



# Strategic Planning Board Update

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**Date:** Wednesday, 24th February, 2021

**Time:** 10.00 am

**Venue:** Virtual

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The information on the following pages was received following publication of the Board agenda.

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Please contact Sarah Baxter on 01270 686462  
E-Mail: [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk) with any apologies, requests for further information or to arrange to speak at the meeting

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**APPLICATION NO:** 18/2492N

**LOCATION:** Land South Of, Newcastle Road, Shavington

**PRPOSAL:** Approval of matters reserved in outline planning application 12/3114N (appearance, landscaping, layout and scale) for residential development comprising 157 dwellings (including 47 affordable homes), public open space and associated works

## **KEY ISSUES**

### **Landscape**

Additional information has been received from the applicant clarifying the provision of retention structures affecting the landscape buffer areas.

Satisfactory details of the location, design and construction of these features has been provided. These clarify that several, short sections of low walls (maximum height 1m) will be positioned at points adjacent to boundaries of proposed garden areas with the landscape buffer areas. Therefore the provision of retaining walls within the site is very limited and is only necessary to address specific, localised level changes of proposed garden areas, such as adjacent to the corridor of Cheer Brook.

As a result the retaining structures are not considered to be obtrusive features or result in any adverse impact on neighbouring properties. The retaining walls will be effectively screened by planting within the buffer areas and are also located outside the root protection areas of existing trees identified by the Arboricultural Impact Assessment.

## **RECOMMENDATION**

There is no change to the recommendation.

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