,714	14,239	0
AP066	Mereside Solvent Store	Mereside Solvent Store		110	96	95
AP066A	Fire Foam Generation store	Infrastructure		7	6	0
AP067	Generator House	Infrastructure		163	145	0
AP068	Switch room AP1	Infrastructure		62	50	0
AP069	Construction Block 69	Portakabin		268	250	226

AP080	Block 80	Office Accommodation		489	452	342
AP081	Block 81	Office Accommodation	1997	238	219	157
AP088	Farmstead Switch room	Infrastructure		7	6	0
AP089	Pump House	Infrastructure		16	14	0
AP090	Parklands	Office Accommodation	2002	13,563	12,845	9,562
AP091	Switch room AP1	Infrastructure		115	101	0
AP092	Fire Training Area	Infrastructure		4	33	33
AP099	PRV Station	Infrastructure		6	6	0
AP102	Block 102	Research laboratory & industrial	1999	6,539	6,363	4,824
AP104	Block 104	Research laboratory & industrial	1991	9,236	8,641	2,543
AP105	Block 105	Research laboratory & industrial	2002	3,389	3,266	2,064
AP107	Block 107	Workshop		860	790	534
AP108	Block 108	Food store	1961	741	572	562
AP109	Block 109	Logistics Facility		725	683	589
AP110	Block 110	Waste Handling Facility		574	533	396
AP111	Watergarden Restaurant	Watergarden Restaurant		1,801	1,713	1,441
AP112	Stanley Arms	Stanley Arms		277	253	218
AP113	Sir James Black Conf.	Conference Centre	1819	300	194	176
AP114	Green Room	Green Room	1819	255	212	130
AP115	Upper Courtyard	Office Accommodation	1813	1,135	941	807
AP116	Alderley House	Office Accommodation	1963	17,340	16,081	13,479
AP117	Print Unit	Infrastructure	1968	907	877	729
AP117A	Joggers Shower	Portakabin		36	33	2
AP118	Motorcycle Shed	Infrastructure		28	26	26
AP119	Dovecote	Dovecote		30	21	21
AP120	Loggia	Office Accommodation		115	89	64
AP121	Southbank	Office Accommodation	1987	1,110	1,082	996
AP147	Farm	Infrastructure		442	419	33
AP148	Farm - Sheep Building	Infrastructure		1,207	1,164	1,159
AP149	Farm - Hay & Fodder Store	Infrastructure		207	218	218
AP150	Church Lodge	Church Lodge	1817	217	178	169
AP151	Bollington Lodge	Bollington Lodge		154	120	103
AP152	Eagle Lodge	Eagle Lodge		78	56	45
AP153	Eagle Cottage	Eagle Cottage		219	193	182
AP154	Effluent Pump House	Infrastructure		18	11	0
AP155	Effluent Pump House	Infrastructure		17	15	0
AP157	Reservoir Pump House	Infrastructure		360	16	0
AP158	Waste Disposal Facility	Infrastructure		17	13	12
AP159	Gatehouse North	Security Gate House North	1991	63	53	46
AP160	PRV Station Bollington Lodge	Infrastructure		6	6	0
AP161	Meadow Cottage	Office Accommodation	1813	165	137	113
AP162	Alderley Mews	Office Accommodation	1813	607	518	407
AP163	Archive Building	Archive Building	1997	223	199	198
AP164	Waterloo Barn	Infrastructure	1813	361	278	230
AP165	Gatehouse South	Security Gate House South	1999	96	71	57
AP167	Old Garden Shop	Infrastructure		50	50	50
AP170	Mulberrys	Sports and leisure complex	1995	3,307	2,182	1,723
AP171	Groundsman Building	Infrastructure		35	32	32
AP172	Cricket Pavilion	Infrastructure		54	31	2
AP173	Garden Cottage	Mathews Cottage		183	142	131
AP174	Cricket Pavilion	Infrastructure		80	77	75
				294,737.4	283,082.3	171,078.2

C Appendix C





Planning documentation

The following documents are likely to be required to accompany future planning applications.

- Part 1 Application Forms
- Certificate of Ownership
- Location Plan, scale 1:2500, site edged red, other land in same ownership edged blue
- Existing and proposed site plans
- Existing and Proposed floor plans and elevations
- Street scene perspectives
- Environmental Statement*
- Tree Survey and Tree Report
- Landscape and Visual Impact Assessment
- Landscape Masterplan
- Landscape Design Report (to include a landscape strategy and landscape design principles for each Development area and other site compartments - parkland, woodlands, etc)
- Ecological Report(s)
- Planning Statement
- Design and Access Statement
- Heritage Statement **including Historic Landscape Assessment and Conservation Management Plan**
- Sustainability Statement
- Framework Travel Plan
- Transport Assessment
- **Parking Strategy**
- Drainage and Flood Risk Reports
- Contaminated Land Reports
- Employment Land Report
- Sports Needs Assessment
- Statement of Community Involvement
- Viability Appraisal **and Business Planning Model**
- Draft legal agreement

The Council's validation checklist can be found on the Council's website at the following link:-

http://www.cheshireeast.gov.uk/environment_and_planning/planning/planning_application_advice/making_a_planning_application/what_do_i_need_to_submit.aspx

*ENVIRONMENTAL STATEMENT

The ES is a legal requirement for large development proposals. It is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. This helps to ensure that the importance of the predicted effects, and the scope for reducing them, are properly understood by the public and the Council. Environmental Statements tend to be highly technical and lengthy documents. To make these more accessible to the non-professional reader there is a requirement for a Non-Technical Summary to also be submitted.

The Environmental Statement should describe the likely environmental effects of the redevelopment both during demolition and construction works and also when the development is complete. It should look at issues such as Transportation and Access, Noise and Vibration, Air Quality, Ground Conditions and Contamination, Surface Water Resources and Flood Risk, Visual Impact, Archaeology and Cultural Heritage, Ecology, and Cumulative Impacts. Measures which have been taken to avoid or reduce negative effects to the environment (i.e. mitigation measures) are identified where necessary.

Appendix E

Additional Points raised by Interested Parties to Consider when Drawing up Proposals.

ROUTES AND LINKAGES

East Cheshire Ramblers and others have suggested the following linkages may be particularly welcomed:

- Footpath radiating north east to link with Hocker Lane (Nether Alderley Bridleway BR39) and Over Alderley footpath FP13;
- Footpath radiating south east to join Nether Alderley footpath FP30 and Over Alderley footpath FP19;
- Footpath radiating north west to join Nether Alderley footpath FP33, Nether Alderley footpath FP34 and Nether Alderley footpath FP22;
- Dedicated footpath and cycleway inside perimeter wall adjacent to A34 linking Nether Alderley footpath FP30 and Nether Alderley footpath FP26;
- A footpath route linking the site to Nether Alderley Mill;
- Pedestrian routes inbetween individual housing areas.

All footpaths referenced above can be viewed at <http://maps.cheshire.gov.uk/CE/interactivemapping/#> and are indicatively shown in Figure 4.2.

ECOLOGY

Developers may wish to contact the British Trust of Ornithology for further advice regarding herons on this site.

WATER MANAGEMENT

United Utilities have requested the LPA point out that there are water mains and sewers present within and adjacent to the site that may need to be protected or diverted and any detrimental impact to this infrastructure

during development will need to be repaired at the cost of the developer. In addition, should network reinforcement be required to provide water to the site, this will also be at the cost of the developer. United Utilities offer a fully supported mapping service and recommend the applicant contact their Property Searches Team on 0870 751 0101 to obtain maps of the site. United Utilities also recommend that the developer contact them to discuss proposals at the earliest opportunity. United Utilities further recommend that surface water associated with any new development should be managed in accordance with the Surface Water Hierarchy with surface water discharged in the following order of priority:

- An adequate soakaway or some other form of infiltration system;
- An attenuated discharge to water course;
- An attenuated discharge to public surface water sewer;
- An attenuated discharge to public combined sewer.

Applicants wishing to discharge surface water to the public sewer will need to submit clear evidence to United Utilities demonstrating why alternative options are not available. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes. Given the scale of the site, it may be necessary to ensure the drainage proposals are part of a wider, holistic strategy which coordinates the approach to drainage between phases, between developers, and over a number of years of construction. On greenfield sites, applicants will be expected to demonstrate that the current natural discharge solution from a site is at least mimicked. On previously developed land, applicants should target a reduction of surface water discharge.

Landscaping proposals should consider what contribution the landscaping of a site can make to reducing surface water discharge. The treatment and processing of surface water is not a sustainable solution. Surface water should be managed at source and not transferred. Every option should be investigated before discharging surface water into a public sewerage network. A discharge to groundwater or watercourse may require the consent of the Environment Agency.

