

Strategic Planning Board

Agenda

Date: Wednesday, 23rd July, 2025
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

Please note that members of the public are requested to check the Council's website the week the Strategic Planning Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision making meetings are audio recorded and the recordings will be uploaded to the Council's website

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**
2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have a pre-determination in respect of any item on the agenda.

For requests for further information

Contact: Jennifer Ashley

E-Mail: CheshireEastDemocraticServices@cheshireeast.gov.uk

To register to speak on an application please email: Speakingatplanning@cheshireeast.gov.uk

3. **Minutes of the Previous Meeting** (Pages 3 - 16)

To approve the minutes of the meeting held on 28th May 2025 as a correct record.

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Strategic Planning Board
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **24/4228/OUT - Outline planning permission with landscaping reserved for the erection of a care development (use class C2); entrance sign structure; public open space; green infrastructure; landscaping; access and associated infrastructure on Land off Peter De Stapleigh Way, Stapeley.** (Pages 17 - 50)

To consider the above application.

6. **25/1373/FUL - Erection of a two-storey office building and deployment base (sui generis) including associated storage facilities, car parking, landscaping, plant and ancillary works on Land to West of David Whitby Way , Basford East , Crewe.** (Pages 51 - 80)

To consider the above application.

Membership: Councillors S Edgar (Vice-Chair), D Edwardes, M Edwards, S Gardiner, M Houston, T Jackson, G Marshall, H Moss, B Puddicombe (Chair), H Seddon and L Smetham

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 28th May, 2025 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor B Puddicombe (Chair)

Councillors M Edwards, S Gardiner, T Jackson, G Marshall, H Moss,
H Seddon, L Smetham, M Muldoon and B Wye

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Robert Law, Planning Team Leader
Richard Taylor, Principal Planning Officer
Daniel Evans, Planning Team Leader
Paul Wakefield, Planning Team Leader
Neil Jones, Principal Planning Officer
Emma Fairhurst, Principal Heritage and Conservation Officer
James Thomas, Senior Planning and Highways Lawyer
Sam Jones, Democratic Services Officer

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Steve Edgar, Marilyn Houston and David Edwardes. Councillors Mike Muldoon and Ben Wye were present as substitutes.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness, the following declarations were made:

In relation to item 5, application 24/0999M, Councillor Brian Puddicombe stated that Members had all received an email from the applicant.

In relation to items 6 and 7, applications 24/4223/FUL and 24/4242/FUL, Councillor Gardiner stated that he was known to the public speaker in a professional manner, but they had not spoken about applications.

In relation to item 8, application 24/4287/FUL, Councillor Mike Muldoon stated that he knew the landowners and would leave the meeting for this item.

3 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 26 March 2025 be approved as a correct record.

4 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

5 24/0999M - ERECTION OF A 74 NO. BED CARE HOME (USE CLASS C2) WITH ASSOCIATED PARKING AND LANDSCAPING AT THE TOWERS AND PROGRESS MILL, PARSONAGE STREET, MACCLESFIELD

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Ward Councillor: Councillor Ashley Farrall

Agent / Applicant: Megan Sadler

RESOLVED:

For the reasons set out in the report, and the update report, the application be **APPROVED**, as **RECOMMENDED**, subject to a S106 Agreement to secure:

S106	Amount	Trigger
NHS	£52,762 towards improved health infrastructure facilities at Waters Green Medical Centre, Macclesfield	Pre-commencement

and the following conditions / informatives:

1. Commencement of development (3 years)
2. Development in accord with approved and amended plans
3. Materials to be submitted including details of surfacing
4. Details of window reveals to be submitted, approved and implemented with minimum reveal of 100mm
5. Details of fenestration to be submitted including colour (to be dark and not UPVC)
6. Details of recessed brickwork, including brick "soldier courses" and the external cladding to be submitted, approved and implemented
7. Details of scheme of public realm works to Park Green frontage to be submitted
8. Revised landscaping - submission of details
9. Landscaping (implementation)

10. Submission, approval and implementation of Arboriculture Arboricultural Impact Assessment and Method Statement
11. Submission, approval and implementation of a revised Tree Protection Scheme
12. Accordance with submitted Ecological Assessment
13. Nesting birds survey to be submitted
14. Submission, approval and implementation of a habitat creation method statement and a 30-year habitat management plan (Biodiversity Net Gain – Habitat Management Plan)
15. Submission, approval and implementation of an Ecological Enhancement Plan
16. Details of a sustainable surface water drainage scheme and a foul water drainage scheme to be submitted, approved and implemented
17. Accordance with submitted noise mitigation measures
18. Method statement for piling and floor floating to be submitted
19. Dust Management Plan for minimising dust emissions during demolition / construction to be submitted, approved and implemented
20. Accordance with submitted Electric Vehicle Charging Infrastructure and provided prior to first occupation
21. Any gas fired boilers to be low emission
22. Accordance with submitted Travel Plan
23. Phase I / II ground investigation and risk assessment to be submitted, approved and implemented
24. Verification report in accordance with remediation to be submitted and approved
25. Imported soil to be tested for contamination
26. Unforeseen contamination to be reported to LPA
27. 10% of energy to be secured from decentralised and renewable or low carbon sources
28. Programme of archaeological work in accordance with a written scheme of investigation to be submitted, approved and implemented
29. Parking provided in accordance with submitted details prior to first occupation
30. Construction Management Plan to be submitted, approved and implemented

Informatives:

1. NPPF
2. Biodiversity Gain Informative
3. Environmental Health Informatives

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

6 24/4223/FUL - FULL PLANNING PERMISSION FOR THE ERECTION OF A RETIREMENT LIVING DEVELOPMENT (CATEGORY 2 TYPE ACCOMMODATION) (USE CLASS C3); GREEN INFRASTRUCTURE; LANDSCAPING; ACCESS AND ASSOCIATED INFRASTRUCTURE ON LAND OFF PETER DE STAPLEIGH WAY, STAPELEY

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Agent / Applicant: Jon Suckley

RESOLVED:

For the reasons set out in the report, and the update report, the application be **APPROVED**, as **RECOMMENDED**, subject to a S106 Agreement to secure:

S106	Amount	Trigger
Affordable Housing - In lieu of on-site provision	financial Contribution of £229,095 towards off-site Affordable housing provision	Upon occupation of 20 th Apartment
NHS Healthcare	<p>A financial contribution of £44,296 (£904 per apartment)</p> <p>Calculated on following basis:</p> <ul style="list-style-type: none"> - Population served by surgery = 7,000 - Equivalent number of dwellings (at an average of 2.3 persons per dwelling) = 3,043 - Total cost of required primary care floorspace = £2,752,367 - Contribution cost per dwelling = £904 	Upon occupation of 20 th apartment
Contribution to outdoor sports facilities	<p>£55,108.90</p> <p>The financial contribution is calculated at £782.27 per bed space in apartments (to a maximum of £1,574.54 per apartment). The funds would be required on commencement of development and used in line with the Council's adopted Playing Pitch and outdoor Sports Strategy.</p>	Upon occupation of 20 th Apartment

And the following conditions:

1. Standard 3-year consent
2. Approved Plans
3. Materials
4. Full hard and soft landscape details
5. Implementation of landscaping
6. Submission of details for the treatment of verges of brick gabled elements and design of entrance (North east corner)
7. Revised drainage strategy to incorporate Sustainable Drainage Systems measures, subject to their suitability based on detailed ground investigations.
8. Details of levels
9. Implementation of approved Construction Environmental Management Plan (CEMP)
10. Use of Ultra-low emission boilers
11. Implementation of Residents travel plan
12. Approval of a contaminated land remediation strategy
13. Contaminated land verification report
14. Soil tests for contamination
15. Measures to deal with unexpected contamination
16. Submission of an ecological enhancement strategy.
17. Details of lighting to safeguard bats
18. Implement Hedgehog and Brown Hare Mitigation measures
19. Submission of updated badger survey prior to commencement
20. Submission and implementation of a detailed habitat management plan

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

7 24/4242/FUL - FULL PLANNING PERMISSION FOR THE ERECTION OF A RESIDENTIAL DEVELOPMENT (USE CLASS C3); PUBLIC OPEN SPACE; GREEN INFRASTRUCTURE; LANDSCAPING; ENTRANCE FEATURE WALL, ACCESS AND ASSOCIATED INFRASTRUCTURE ON LAND OFF PETER DE STAPLEIGH WAY, STAPELEY

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Agent / Applicant: Jon Suckley

RESOLVED:

For the reasons set out in the report, and the update report, the application be **APPROVED**, as **RECOMMENDED**, subject to a S106 Agreement to secure:

S106	Amount	Trigger
Education (primary/secondary/SEN)	£184,888	50% prior to Commencement of a dwelling, then 50% Prior to occupation 20 th dwelling (or 50% percentile dwelling)
Affordable Housing	30% (tenure split of 8 rented units and 4intermediate housing units).	Not more than of 50% of open market dwellings (sale/rent) shall be occupied until all affordable units within have completed and made ready for immediate occupation and use.
Arrangements for transfer to management company of all areas of planting /landscaping, POS/incidental open space Childrens play space, allotments/orchards and ecological areas		Prior to first occupation of the development

Contribution to outdoor sports facilities	<p>£56,316</p> <p>The financial contribution is £1,564 per family dwelling or £782.27 per bed space in apartments (to a maximum of £1,564.54 per apartment). The funds would be required on commencement of development and used in line with the Council's adopted Playing Pitch and outdoor Sports Strategy.</p>	50% prior to Commencement of a dwelling, then 50% Prior to occupation 20 th dwelling
NHS Healthcare	<p>Financial contribution of £36,160 (£904 per dwelling/ apartment)</p> <p>Calculated on following basis.</p> <ul style="list-style-type: none"> - Population served by surgery = 7,000 - Equivalent number of dwellings (at an average of 2.3 persons per dwelling) = 3,043 - Total cost of required primary care floorspace = £2,752,367 - Contribution cost per dwelling = £904 	Prior to occupation 20 th dwelling

And the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Details of facing materials
4. Details of hard surfacing treatments
5. Details of ground levels and finished floor levels
6. Submission of landscaping scheme
7. Implementation of landscaping

8. Details of Boundary treatment
9. Details for the provision of cycle storage and bin storage
10. Submission of Details for design of LAP
11. Submission of details of the main POS to include orchard, play and green gym items, short mown area for informal games, paths and seating. The approved scheme to be implemented in accordance with the approved details before first occupation of the development.
12. Revised drainage strategy to incorporate SUDS measures, subject to their suitability based on detailed ground investigations.
13. Provision of Ultra Low Emission Boilers
14. Implementation of Residents travel plan
15. Contaminated land – soil testing
16. Measures to deal with unexpected contamination
17. Implementation of Construction Environmental Management Plan (CEMP)
18. Implementation of measures to minimise the risk of harm to Hedgehog and Brown Hare during works on site
19. Safeguarding of nesting birds
20. Details of lighting to safeguard bats
21. Provision of ecological enhancement features
22. Submission and implementation of a detailed habitat management plan
23. Removal of Permitted Development Rights (Part 1 Classes A and E) for plots 2 – 8 & plots 10 -13 (inclusive).

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

Councillor Mike Muldoon left the meeting at this point.

- 8 **24/4287/FUL - RESIDENTIAL DEVELOPMENT (USE CLASS C3) INCLUDING THE CREATION OF A NEW VEHICULAR ACCESS OFF THE A534 ROUNDABOUT, LANDSCAPING, PUBLIC OPEN SPACE, ECOLOGICAL ENHANCEMENT AREA, INTERNAL ACCESS ROADS, GARAGES, CAR PARKING AND ASSOCIATED INFRASTRUCTURE. LAND SOUTH OF OLD MILL ROAD, SANDBACH**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Ward Councillor: Councillor Sam Corcoran
Agent / Applicant: Olivia Carr

RESOLVED:

For the reasons set out in the report, and the update report, the application be **APPROVED**, as **RECOMMENDED**, and delegated back to Head of Planning in consultation with the Chair, to consider the EA objection, subject to a S106 Agreement to secure:

S106	Amount	Triggers
Affordable Housing	Affordable housing	20% Affordable Provision (40 units) with a 67.5% to 32.5% tenure split between Affordable Rent and Intermediate Tenure (including shared ownership and rent to buy) Overage clause to be added into the S106 agreement to look at the profit made and a subsequent contribution to affordable housing.
Amenity Green Space and Play Provision	On site provision of Open Space and a NEAP. Scheme of Management to be submitted and approved	Shall be provided prior to the first occupation of 30% of the dwellings on the site.
Outdoor Sports Contribution	£299,609.41	To be paid prior to the occupation of the 120 th dwelling
NHS	£212,054	To be paid prior to the first occupation of the 120 th dwelling
Education	£879,516.00 (Primary) £577,332.00 (Secondary) £299,680.00 (SEN)	- Primary to be provided prior to first occupation of the 50 th dwelling - Secondary to be provided prior to first occupation of the 15 th dwelling - SEN to be provided prior to first occupation

And the following conditions:

1. Standard Time – 3 years
2. Approved Plans
3. At least 30% of the dwellings in housing developments should comply with the requirements of M4(2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings.
4. At least 6% of the dwellings in housing developments should comply with the requirement m4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.

5. Submission and approval of a scheme for acoustic mitigation
6. Submission and approval of a scheme for odour mitigation
7. Low emission boiler provision
8. Phase II Contaminated Land report to be provided
9. No development to commence until a Remediation Strategy has been submitted and approved.
10. Contaminated land – importation of soil
11. Contaminated land – unexpected contaminated land
12. Construction Management Plan to be submitted and approved
13. Materials to be submitted and approved
14. Cycle parking provision to be submitted and approved. The cycle parking shall comply with the specifications set out in Cheshire East's "Cycle parking guide for new residential developments
15. Compliance with the submitted Arboricultural Impact Assessment and Tree Protection.
16. Submission of a scheme for the provision of Biodiversity Net Gain
17. Submission, approval and implementation of a management plan to ensure the delivery and monitoring of the BNG measures
18. Submission and approval of a scheme for the removal of non-native invasive species
19. Hedgehog mitigation (Reasonable Avoidance Measures)
20. Provision of the cycle/pedestrian links onto Laurel Close and Houndings Lane (x2)
21. Submission and approval of a scheme for a mammal ledge
22. Nesting birds – timing of works
23. Lighting to be submitted and approved.
24. Ecological Enhancement Management Plan compliance with the submitted details – the details shall include hedgehog friendly fencing.
25. Submission and approval of a drainage strategy.
26. Prior to the first occupation of the development the improved roundabout access and off-site highway works shall be fully implemented and operational.
27. 10% of energy needs to be from renewable or low carbon energy
28. Obscure glazing requirement – Apartments at plots 15-18 first-floor windows facing north east and first floor side windows on plots 23 and 59.
29. Boundary Treatment – including any fencing to the PROW, the drainage basin and any highway safety barriers
30. Detailed designs of the retaining structures to be submitted and approved.
31. Landscaping (including food growth/production) to be submitted
32. Landscaping to be implemented
33. Landscaping Management Strategy to be submitted and approved
34. Hard landscaping to be submitted and approved.
35. Details of the themed NEAP equipment and play-on-the-go equipment to be submitted and approved.
36. Details of an emergency access onto Houndings Lane shall be submitted and approved.

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head

of Planning in consultation with the Chair of the Strategic Planning Board (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

Should the application be the subject of an appeal, approval is given to enter into a S106 Agreement with the following Heads of Terms:

S106	Amount	Triggers
Affordable Housing	Affordable housing	20% Affordable Provision (40 units) with a 67.5% to 32.5% tenure split between Affordable Rent and Intermediate Tenure (including shared ownership and rent to buy) Overage clause to be added into the S106 agreement to look at the profit made and a subsequent contribution to affordable housing.
Amenity Green Space and Play Provision	On site provision of Open Space and a NEAP. Scheme of Management to be submitted and approved	Shall be provided prior to the first occupation of 30% of the dwellings on the site.
Outdoor Sports Contribution	£299,609.41	To be paid prior to the occupation of the 120 th dwelling
NHS	£212,054	To be paid prior to the first occupation of the 120 th dwelling
Education	£879,516.00 (Primary) £577,332.00 (Secondary) £299,680.00 (SEN)	- Primary to be provided prior to first occupation of the 50 th dwelling - Secondary to be provided prior to first occupation of the 15 th dwelling - SEN to be provided prior to first occupation

Councillor Mike Muldoon returned to the meeting at this point.

9 24/5075/FUL - DEVELOPMENT OF A BATTERY ENERGY STORAGE SYSTEM (BESS) WITH ASSOCIATED INFRASTRUCTURE, ACCESS, DRAINAGE AND LANDSCAPING. LAND WEST OF WOODFORD ROAD, POYNTON

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Agent / Applicant: Hanna Mawson

RESOLVED:

For the reasons set out in the report, the application be **APPROVED**, as **RECOMMENDED**, subject to conditions and receipt of satisfactory responses from Cheshire Fire and Rescue and the LLFA:

1. Commencement of development – 3 years
2. Development in accordance with approved plans
3. Temporary period – 40 years
4. Removal in event development ceases to export electricity
5. Scheme of restoration to be submitted
6. Materials as application
7. Development to be carried out in accordance with the Construction Ecological Management Plan
8. Updated badger survey to be submitted
9. Ecological Enhancement Plan to be submitted
10. Habitat Creation Method Statement and 30-year Habitat Management and Monitoring Plan to be submitted
11. Biodiversity Gain Plan to be submitted
12. Landscape scheme to be submitted
13. Implementation of landscape scheme
14. 30-year landscape management plan to be submitted
15. Site access arrangement and visibility splays
16. Development to be carried out in accordance with the submitted Construction Traffic Management Plan
17. Imported soil to be tested for contamination
18. Actions in the event of any unidentified contamination being found
19. Reporting of contamination during lifetime of development
20. Development to be carried out in accordance with submitted drainage details
21. Development to be carried out in accordance with submitted Arboricultural Impact Assessment
22. Existing and proposed levels to be submitted.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

Councillor Garnet Marshall left the meeting at this point and did not return.

10 LOCAL LISTED BUILDING CONSENT ORDERS FOR CREWE RAILWAY COTTAGES, CREWE

Consideration was given to the above planning application.

RESOLVED:

For the reasons set out in the report, and the update report, that the Strategic Planning Board:

1. Approve the 4 Local Listed Building Consent Orders for the following:
 - All of Betley Street
 - All of Dorfold Street
 - All of Tollitt Street
 - 16 properties on Victoria Street
2. Conditions in relation to the order are delegated to Head of Planning level, in accordance with the principles of the Local Listed Building Consent.

The meeting commenced at 10.30 am and concluded at 3.30 pm

Councillor B Puddicombe (Chair)

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Application No: 24/4228/OUT
Application Type: Outline Planning
Location: Land Off Peter De Stapleigh Way, Stapeley, Cheshire East,
Proposal: Outline planning permission with landscaping reserved for the erection of a care development (use class C2); entrance sign structure; public open space; green infrastructure; landscaping; access and associated infrastructure.
Applicant: Muller Property Group

Expiry Date: 24 February 2025

SUMMARY

This application proposes outline approval for the development of a three storey, 80 -bed care home (use class C2), including public open space, access and associated infrastructures. The outline application seeks approval for access, layout, appearance and appearance, with only landscaping reserved for future approval.

The proposed development would result in residential development located within “open countryside” beyond the Nantwich Settlement Boundary in conflict with policies PG6 of the CELPS and GS1 and H5 of the SBNP and the development plan as a whole. However, the Council is unable to demonstrate a five-year supply of housing and paragraph 11d of the NPPF is engaged.

However, the NPPF seeks to significantly boost the supply of housing unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is with particular regard to directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes, individually or in combination.

The NPPF emphasises that an overall aim in delivering a sufficient supply of housing should be to meet the needs of groups with specific housing requirements and provide an appropriate mix of housing for the local community. It is therefore important that the needs of groups with specific housing requirements are addressed, such as for older people, and clearly this would include residential and specialist accommodation provided by care homes.

Disbenefits

- The proposed development would result in residential development within the open countryside located beyond the Nantwich Settlement Boundary
- loss of approved mixed-uses including an identified for a primary school (albeit there is no reasonable prospect of a school being delivered.)

Benefits

- The proposal would result in the creation of an 80-bedroom care home which will contribute towards the Council's 5 year housing land supply.

- The proposal would also go some way to help the Council meet the significant identified need for care home accommodation (Class C2).
- The proposed development will have indirect economic benefits including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.
- Social and health benefits resulting from the provision of the 80-bed care home including specialist nursing and dementia care
- The site is sustainably located given its location on the edge of a Key Service Centre with good accessibility to local services and facilities
- Significantly enhance provision of POS at heart of Maylands Park development
- The development is of good overall design. Given the urbanised context of the site in this edge of settlement location, this scheme would not be out of character with recent development in locality and at Maylands Park including the phase 1 housing development and recently approved retirement living apartments on the adjoining site.

Neutral

- The layout and design of the scheme would not harm residential amenity
- The development is acceptable in terms of its impact upon the highway network.
- The proposals do not result in any significant ecological impacts and is acceptable subject to the imposition of planning conditions
- The proposal would not result in any significant flood risk/drainage issues
- The proposal would not result in an unacceptable impact on air quality with mitigation secured through planning conditions.
- The impact on healthcare provision can be mitigated through a financial contribution secured through a S106 agreement

On this basis, the proposal is for sustainable development which would bring environmental, economic and social benefits and is therefore considered to be acceptable in the context of the relevant policies of the adopted Cheshire East Local Plan Strategy, the Site Allocations Development Policies Document and the NPPF

RECOMMENDATION: APPROVE, Subject to the completion of Section 106 Agreement and conditions

1. DESCRIPTION OF SITE AND CONTEXT

The application site comprises part of the mixed-use development on land to the south of Peter Destapleigh Way which was granted outline planning approval (12/3747N) on appeal by the Secretary of State on 15th July 2020. The wider development is known as Maylands Park.

Reserved Matters Approval 23/2566N was granted by outline planning approval 12/3747N for Phase 2 of the mixed-use development comprising a Local Centre and Employment Development. The care home proposed by this application will occupy the site identified to accommodate a primary school indicated as part of the overall mixed-use scheme.

To the south of the application site is the first phase of the mixed-use scheme for which reserved matters approval (22/3170N) was granted for a residential development of 188 dwellings, associated infrastructure and open space and ecological areas pursuant to outline planning approval 12/3747N. Approved plots of Phase 1 adjoin the southern site boundary.

An access road was approved (12/3746N) to serve the mixed-use scheme from the existing traffic light junction off Peter Destapleigh Way.

The site is a generally flat parcel of former agricultural land.

2. PROPOSALS

This application proposes outline approval for the development of a three-storey, 80-bed care home (Use class C2), including public open space, access and associated infrastructures. The outline application seeks approval for access, layout, appearance and appearance with only landscaping reserved for future approval.

This application is one of recent three planning applications submitted in relation to land essentially forming Phase 2 of the approved mixed-use development within the site known as Maylands Park.

The two other applications within the Phase 2 were resolved to be approved by SPB on 28th May 2025 subject to the completion of S106 agreements. These applications are;

- A full planning application (24/4242/FUL) seeks approval for a residential development of 40 units with associated landscaping and infrastructure. on the opposite (eastern) side of the access road serving the wider site.
- A full planning application (23/4223/FUL) proposing the development of a retirement living scheme of 49 apartments (McCarthy & Stone) sited along the Maylands Park spine road and in front of the proposed care home scheme.

An area of public open space (2776 sq m) is also proposed as part of this scheme and located immediately to the west of the care home itself. This area of open space adjoins that proposed to serve the Anwyl housing development (24/4242/FUL) which in turn enlarges the POS for the approved David Wilson Homes residential scheme (Phase 1 - 22/3170N) located at the centre of Maylands Park scheme.

Access to the care home development will be via the access road leading southward from the traffic light junction on Peter Destapleigh Way which was also granted full planning approval (12/3746N) on appeal by the Secretary of State on 15th July 2020. Planning permission (21/1703N) was also subsequently granted for a section of internal spine road leading on from the southern end of the access road to serve the approved mixed-use scheme. This has now been constructed.

A single access point would be located on the spine road, providing access to the proposed retirement scheme (23/4223/FUL) which will then lead to the proposed Care Home Development and its parking area.

3. RELEVANT PLANNING HISTORY

23/2566N - Reserved matters application pursuant to outline planning permission ref: 12/3747N for the appearance, scale, layout, and landscaping for Phase 2 mixed-use development including employment development (comprising office and warehouse and light industrial buildings) and local centre with parking, service yards and associated infrastructure. Approved 12th February 2024

22/3170N - Reserved matters application pursuant to outline planning permission 12/3747N for the appearance, scale, layout and landscaping for Phase 1 residential development (Use Class C3) including internal access roads, public open space including

NEAP, village green, community orchard and ecological areas, parking and associated infrastructure. Approved 26th May 2023

21/1703N - Full planning application for an internal spine road to serve land South of Peter Destapleigh Way. Approved 24th December 2021

12/3747N - Proposed residential development for up to a maximum of 189 dwellings; local centre (Class A1 to A5 inclusive and D1) with a maximum floor area of 1,800 sq.m Gross Internal Area (GIA); employment development (B1b, B1c, B2 and B8) with a maximum floor area of 3,700 sq. m GIA; primary school site; public open space including new village green, children's play area and allotments, green infrastructure including ecological area; access via adjoining site B (see below) and new pedestrian access and associated works Allowed on Appeal 15th July 2020 (Ref APP/R0660/A/13/2197532)

12/3746N - New highway access road, including footways and cycleway and associated works. Allowed on appeal 15th July 2020 (Ref APP/R0660/A/13/2197529)

4. NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

5. DEVELOPMENT PLAN POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.

6. POLICIES

Cheshire East Local Plan Strategy (CELPS)

MP 1 - Presumption in Favour of Sustainable Development.
PG 1 - Overall Development Strategy
PG 2 - Settlement Hierarchy
PG 6 - Open countryside
PG 7 - Spatial Distribution of Development
SD 1 - Sustainable Development in Cheshire East
SD 2 - Sustainable Development Principles
SE 1 - Design
SE 2 - Efficient Use of Land
SE 3 - Biodiversity and Geodiversity
SE 4 - The Landscape
SE 5 - Trees, Hedgerows and Woodland
SE 6 - Green Infrastructure
SE 8 - Renewable and Low Carbon Energy
SE 9 - Energy Efficient Development

SE 12 - Pollution, Land contamination and Land instability
SE 13 - Flood Risk and Water Management
CO 1 - Sustainable Travel and Transport
CO 2 - Enabling Business Growth Through Transport Infrastructure
CO 4 - Travel Plans and Transport Assessments
IN 1 - Infrastructure
IN 2 - Developer Contributions
SC 1 - Leisure and Recreation
SC 2 - Indoor and Outdoor sports Facilities
SC 3 - Health and Well-Being.
SC 4 - Residential Mix.
SC 5 - Affordable Homes.

Site Allocations and Development Policies Document (SADPD)

PG 9 - Settlement boundaries
GEN1 - Design principles
GEN 7 - Recovery of planning obligations reduced on viability grounds
ENV1 - Ecological network
ENV2 - Ecological implementation
ENV3 - Landscape character
ENV5 - Landscaping
ENV6 - Trees, hedgerows, and woodland implementation
ENV7 - Climate Change
ENV12 - Air quality
ENV 14 - Light pollution.
ENV 16 - Surface water management and flood risk.
ENV15 - New development and existing uses
ENV16 - Surface water management and flood risk
RUR 5 - Best and most versatile agricultural land.
RUR 6 - Outdoor sport, leisure and recreation outside of settlement Boundaries.
HOU 1 - Housing mix.
HOU 2 - Specialist housing provision.
HOU 8 - Space, accessibility and wheelchair housing standards.
HOU 12 - Amenity.
HOU 13 - Residential standards.
HOU 14 - Housing density.
HOU 15 - Housing delivery.
INF1 - Cycleways, bridleways and footpaths
INF3 - Highways safety and access
INF9 – Utilities
REC 2 - Indoor sport and recreation implementation
REC3 - Green space implementation
REC5 - Community facilities

Stapeley & Batherton Neighbourhood Plan (SBNP)

The SBNP was made on the 19 March 2018.

Policy GS 1 - Landscape and the Countryside.
Policy GS 2 - Open Space
Policy GS 3 - Woodland, Trees, Hedgerows, Walls, Boundary Treatment and Paving
Policy GS 5 - Environmental Sustainability of buildings and adapting to climate change
Policy GS 6 - Biodiversity
Policy T 1 - General Transport Considerations.
Policy T 2 - Pedestrian and cycle routes.

Policy T 3 - Footpaths, Cycleways and Bridleways.
Policy T 4 - Bus Services
Policy T 5 - Improving Air Quality
Policy T 6 - Identification of underground utility assets
Policy C 1 - Existing and New Facilities
Policy C 2 - New Business
Policy C 3 - Scale, Design and Amenity
Policy AWB 1 - Accessible GP practices
Policy AWB 2 - Services for the elderly, disabled and for mental health.
Policy AWB 3 - Provide for the sports needs of residents
Policy AWB 4 - Community Facilities.
Policy AWB 5 - Communications Infrastructure
Policy H1 - Housing Development.
Policy H2 - Housing to meet Local Housing Needs.
Policy H3 - Tenure Mix.
Policy H4 - Design.
Policy H5 - Settlement Boundary.

7. RELEVANT SUPPLEMENTARY PLANNING DOCUMENTS OR GUIDANCE

Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

Housing SPD
Developer Contributions SPD
Biodiversity and Net Gain SPD
Environmental Protection SPD
SuDS SPD
Cheshire East Design Guide SPD

8. CONSULTATIONS

Environmental Protection: No objection subject to conditions with regard to the remediation of contamination and implementation of the submitted ravel plan. Standard informatives are recommended relating to hours of construction, Piling, floor floating and dust management.

CEC Highways: No objection.

United Utilities: No objection but a condition is recommended for details of a sustainable surface water drainage scheme and a foul water drainage scheme.

Flood Risk: No objection.

Strategic Housing: No Objection. This application is for a 80-bedroom care home (use class C2) and there is no requirement for affordable housing provision.

NHS - Comment. A financial contribution of £904 per bedroom to be secured through S106 agreement is required to mitigate impact on healthcare provision.

Adult Social Care - Comment;

- Further information was requested around the care type (nursing, residential or dementia), the proposed number of bedrooms, recruitment/workforce retention strategy and pricing strategy

- There does not appear to have been consideration of alternative provision i.e. extra care housing which is aligned to supporting and optimising independence in a community environment or the provision of more specialist care i.e. End of Life / Advanced Dementia Care.
- Adult Services also wished to review the demand and capacity data which has informed the modelling accounting for the current number of care homes already built, vacancies within the care homes and new care home applications already approved and in the building stages given the Council's direction of home first /independent living.

Following its review of the proposals, including the HPC Care Home Needs Assessment and clarifications provided by the applicant, Adult Services raise no objection to the development)

Stapeley Parish Council: No comments received.

9. REPRESENTATIONS

One representation has been received raising the following issues.

- The previous consent (12/3747N) states S106 contributions for public transport improvements, including maintaining the 73 services at 4 a day, 6 days a week and new bus stops along Peter Destaplegh Way. These have yet to be built. No buses go past the site - meaning the bus stops are redundant, and the 73 has been cut and replaced with a 53 between Audlem, Nantwich and Leighton Hospital.
- Older people are more reliant on public transport and ensuring they can access it is paramount, especially walking distance to a bus stops /service which at present do not exist.
- Instead, contributions should be sought towards a new two-hourly bus service between Nantwich and Crewe. This service would pass Nantwich Bus Station, Nantwich Railway Station, Wellington Road, Peter Destaplegh Way, before heading to London Road and following the 39 to Crewe. This would offer a regular service to Crewe Railway Station for onward rail links, and Crewe town centre for banks and theatre.

10. OFFICER APPRAISAL

10.1 Principle of development

The application site lies outside of the defined settlement boundary for Nantwich and consequently within the area defined as 'open countryside'.

Consequently, these proposals for residential development do not represent a form of development that would normally be allowed in the open countryside (under Policy PG6) and represent a departure from the development plan.

Policy PG6 is consistent with Policies GS1 and H5 of the Stapeley and Batherton Neighbourhood Plan (SBNP) which seeks to restrict housing development in the open countryside in a similar manner. Although Policy H5 states that, "the focus for development will be on sites within or immediately adjacent to the Nantwich Settlement Boundary, with the aim of enhancing its role as a sustainable settlement whilst protecting the surrounding countryside" it adds that, " Outside the settlement boundary any development is subject to the Cheshire East Local Plan Strategy Countryside Policy PG 6 and other relevant policies of this Plan"

Importantly, in this case, reserved matters applications 22/3170N (phase 1 for residential uses) and 23/2566N (phase 2 for employment, commercial and mixed-uses) in line with the outline consent granted by the Secretary of State have been approved. The proposed care home and associated area of POS will occupy the remaining land within Maylands Park that adjoins phases 1 and 2, and which was indicated for the site of primary school in conformity with the mixed-use scheme of outline approval 12/3747N.

The proposed development would not comply with the requirements of policy PG6 of the CELPS or Policies GS1 and H5 of the SBNP. The proposal would therefore represent a departure from the Development Plan as a whole. However, planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework (“NPPF”) requires that planning decisions apply a presumption in favour of sustainable development. As set out at paragraph 11d if there are no relevant development plan policies, or the policies which are most important for determining the proposal are out of date, planning permission should be granted, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. This is with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes, individually or in combination.

The NPPF defines that being ‘out of date’ in the context of housing proposals includes situations where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Consequently, the Council’s housing land supply position and performance in terms of the housing delivery test are therefore material considerations to take into account when assessing the benefits arising from housing schemes.

10.2 Housing Land Supply

The Cheshire East Local Plan Strategy was adopted on the 27th July 2017 and forms part of the statutory development plan. The plan sets out the overall strategy for the pattern, scale and quality of development, and makes sufficient provision for housing (36,000 new dwellings over the plan period, equating to 1,800 dwellings per annum) in order to meet the objectively assessed needs of the area.

As the plan is more than five years old, deliverable housing land supply is measured using the local housing need figure (plus 5% buffer), which is currently 2,603 dwellings per year rather than the LPS figure of 1,800 dwellings per year.

The National Planning Policy Framework (NPPF) identifies the circumstances in which relevant development plan policies should be considered out-of-date. These include:

- Where a local planning authority cannot demonstrate a five year supply of deliverable housing sites (with appropriate buffer) or:
- Where the Housing Delivery Test Measurement indicates that the delivery of housing was substantially below (less than 75% of) the housing required over the previous three years.

In accordance with the NPPF, the council produces an annual update of housing delivery and housing land supply. The council's most recent Housing Monitoring Update (base date 31 March 2024) was published in April 2025. The published report identifies a deliverable five year housing land supply of 10,011 dwellings which equates to a 3.8 year supply measured against the five year local housing need figure of 13,015 dwellings.

The 2023 Housing Delivery Test Result was published by the Department for Levelling Up, Housing & Communities on the 12 December 2024 and this confirms a Housing Delivery Test Result of 262%. Housing delivery over the past three years (7,392 dwellings) has exceeded the number of homes required (2,820). The publication of the HDT result affirms that the appropriate buffer to be applied to the calculation of housing land supply in Cheshire East is 5%.

In the context of five-year housing land supply, relevant policies concerning the supply of housing should be considered out-of-date and consequently the 'tilted balance' at paragraph 11 of the NPPF is engaged.

10.3 Need for Care Home Development

Paragraph 61 of NPPF states that the overall aim in respect of delivering a sufficient supply of housing should be to meet the needs of group with specific housing requirements and provide an appropriate mix of housing for the local community. NPPF (para 63) adds that it is important that the needs of groups with specific housing requirements are addressed, such as for older people and clearly this would include residential and specialist accommodation provided by Care Homes.

Policy HOU2 of the SADPD advises that the delivery, retention and refurbishment of supported and specialist housing, which meets an identified need, will be supported. Supported and specialist housing should be designed to satisfy the requirements of the specific use or group it is intended for, whilst being adaptable and responsive to changing needs over the lifetime of the development and meet the requirements of other relevant local plan policies.

As set out in the SADPD (para 8.8), there is likely to be a substantial increase in the number of people in older age groups in Cheshire East over the period to 2030. Most of these older people will already live in the area and whilst many will not move from their current homes, those that do are likely to be looking for suitable housing.

This position is reflected by the care home needs assessment which has been submitted in support of the planning application produced by HPC. Following its review of the proposals, Adult Services have accepted the demand and capacity data set out in the HPC assessment, which takes into current number of care homes already built, vacancies within the care homes and new care home applications already approved throughout Cheshire East.

The HPC assessment concludes that the proportion of local persons in the Borough over the age of 85 is 40% higher than the national profile. More locally, the number of persons in the Nantwich study area aged 85+ is forecast to rise by 59% by 2040 – outstripping the national rate of increase. There are 10 care homes for older persons within a 3-mile radius of the site. These facilities provide 492 registered care beds, with 362 of these comprising en-suite bedrooms. The assessment considers that an opening date in 2026, the current analysis suggests an outstanding need of 111 beds, with this figure increasing to 164 in 2030.

The applicant has clarified in response to detailed queries raised by Adult Services concerning the future operation of the proposed care home, that as this an outline application the precise format of care will be decided by the care operator. Nevertheless, the current proposal is for an 80-bed care home providing care and support for those who for example have developed a serious medical condition or early onset dementia or require end of life care.

The Council's Strategy is "Home First" which is proving very effective in optimising independence for as long as possible, reducing the need for care home placements across the borough as more people are supported to remain independent in their own home. The Strategy builds on primarily supporting people at home, able to offer appropriate levels of care and support in a range of environments.

Given that the proposal would potentially include specialist dementia care including care for dementia/ end of life residents, then it is considered that 'homes first' approach is not reasonable for such specialist provision.

Having regard to this need and the mix of residential and specialist provision, the proposal is found to be acceptable as it would deliver 80 bed care units which would help relieve some of this identified unmet need including the provision of specialist dementia care. Accordingly, the proposal would comply with Policy HOU 2.

10.4 Sustainable Location and Accessibility

The site is located on the edge of Nantwich, which is identified by the CELPS as a Key Service Centre. Nantwich as noted within the CELPS, has a good range of local services, (healthcare, public houses, shops, community facilities, sports provision and places of worship etc), access to public transport (rail and bus) and access to employment.

Furthermore, in granting outline planning approval (12/3747N) on appeal for the mixed-use scheme, which includes this site, the Secretary of State considered that the mixed-use site to which included significant housing development (188 dwellings – phase 1) to be in a sustainable location and noted that Nantwich is one of the preferred locations for development in the CELPS.

The recently approved retirement living scheme (24/4223/FUL) and residential development (24/4242/FUL) will replace the previously approved employment and local centre forming phase 2. Although this would result in highly accessible employment and local facilities not being provided at the heart of Maylands Park, the site is nevertheless within walking/cycling distance of community hall, retail centre and other amenities within the wider Stapeley neighbourhood.

In terms of pedestrian and cycling accessibility the site itself can access a segregated footway / cycleway provided on the northern side of Peter Destapleigh Way. The site is also well placed to access bus services along Audlem Road.

The development site is therefore sustainably located given its location on the edge of a Key Service Centre and would minimise the dependence on the use of the private car.

10.5 Efficient Use of Land

This site is contained between housing development being implemented to the south and also and to the east that already benefits from full consent (which remains extant), and this could be developed in accordance with the permissions already granted constituting a deliverable "fall back" position. In addition, SPB has resolved to approve a retirement

living complex (24/4223/FUL) to essentially replace the previously approved commercial local centre which adjoins the eastern site boundary subject to the completion of a S106 agreement.

In overall terms it is considered that given the urbanised context of the site in this edge of settlement location, this scheme would not be out of character with recent development undertaken and approved within the locality and is therefore appropriate.

The proposed care home and the associated area of POS will occupy land adjoining phases 1 and 2 which was indicated for the site of primary school in conformity with the mixed-use scheme of outline approval 12/3747N. However, the Outline Permission simply required the part of the site to be reserved to accommodate a primary school. It is not subject to any detailed planning approval and nor does the S106 agreement require its provision to be funded through the mixed-use development. In addition, the Council's Education Team have not identified that a new school is required to be provided on this site to meet a forecasted need for primary pupil places in Nantwich since outline approval (12/3747N) was granted in 2020.

In these circumstances, and whilst identified as a site for a primary school, there is no justification to prevent alternative development of this land including the provision of the proposed care home and additional POS.

10.6 Design

Policies SD2 and SE1 of the CELPS expect that development proposals consider the wider character of a place in addition to that of the site and its immediate context, to ensure that it reinforces the area in which it is located. These principles are also reflected in the CEC Design Guide.

The importance of securing high quality design is specified within the NPPF and Policies SE1, SD1 and SD2 of the CELPS, GEN1 of the SADPD and the Cheshire East Design Guide. In particular, development proposals should consider the wider character of a place in addition to that of the site and its immediate context, to ensure that it reinforces the area in which it is located. These principles are echoed by SNP Policy H4 and also reflected in the CEC Design Guide.

The development essentially comprises a distinctive and contemporary three-storey building. The Council's Design Officer advises the design is generally positive and well considered, founded on strong sustainability principles. Whilst there are no specific issues with the architecture, the Design Officer considers that ideally ceramic surrounds to bays could extend to enclose the 3rd floor of the building as well.

The extent of hard surface/car parking was previously a concern. Further planting has been included but perhaps more could have been achieved to reduce the extent of hard surface and deliver landscape quality. Details of landscaping will however be considered at the reserved matters stage.

The Design Officer initially raised concerns of potential overshadowing of the courtyard space was highlighted and a shading study suggested. However, in light of a changing climate and increasing temperatures, it is accepted that these shaded areas may provide invaluable spaces at times of elevated temperatures.

The use of green roofs and low intensity living walls (climbers) are acknowledged as positive elements, but it is recommended that surface-based SuDS also be employed in

the landscaping. The Design Officer notes that permeable paving appears to have been incorporated but there is no indication of rainwater harvesting or bio-retention (e.g. rain gardens) nor the greening of the bin and bike stores. These SuDS additions would further enhance the development's environmental credentials and design quality.

Details have not been provided of the design of the proposed area of POS. However, this space needs to be designed cohesively with the adjoining POS secured for the Anwyl housing site (24/4242/FUL) and the Phase 1 POS within Maylands Park. Details of layout and design of the care home POS will be secured through a planning condition and details of landscaping being addressed at the reserved matters stage.

The Design Officer recommends that all ground floor bedrooms have defined boundary landscaping to help create a defensible edge to footpaths, car parking and communal gardens. A condition is recommended to ensure this is secured.

Design Conclusion

Whilst this is generally a positive and progressive scheme, suggested changes such as the inclusion of greater SuDS have not been made. However, these issues which relate landscape design/drainage strategy for the site can be addressed through suitably worded planning conditions.

The proposed design would be acceptable in terms of its appearance subject to condition securing the use of high-quality materials. It would provide an attractive form of development at the heart of the Maylands Park scheme. The design is therefore found to be acceptable and in accordance with Policies SE 1 and SD 2 of the CELPS.

10.7 Housing

Policy HOU 2 of the adopted Site Allocations and Development Policies document (SADPP) states that affordable housing provision is required for specialist housing, where independent dwellings are formed.

The Councils adopted Housing Supplementary Planning document (HSPD) and Policy SC5 (affordable homes) in the Cheshire East Local Plan Strategy (CELP) sets out the thresholds for affordable housing provision in the borough. However, this application proposes an 80-bedroom care home (Class C2) which does not include independent dwellings, and consequently there is no requirement for the provision of affordable housing in this case.

10.8 Highways

Background

It was established under full planning approval 12/3746N (access road) that the access to the mixed-use development known as Maylands Park would be via the traffic light-controlled junction of Peter Destaplegh Way and Pear Tree Field.

The detailed junction arrangements for the access road with Peter Destaplegh Way were approved under full planning approval 12/3746N. In addition, there is a separate approval (21/1703N) for the main internal spine road serving the site which connects with the southern end of the approved access road leading to the junction with Peter Destaplegh Way (12/3746N). This route incorporates a cycle way/ footway which provides reasonably direct access from the mixed-use site to the primary school located off Pear Tree Field via pedestrian crossing facilities at the traffic light-controlled crossroads junction.

Much of this highway infrastructure has been provided and will now be utilised to serve Maylands Park, including this proposed care home development, the Anwyl residential development of 40 units (24/4242/FUL) and proposed retirement living scheme of 49 apartments (24/4223/FUL).

It should also be noted that the mixed-use development approved on appeal is bound by the terms of the S106 agreement, to secure highway contributions: including financial contribution towards a bus service, provision of new bus stops and for a pedestrian crossing on Peter Destapleigh Way (position to be agreed).

Highway Assessment

The access to the site is in the same location as the previously approved access from the spine road to the local centre. This access is proposed to serve this site and also that of the recently approved retirement living apartments (24/4223/FUL). The design of the access road is agreed and suitable to provide access to both sites.

Parking

A total of 34 car parking spaces provided, 3 of these being accessible spaces and 4 EV spaces. This is a Class C2 residential use with care being provided for residents, the recommended standards in the CELPS require significantly more parking spaces than is proposed, although the Highway Officer considers that CEC parking standards are quite onerous particularly in respect of the spaces required for residents, given it is not likely that people requiring care will be driving on a regular basis. Therefore, if parking is excluded for residents, it is considered that the parking provision meets requirements for staff and visitors. There are also spaces being provided near to the entrance for drop off.

Traffic Impact

The Highway Officer advises that the traffic generation of this care facility is low, trips to and from the site being mainly made by staff and visitors and can be easily accommodated on the road network without undue problems arising.

Summary

The access to site is an extension of a previously accepted road design serving a commercial development and is suitable to serve this care home and the adjacent retirement living scheme.

34 car parking spaces are provided within the car park to serve the care home. This level of provision is below recommended standards for care homes. Although, there are some opportunities to a small number of additional parking spaces, this has to be balanced against the need for the development to incorporate good levels of landscaping around the building and also the CEC Highway Officer's view that in the main, residents of care homes of this type (Class C2) are unlikely to drive.

10.9 Healthcare provision

The NHS Cheshire and Merseyside ICB request a financial contribution from the development to offset the impact of the development on local health care provisions and help fund necessary improvements to GP Practices. Importantly, the NHS set out that the current model of primary care provision generally focuses on a shift away from smaller GP practices to larger scale premises that accommodate a range of healthcare services. Consequently, an operationally efficient primary healthcare facility should accommodate a minimum of 7,000 registered patients.

This contribution equates to £904 per care home bedroom (total £72,320) and calculated on the following basis.

- Population served by surgery = 7,000
- Equivalent number of dwellings (at an average of 2.3 persons per dwelling) = 3,043
- Total cost of required primary care floorspace = £2,752,367
- Contribution cost per dwelling = £904

This contribution per dwelling will contribute to the capital cost of primary healthcare provision. In particular further information has been provided identifying improvements to the following GP Practices;

- Nantwich Health Centre (Tudor Surgery, Kiltarn Medical Centre and Nantwich Health Centre)
 - optimisation of existing duplicated rooms (x3 practices in one building) and reception areas to create additional x4 clinical rooms of 1st floor and x3 clinical rooms on 2nd floor – associated costings indicated at £450,000
 - 3 storey extension to the rear of the practice – indicative cost circa £2.3 million (including installation of 3rd lift shaft for patient access)
- Wrenbury Medical Practice
 - Expansion into car park and creation of 2 storey extension – Landlord feasibility costings advised at £780,000

However, Muller Property Group has disputed the justification for this financial contribution and include a legal opinion to that effect, notwithstanding the additional information provided by the NHS above. It is considered that the approach used is “imposing a blanket per dwelling contribution on new housing development” without specific evidence that justifies the contribution, such as addressing the existing capacity at the health centres above, nor evidence for why they would be unable to cater for any additional demand on their services resulting from the proposed development. It concludes that they are “adopting an approach that is unsupported by law, policy or evidence and is fundamentally flawed”.

Further comments have been received from the NHS Cheshire and Merseyside ICB in response to the issues raised by the Legal Opinion disputing the justification for the requested NHS financial contribution. The NHS reaffirms its position that the calculated contributions is required for improving the physical infrastructure of the primary care services within the patient catchment area of this development to ensure the needs of the increased population are met.

In particular, the NHS response set outs that the contribution is required to ensure GP Practices that are at capacity with their patient provision, such as in the amount of sessions and appointments which can be accommodated within their existing space, are improved to mitigate the impact of this development. The NHS maintain that the requested capital funds will therefore be utilised to reconfigure and redevelop the Nantwich Heath Centre and Wrenbury Medical Centre as set out above.

It is considered that the requested healthcare contribution is fair and reasonable in addressing the impact of the proposed residential development on local healthcare provision.

The applicant has now however reconsidered its position and has confirmed it is willing to secure this through a S106 Agreement.

10.10 Public Open Space

Policy SE6 requires major developments (10 or more) to provide open space, which requires 65m² per family dwelling consisting of children's play space, amenity green space, food growth and green infrastructure connectivity to be provided on site in the first instance. In some cases, commuted sums may be more appropriate for improvement of other open spaces and green infrastructure connectivity. Given that the proposal is for specialist accommodation i.e. not family dwellings, there would not be the same requirement for open space provision.

Nevertheless, the care home would be set in its own private grounds and also have direct access to the proposed area of adjoining public open space (2726 sqm). The applicant states that the proposed area of POS will provide opportunities for community events (e.g. Village Fete and sports events) to support the Parish Council and local residents. A vehicular/maintenance access will be provided to the POS alongside the northern side of the care home leading to an area of hardstanding (grass-crete) that would accommodate Parish Council and community events.

The Council's Leisure Officer has however advised that the detailed design of the proposed POS should complement that of the adjoining areas of POS to the west approved under 24/4242/FUL. A detailed scheme for its layout and design will be secured through a planning condition.

10.11 Amenity

SADPD policy HOU 13 Residential standards, as set out in Table 8.2 Standards for space between buildings, sets out the required separation distances.

Position/height of building	Standards for space between buildings from the centre line of any window
1. Habitable room facing habitable room or facing non-residential buildings	
1 or 2 storeys	<ul style="list-style-type: none"> 18 metres front to front of buildings 21 metres back to back of buildings
3 storeys or upwards	<ul style="list-style-type: none"> 20 metres front to front of buildings 24 metres plus 2.5 metres per additional storey back to back of buildings
2. Habitable room facing non-habitable room	
1 or 2 storeys	<ul style="list-style-type: none"> 14 metres
3 storeys or upwards	<ul style="list-style-type: none"> 2.5 metres per additional storey
3. Allowance for differences in level between buildings	
All cases where 1 and 2 (above) are applied and difference in level exceeds 2 metres	<ul style="list-style-type: none"> Add 2.5 metres to distance
Each further 2 metres difference in level	<ul style="list-style-type: none"> Add additional 2.5 metres per 2 metres difference in level

The care home development (three storey) achieves an acceptable relationship with plots of the approved David Wison development (Phase 1) which back the southern boundary of the site. An interface distance of 24.5m will be achieved between the southern elevation of the care home and rear elevations of dwellings alongside the southern site boundary.

In addition, a separation distance of 41m will be provided between eastern elevation of the care home and the western end elevation of the approved retirement apartments building (24/4223/FUL).

These separation distances ensure there will be no adverse amenity impacts including overbearing impact, unacceptable overlooking or loss of privacy.

In conclusion, the care home will achieve an acceptable relationship with the approved David Wilson properties to the south and also the adjacent retirement living scheme (24/4223/FUL).

10.12 Ecology

There are various ecology matters to consider. These are broken down into the following subsections and assessed accordingly. Additional information in respect of ecological issues and Biodiversity Net Gain (BNG) has been provided during the course of the application.

Mandatory Biodiversity Net Gain

The application is subject to Mandatory Biodiversity Net Gain. The BNG metric submitted in support of the application indicates that the proposed development would result in a net gain of 41.12% in respect of area-based habitats and a net gain in respect of hedgerows.

Full details of off-site mitigation must be provided to discharge the mandatory biodiversity gain condition.

Great Crested Newts

This protected species is known to breed at a number of ponds within close proximity of the proposed development.

The applicant's ecological consultant has confirmed that the site is covered by an extant Natural England protected species licence and it has been confirmed that amphibian exclusion fencing is in place around the site. The Councils Ecologist advises that the proposed development would not be likely to result in an offence in respect of this species.

Common Toad

This priority amphibian species is also likely to be present on site. The proposed development would also result in an adverse impact upon this species. However, mitigation and compensation measures to address the impacts of the proposed development upon great crested newts would also minimise the risk to this species.

Badgers

The submitted Badger report advises that whilst evidence of badger activity was recorded on site, no active setts are present. It is advised that the proposed development would result in a minor adverse impact on badgers as a result of the loss of potential foraging habitat.

As the status of badger activity can change is a short time scale, the Councils Ecologist recommends that if planning consent is granted a condition must be attached to ensure that an updated badger survey is undertaken prior to commencement.

Bats

The proposed development will not result in the loss of any potential bat roosting habitat or significant foraging habitat.

Lighting

To avoid any adverse impacts on bats resulting from any lighting associated with the development it is recommended that a condition is attached requiring any additional lighting to be agreed with the LPA.

Barn Owls

The grassland habitats on site may offer potential for foraging barn owls and evidence of barn owl presence was recorded incidentally during the ecological surveys on the wider site. No evidence of this species roosting on site was recorded during the surveys of the trees off site. It is advised that the proposed development may potentially have a minor impact upon barn owls due to the loss of potential foraging habitat.

Reptiles

Reptile species are not reasonable likely to be present or affected by the proposed development.

Hedgehogs and Brown Hare

Hedgehogs and Brown Hare are a priority species and hence a material consideration. No evidence of these species was recorded onsite, but the species may occur on site on a transitory basis. It is advised that the proposed development poses a low risk to this species. The Council's Ecologist recommends that a condition is imposed requiring the implementation of measures to minimise the risk of these species being harmed during works on site: as detailed in paragraph 4.2.24 of the submitted Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment prepared by ECUS dated September 2024.

Ecological enhancement

This planning application provides an opportunity to incorporate features to increase the biodiversity value of the development in accordance with CELPS Policy SE 3. It is therefore recommended that a condition should be attached which requires the submission of an ecological enhancement strategy.

10.13 Trees

Policy SE5 advises that proposals should look to retain existing trees/hedgerows that provide a significant contribution to the area and where lost replacements shall be provided. Policy ENV 6 advises that development proposals should seek to retain and protect trees, woodlands and hedgerows.

An Arboricultural Impact Assessment has been submitted in support of this application and the adjacent sites for proposed residential development (24/4242/FUL) and retirement living scheme (24/4223/FUL). However, the Council's Forestry Officer advises that there are no trees within the care home site, and consequently no significant arboricultural implications having regard to the development of this site.

10.14 Drainage

The submitted surface water drainage strategy proposes to capture surface water within each parcel and discharge it into the drainage system which was approved to serve phases 1 and 2 of the mixed-use development. The LLFA and United utilities raised no

objections in principle to the and the proposed Drainage Strategy supporting Reserved Matters Approvals.

The LLFA acknowledge this site is part of a larger scheme at Maylands Park and elements of SuDS provision are included elsewhere within the designed scheme. However, it is considered that SuDS features should still be provided within this site. It was recommended that as part of the drainage system for the adjoining retirement living development (24/4223/FUL) that this could include rain gardens or tree pit planters in addition to parking spaces being permeable.

A condition is therefore recommended to require the submission and approval of SuDs features within the scheme. It is however recognised by the LLFA that Suds provision will be subject to the ground conditions and what is feasible based on these. The planning condition will require that a revised drainage strategy must be provided which incorporates SuDs, subject to their suitability based on detailed ground investigations.

10.15 Air Quality

Policy SE12 of the CELPS states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. SNP Policy T5 (Improving Air Quality) echoes these objectives and also set out the required details of Air Quality Assessments.

Air quality impacts have been considered within the air quality assessment submitted in support of the application prepared by Redmore Environmental Ltd., dated the 30th September 2024 as part of the wider development on the site. The assessment also includes the construction of a retirement complex (24/4223/FUL) and 40 residential dwellings (24/4242/OUT).

The report states that a detailed assessment into the impacts of NO₂, PM₁₀ and PM_{2.5} during the operational phase is not required in accordance with EPUK and IAQM criteria based on the predicted development flows, and concludes, therefore, that the development impacts on local air quality will be not significant. The report also concludes that the potential dust impacts during construction will also be not significant subject to appropriate dust mitigation measures.

Although, the Council's Environmental Protection Officer accepts the findings of the air quality assessment of the report, to minimise the impact on local air quality, a condition is recommended requiring the implementation of the resident's travel plan. In addition, electric vehicle infrastructure will be required to be provided on site in accordance with the specifications set out in The Building Regulations 2010 Infrastructure for the Charging of Electric Vehicles Approved Document S.

11. CIL REGULATIONS

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010, it is necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- a) Necessary to make the development acceptable in planning terms.
- b) Directly related to the development; and
- c) Fair and reasonably related in scale and kind to the development.

It is considered that the contribution required as part of the application towards the NHS in mitigating the impact on healthcare provision is justified and meet the Council's requirement for policy compliance. All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of development. On this basis the scheme is compliant with the CIL Regulations 2010.

On this basis the scheme is compliant with the CIL Regulations 2010

12. PLANNING BALANCE/CONCLUSION

The proposed development would result in residential development located within "open countryside" beyond the Nantwich Settlement Boundary in conflict with policies PG6 of the CELPS and GS1 and H5 of the SBNP and the development plan as a whole. However, the Council is unable to demonstrate a five-year supply of housing and paragraph 11d of the NPPF is engaged.

The NPPF seeks to boost significantly the supply of housing unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is with particular regard to directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes, individually or in combination.

The NPPF emphasises that that an overall aim in delivering a sufficient supply of housing should be to meet the needs of groups with specific housing requirements and provide an appropriate mix of housing for the local community. It is therefore important that the needs of groups with specific housing requirements are addressed, such as for older people, and clearly this would include residential and specialist accommodation provided by care homes.

The proposals are for an 80-bed care home which would provide residential nursing care for older persons as well as specialist dementia patient care. The delivery of 80 bed care spaces would help address an identified need, including the provision of specialist dementia care, which would also add to the Council's housing supply.

Disbenefits

- The proposed development would result in residential development with the open countryside located beyond the Nantwich Settlement Boundary
- loss of approved mixed-uses including land identified for a primary school (albeit that there is no reasonable prospect of a school being delivered).

Benefits

- The proposal would result in the creation of an 80-bedroom care home which will contribute towards the Council's 5 year housing land supply.
- The proposal would also go some way to help the Council meet the significant identified need for care home accommodation (Class C2).
- The proposed development will have indirect economic benefits including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.
- Social and health benefits resulting from the provision of the 80-bed care home including specialist nursing and dementia care
- The site is sustainably located given its location on the edge of a Key Service Centre with good accessibility to local services and facilities
- The development is of good overall design. Given the urbanised context of the site in this edge of settlement location, this scheme would be of not be out of character with

recent development in locality and at Maylands Park including the phase 1 housing development and recently approved retirement living scheme on the adjoining site
 - Significantly enhance provision of POS at heart if Maylands Park development

Neutral

- The layout and design of the scheme would not harm residential amenity
- The development is considered to be acceptable in terms of its impact upon the highway network.
- The proposals do not result in any significant ecological impacts and is acceptable subject to the imposition of planning conditions
- The proposal would not result in any significant flood risk/drainage issues
- The proposal would not result in an unacceptable impact on air quality with mitigation secured through planning conditions.
- The impact on healthcare provision can be mitigated through a financial contrition secured through a S106 agreement

Conclusion

The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development. Therefore, the application is recommended for approval.

13. RECOMMENDATION

APPROVE subject to a Section 106 Legal Agreement and the following conditions.

S106	Amount	Trigger
NHS Healthcare	<p>A financial contribution of £72,320 (£904 per bedroom)</p> <p>Calculated on following basis.</p> <ul style="list-style-type: none"> - Population served by surgery = 7,000 - Equivalent number of dwellings (at an average of 2.3 persons per dwelling) = 3,043 - Total cost of required primary care floorspace = £2,752,367 - Contribution cost per dwelling = £904 	Prior to first commencement of use

And the following conditions;

1. Time limit – approval of reserved matters (3 years)
2. Approval of reserved matters
3. Approved plans
4. Details of facing Materials
5. Details of hard surfacing treatments
6. Details of boundary treatment including to bedrooms on ground floor of building

7. Revised drainage strategy to incorporate Sustainable Drainage Systems measures subject to their suitability based on detailed ground investigations
8. Details of levels
9. Implementation of Residents travel plan
10. Contaminated land - Submission of updated Phase II ground investigation and risk assessment and remediation strategy if necessary.
11. Contaminated land - verification report
12. Soil tests for contamination
13. Measures to deal with unexpected contamination
14. Submission of an ecological enhancement strategy.
15. Details of lighting to safeguard bats
16. Implement Hedgehog and Brown Hare Mitigation measures
17. Submission of updated badger survey prior to commencement.
18. Mandatory Biodiversity Net Gain (BNG)
19. Submission of details of the design and layout of the area of POS

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

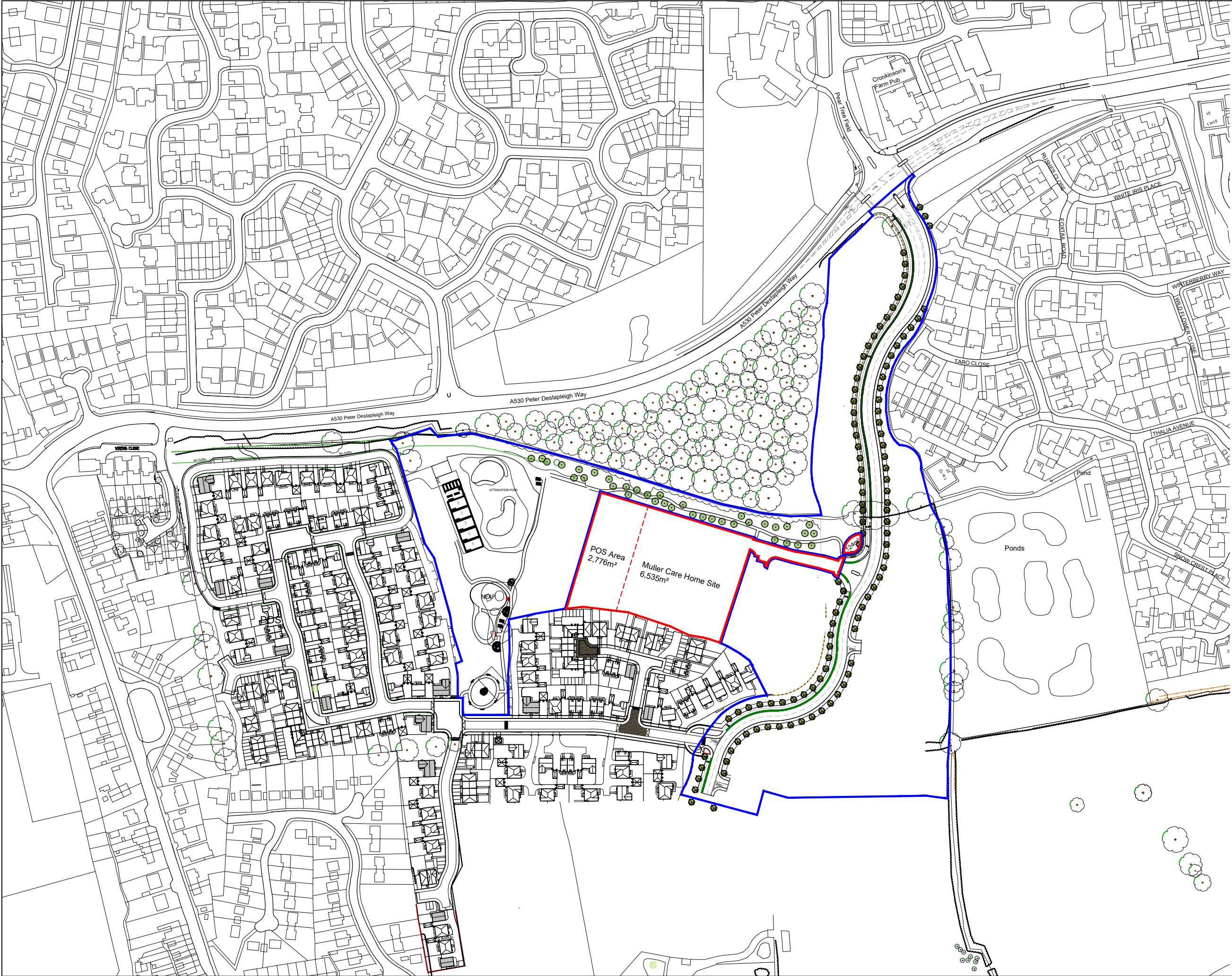


24/4228/OUT

Land off

Peter De Stapleigh Way

Stapeley



Revisions			
No.	Revision	Date	By
A	Edge Blue and Red updated	02.10.2024	MY
B	Edge Blue updated	08.10.2024	MY

KEY

Site Edge Red
Area 9,435m²

Site Edge Blue



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SCALE - METRES

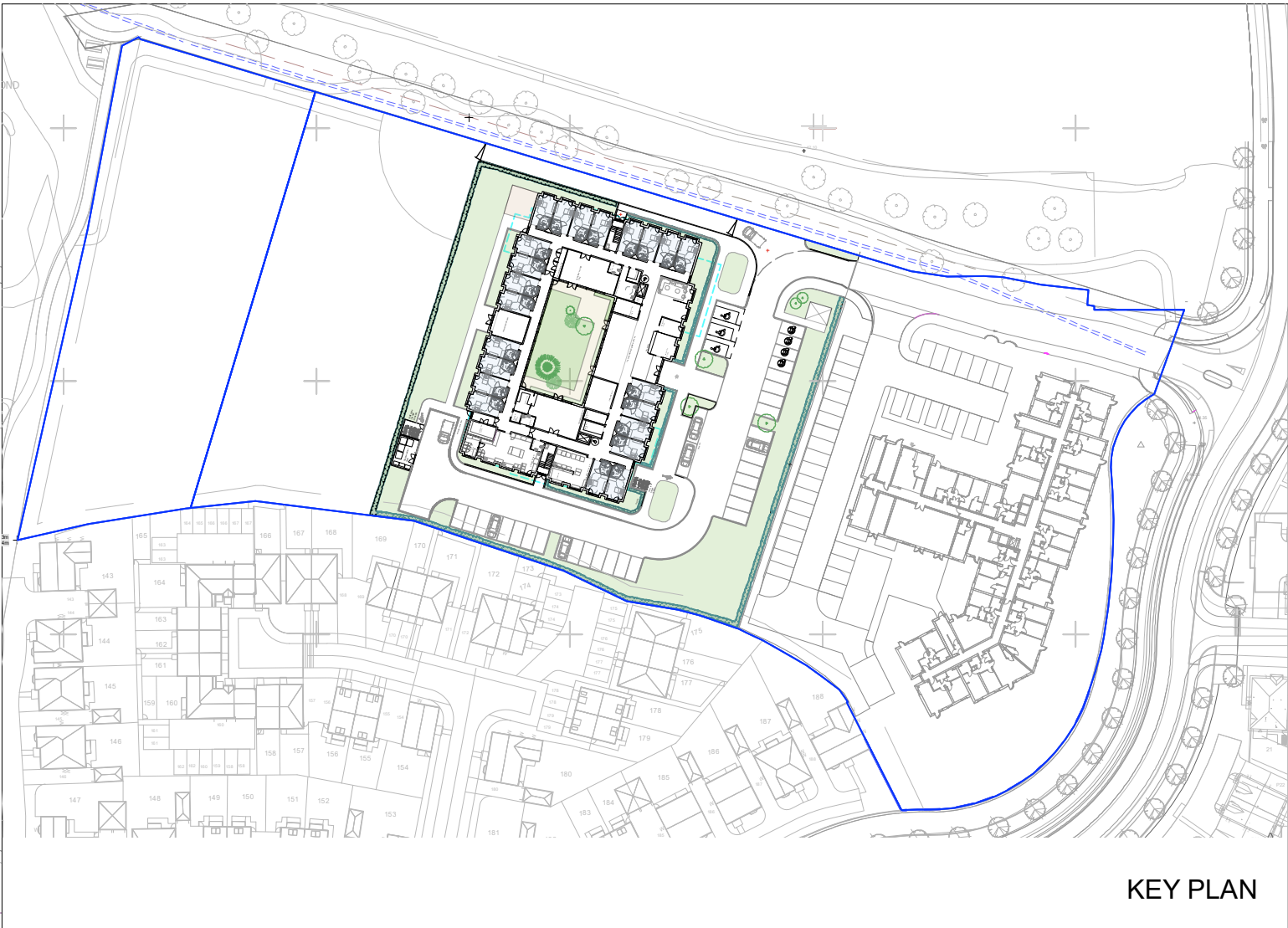
MÜLLER
PROPERTY GROUP

Project Maylands Park, Stapeley, Nantwich			
Title Site Location Plan 1:2500 Muller Care Home			
Scale 1:2500@A3	Date Sept 2024	Job No 23289	Original
Drawn By MY	Checked	Sequential No 701	Revision B
Category L	Client Element	Chartered Architects Surveyors	



Unit 23 / 24
Beechfield House,
Winterton Way,
Lyne Green,
Business Park,
Macclesfield
SK11 0LP

Telephone
01625-509187
E-Mail
architects@
bowermattin-young.co.uk



Key
Proposed Care home site boundary
Development site boundary

43.75 Existing Level from Topo Survey
43.75 Proposed Level

- Landscaping Finishes**
- Soft landscaping
 - Paving
 - Block paving
 - Grasscrete paving
 - Resin bound gravel

Access
3No. Disabled Parking Bays
4No. Charging points for electric vehicles
27No. Standard Parking Bays.
34No. Parking spaces in total.
8No. Staff Cycle Parking
8No. Visitor Cycle Parking

provisional location for electrical substation size to be confirmed by specialist consultant.

NOTES
Site levels and all Northing and Easting points for the site boundary to the Care Home site to be verified and confirmed by the Muller Property Group Ltd.

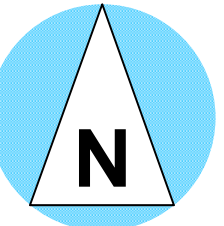
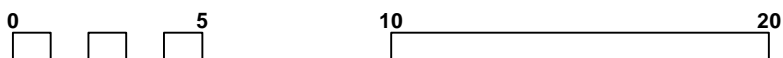
- | | | |
|----------|-------|--|
| 31.03.25 | Rev M | Carpark updated - (34 parking spaces) |
| 10.03.25 | Rev L | Carpark and internal courtyard updated following meeting with the Local Authority. 1 no parking space reduced to allow for additional landscaping and trees. |
| 14.08.24 | Rev K | Electrical substation added. |
| 15.06.24 | Rev J | Pedestrian path added to the north of the site as per Bower Martin drawing issue. |
| 11.06.24 | Rev H | Site boundary and maintenance access driveway updated in accordance with |
| 14.05.24 | Rev G | Drawing updated for planning issue with new Retirement Home layout |
| 29.04.24 | Rev F | Drawing updated for planning issue |
| 19.04.24 | Rev E | Northern boundary setting out amended in accordance with Muller Property Group comments. |
| 12.04.24 | Rev D | Car park setting out amended adjacent to proposed landscape buffer to the east boundary. |
| 09.04.24 | Rev C | Amended drawing in accordance with Client & Muller Property Group comments |
| 21.03.24 | Rev B | Amended drawing in accordance with marked drawing provided by the Muller Property Group |
| 19.03.24 | Rev A | Amended drawing in accordance with drawing No.2968-1-AC-002 Rev L |

PLANNING

AP (a.) alan power (ARCHITECTS.) <small>Alan Power Architects Ltd 13 Needham Road London, W11 2PP Tel: 020 7228 9375 Fax: 020 7221 4172</small>	DRAWING	CARE - SITE PLAN	DRWG. N° 640 - 101
	PROJECT	MAYLANDS PARK STAPELEY, NANTWICH	Rev. M Scale 1:200 @ A1& 1:400 @ A3
	CLIENT	OCULUS INVESTMENTS LTD	Date March 2024
			Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

SITE PLAN

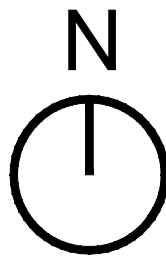


Revisions			
No.	Revision	Date	By
A	Red boundary shown	24.06.2024	MY
B	Key added	24.06.2024	MY
C	Planning Consultant Comments	25.06.2024	MY
D	Additional Footpath Link added	18.07.2024	MY
E	Site Edge Red Updated	08.08.2024	MY
F	Sub station Added	29.08.2024	FH
G	Amey Layout and Edge Blue updated	27.09.2024	MY
H	Edge Blue updated	02.10.2024	MY
J	Edge Blue updated	10.10.2024	MY
K	Applications 01.02 and 03 shown	15.10.2024	MY





Revisions.			
No.	Revision.	Date.	By.
A	Client comments	24.06.2024	MY
B	Key added	24.06.2024	MY
C	Planning Consultant Comments	25.06.2024	MY
D	Additional Footpath Link added	18.07.2024	MY
E	Text Updated	08.08.2024	MY
F	Sub Station added	29.08.2024	FH
G	Anwyl Layout and Edge Blue updated	27.09.2024	MY
H	Edge Blue updated	02.10.2024	MY
J	Edge Blue updated	08.10.2024	MY
K	Applications 01,02 and 03 shown	15.10.2024	MY



KEY

Site Edge Red - Application 01
Anwyl Residential Scheme

Site Edge Blue - Application 02
McCarthy Stone Retirement Living

Site Edge Light Blue - Application 03
Muller Care Home

M MAYLANDS
PARK

MÜLLER
PROPERTY GROUP

Project
Maylands Park, Stapeley,
Nantwich

Title
Overarching Maylands Park
Residential, Care and Retirement
Masterplan

B
Bower
Mattin

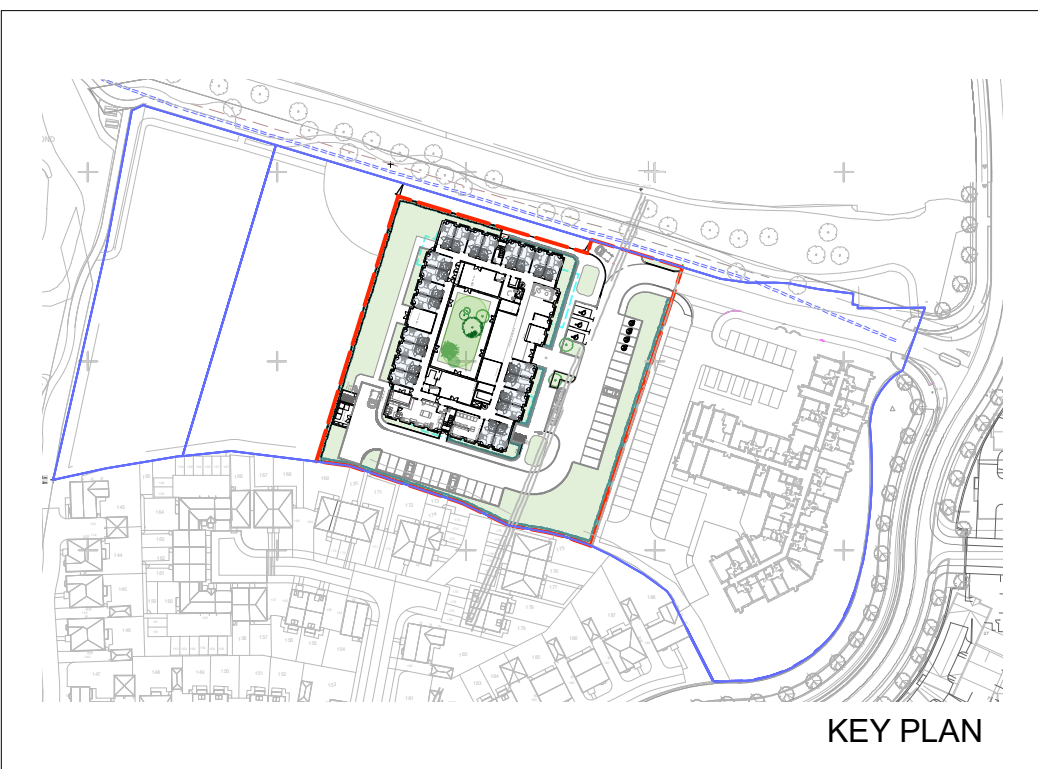
Unit 23/ 24
Beachfield House
Winterton Way
Macclesfield
Cheshire
SK11 0LP

Telephone
01625-509187

E-Mail
architects@
bower-mattin.co.uk

Chartered Architects
Surveyors

Scale 1:500@A1	Date June 2024	Job No 23289	Original
Drawn By MY	Checked	Sequential No 505	Revision K
Category L	GIS Element -		



Key
Proposed Care Home
site boundary
Overall site boundary of
development plot.

ACCESS DRIVEWAY FOR MAINTENANCE

3.6

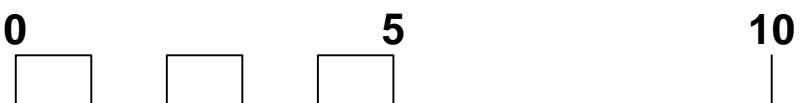
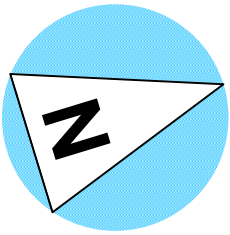
19.04.24 Rev A Updated layout with reduced footprint

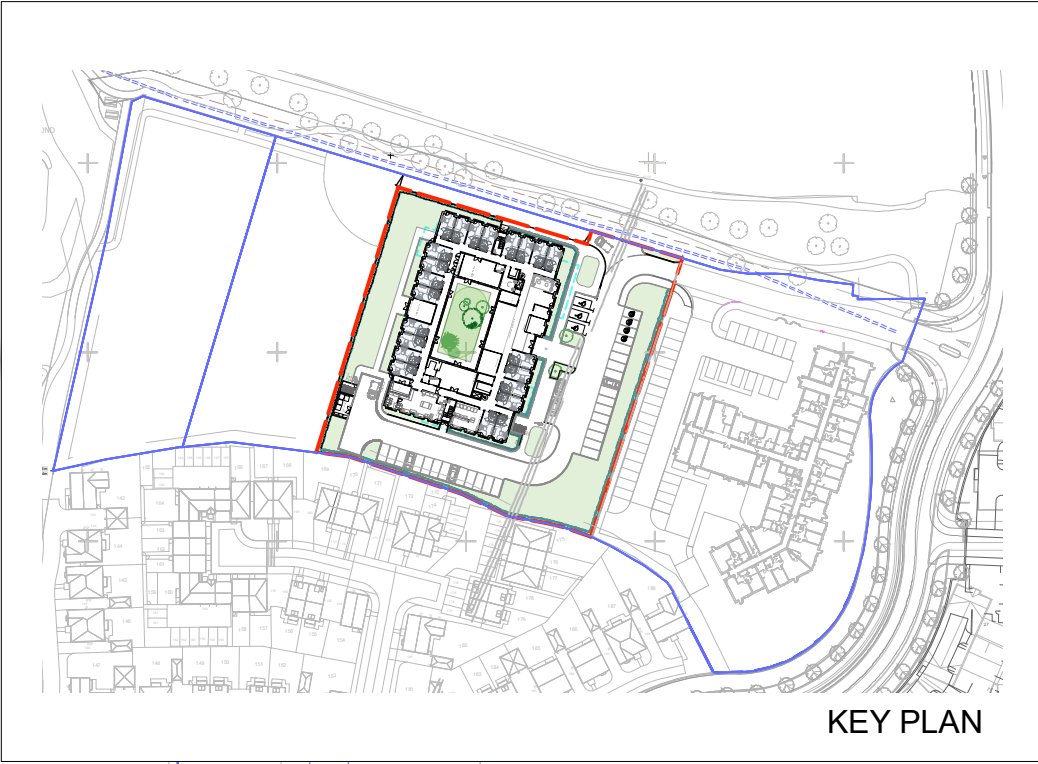
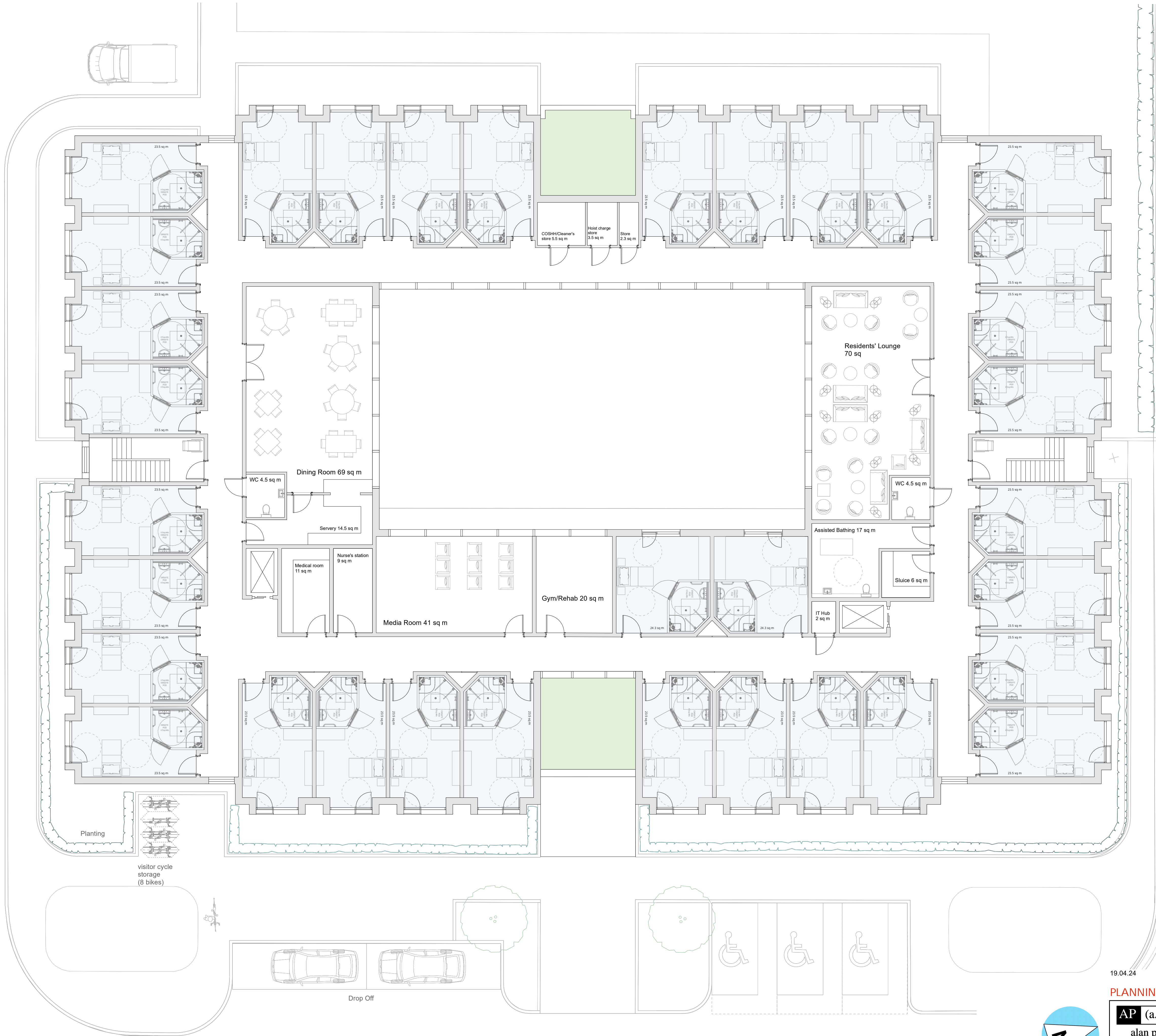
PLANNING

AP (a.)
alan power | (ARCHITECTS.)

DRAWING	GROUND FLOOR PLAN	DRWG. N°	640 - 102
PROJECT	MAYLANDS PARK STAPELEY, NANTWICH	Rev.	A
CLIENT	OCULUS INVESTMENTS LTD	Scale	1:100 @ A1 & 1:200 @ A3
		Date	March 2024
		Drawn	

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19.04.24 Rev A Updated layout with reduced footprint

PLANNING

AP (a.)

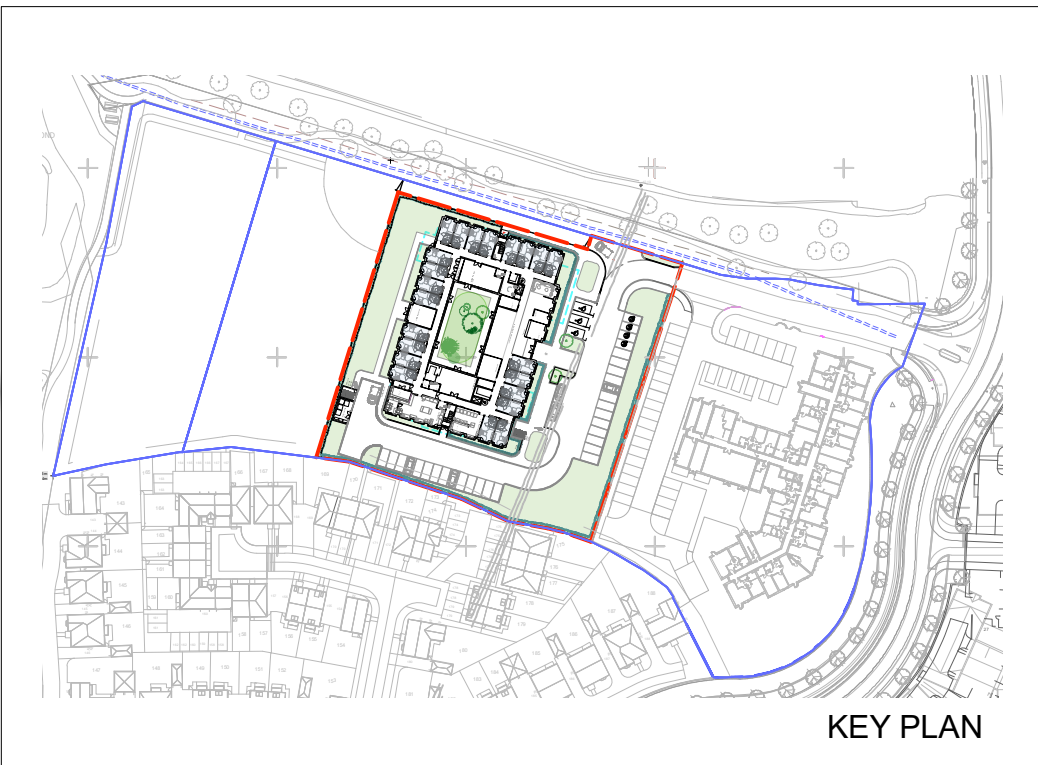
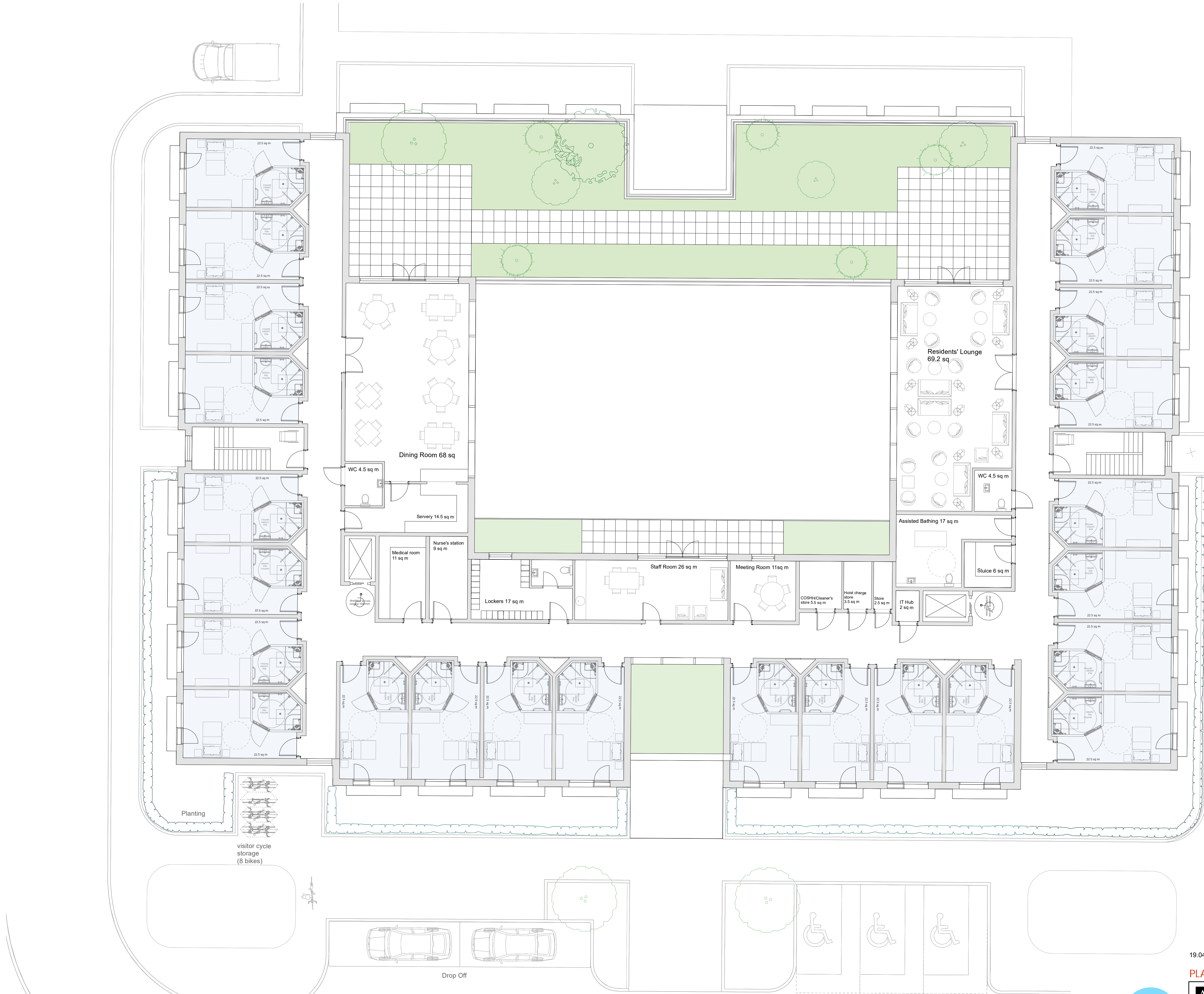
alan power | (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London, W11 2BP
Tel: 020 7229 9375 Fax: 020 7221 4172

DRAWING	FIRST FLOOR PLAN	DRWG. N°	640 - 103
PROJECT	MAYLANDS PARK STAPELEY, NANTWICH	Rev.	A
CLIENT	OCULUS INVESTMENTS LTD	Scale	1:100 @ A1& 1:200 @ A3
		Date	March 2024
		Drawn	

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SECOND FLOOR PLAN



19.04.24 Rev A Updated layout with reduced footprint

AP (a.)

alan power | (ARCHITECTS.)

ALAN POWER ARCHITECTS LTD
13 Noddam Road London, W11 2BP
Tel: 020 7229 9375 Fax: 020 7221 4172

PROJECT

MAYLANDS PARK
STAPELEY, NANTWICH

CLIENT

OCULUS INVESTMENTS LTD

1:100 @ A1
1:200 @ A3

DRWG. N°
640 - 104

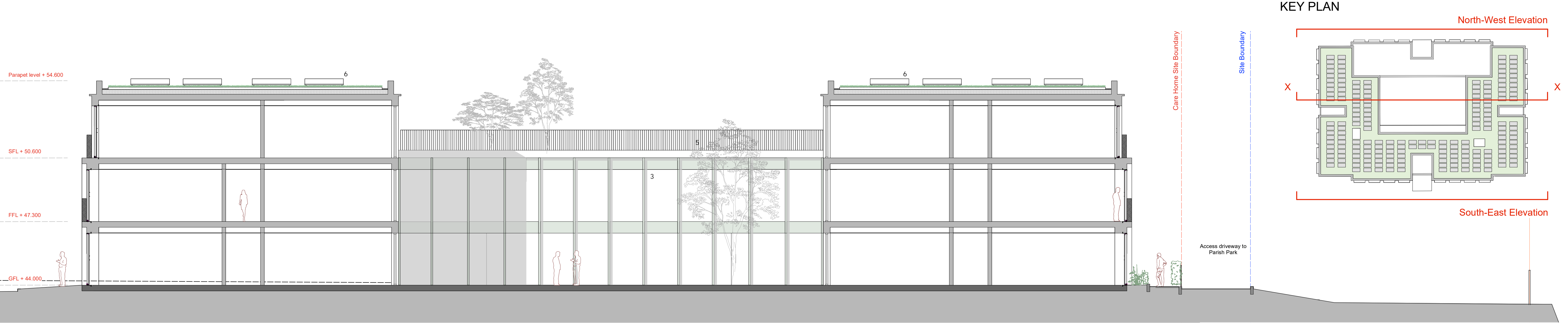
Rev.
A

Scale
1:100 @ A1 & 1:200 @ A3

Date
March 2024

Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



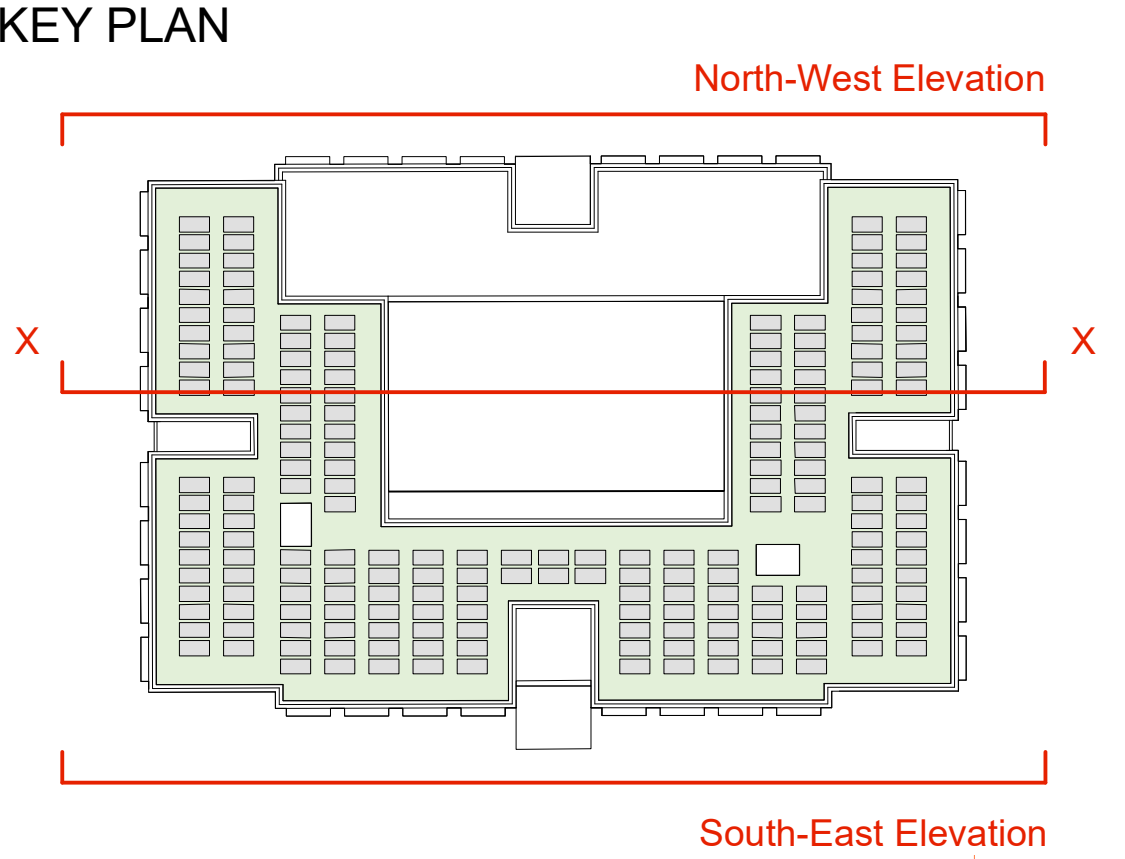
Section X-X



North-West Elevation



South-East Elevation - Front Elevation



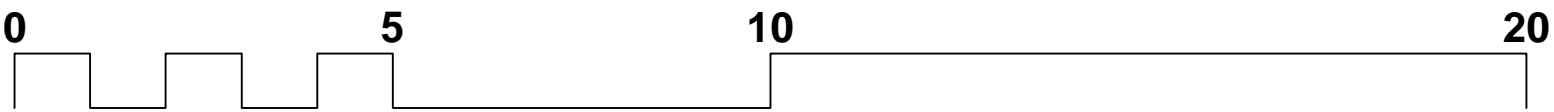
KEY
----- Existing site levels

- MATERIAL KEY
- 1. Red Brick
 - 2. Ceramic cladding to bays
 - 3. Metal framed windows
 - 4. Trellis for climbing plants
 - 5. Metal railings
 - 6. PVs

16.07.24	Rev E	Updated Elevations
12.06.24	Rev D	Site boundaries updated
29.04.24	Rev C	Updated drawings
19.04.24	Rev B	Updated drawings
15.04.24	Rev A	Updated drawings with existing & preliminary proposed levels

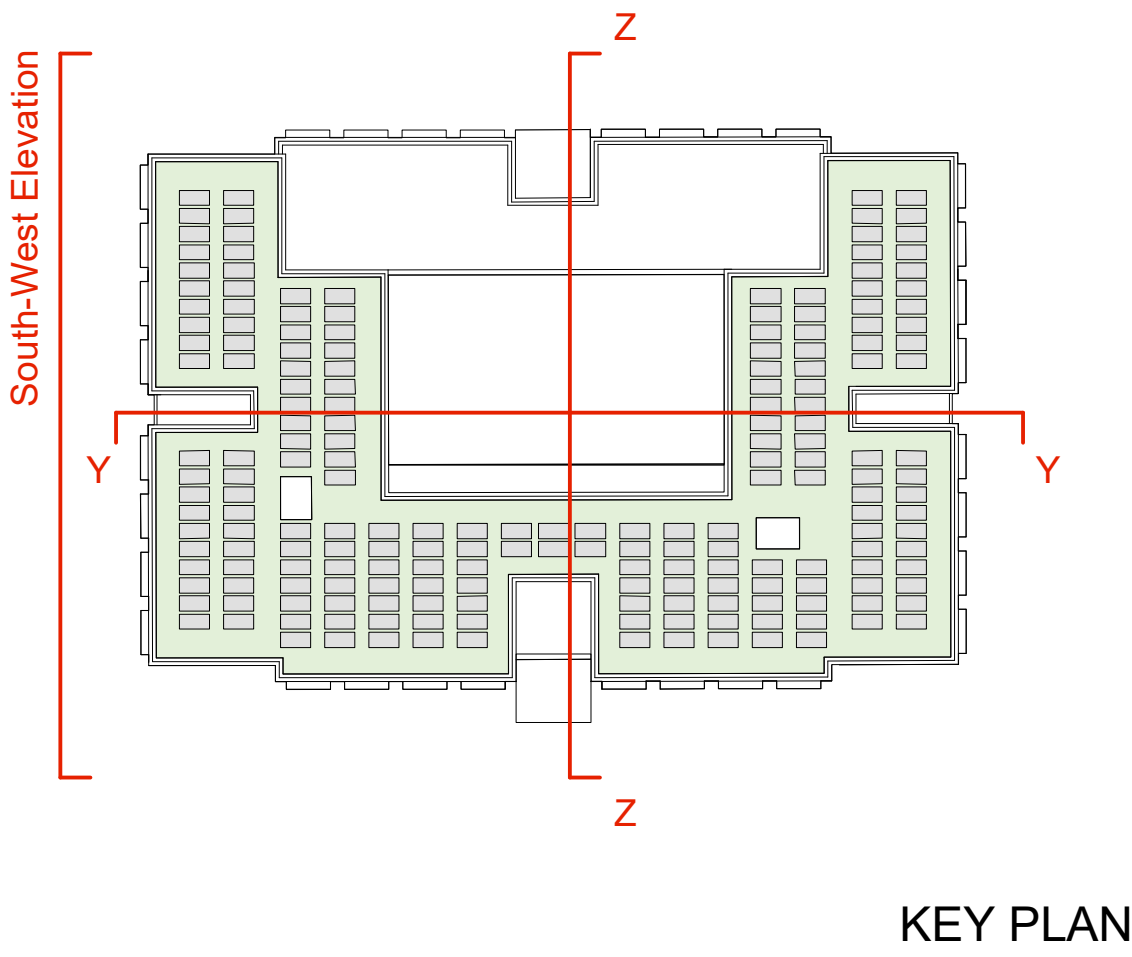
DRAWING		ELEVATIONS & SECTIONS - 1	DRWG. N°	640 - 108
PROJECT		MAYLANDS PARK STAPELEY, NANTWICH	Rev.	E
CLIENT		OCULUS INVESTMENTS LTD	Scale	1:100 @ A1& 1:200 @ A3
			Date	March 2024
			Drawn	

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

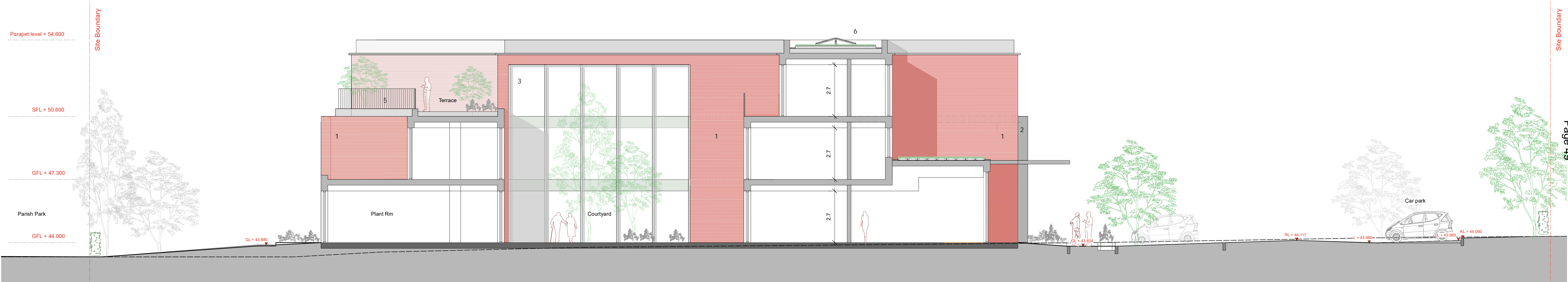




South-West Elevation



KEY PLAN



Section Z-Z



Section Y-Y

KEY

Existing site levels

MATERIAL KEY

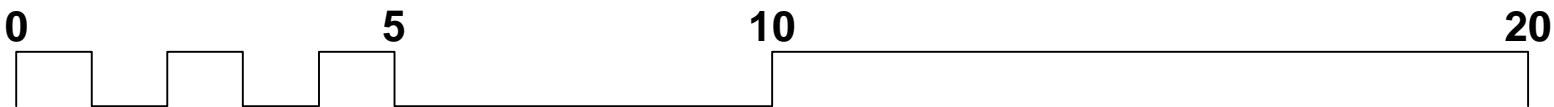
- Red Brick
- Ceramic cladding to bays
- Metal framed windows
- Trellis for climbing plants
- Metal railings
- PVs

16.07.24	Rev E	Updated elevations
12.06.24	Rev D	Site boundaries updated
29.04.24	Rev C	Updated drawings
19.04.24	Rev B	Updated drawings
15.04.24	Rev A	Updated drawings with existing & preliminary proposed levels

PLANNING

AP (a.) alan power (ARCHITECTS.) <small>Alan Power Architects Ltd 13 Needham Road London, W11 2RP Tel: 020 7229 9375 Fax: 020 7221 4172</small>	DRAWING	ELEVATIONS & SECTIONS - 2	DRWG. N° 640 - 109
	PROJECT	MAYLANDS PARK STAPELEY, NANTWICH	Rev. E
	CLIENT	OCULUS INVESTMENTS LTD	Date March 2024
			Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



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Application No: 25/1373/FUL
Application Type: Full Planning
Location: Land To West Of David Whitby Way , Basford East , Crewe,
Proposal: Erection of a two-storey office building and deployment base (sui generis) including associated storage facilities, car parking, landscaping, plant and ancillary works
Applicant: Hannah Payne, Cheshire Constabulary

Expiry Date: 04 July 2025

SUMMARY

This application is submitted by Cheshire Constabulary and seeks full approval for the development of a new office and deployment base to replace the existing police station in Crewe town centre which no longer meets operational policing requirements.

The site is located within allocation LPS 2 Basford East, Crewe of CELPS for the delivery of employment use including office space together with 850 new homes and a local centre.

The proposed deployment base is essentially an office-based use, and although it will have the additional function of providing a frontline response through the deployment of officers, this proposal will accord with the overall objectives of Policy LPS 2 as they relate to this site.

There are siting and design concerns which weigh against the proposal, and it is disappointing that the direct line of the proposed east-west active travel route is disrupted. The large expanses of parking and constraints of the site also limit availability of landscaping which is driven by the requirements and understandable security needs of police operations.

Whilst important issues, these matters do need to be balanced against the benefits resulting from the new Crewe deployment base in this location. Such benefits include the provision of modern purpose-built facility to accommodate frontline response and key investigatory departments. It will allow the deployment of officers across the whole of the local policing area (LPU) with better access to the to the strategic road network with easy access into Crewe town centre and throughout the wider urban area.

The applicant considers that the proposed deployment base will address key problems facing the Cheshire Police arising from the limitations of inadequate accommodation at Crewe Police Station and will lead to improvement in the efficiency and effectiveness of local policing.

Whilst new homes located opposite the site may be subject to noise and disturbance from police vehicles ('blue light') leaving the deployment base, including during the night, this

would be on a very infrequent basis, and consequently the proposals would not amount to an unacceptable impact on residential amenity.

Traffic generation from the proposal would not result in an adverse impact on the local highway network, suitable and safe access arrangements are provided from Mill Farm Drive with the provision of adequate on-site car parking and cycle storage.

Issues relating to ecology, trees, drainage/flood risk, air quality, contaminated land and the provision of the active travel link through the site have been addressed through and are subject to conditions where necessary.

On the basis that the disbenefits of the proposed development are outweighed by substantive improvements to efficiency and effectiveness of local policing, the proposal is acceptable. However, it is important that the landscaping and SuDs along the service strip to the front of the site is provided enabling a more effective landscaping belt as well as water management. This can be secured through a condition (and s278 agreement).

The proposal is therefore acceptable in the context of the relevant policies of the adopted Cheshire East Local Plan Strategy, Site Allocations and Development Plan Policies Document and advice contained within the NPPF. The application is recommended for approval.

RECOMMENDATION: APPROVE Subject to conditions

1. DESCRIPTION OF SITE AND CONTEXT

The site lies within the Basford East Strategic Allocation defined under Cheshire East Local Plan Strategy (CELPS) Policy LPS 2.

The application site is a parcel (1.13ha) of undeveloped greenfield land comprising of a mix of native scrub with hedgerow planting and trees alongside the northern and southern boundaries including an Oak (category B) to the north-east corner.

The site is situated between David Whitby Way (A5020) to the east and Mill Farm Drive which runs alongside the site frontage.

An irregular shaped piece of land in different ownership will however remain between the eastern site boundary and David Whitby Way.

A large housing development (325 dwellings) is currently being implemented by Taylor Wimpey on land within the strategic allocation to the west. The approved housing development will extend up to Mill Farm Drive, with dwellings facing towards the application site.

2. PROPOSALS

This application seeks full approval for the development of a new office and deployment base to replace the existing police station in Crewe town centre which is aging and of a layout which is no longer fit for purpose in meeting modern policing needs.

A supporting statement sets out that Cheshire Police are however committed to retain a presence in the Crewe town centre, in the form of a of “police hub” to enable continued, direct public access to police service. Although details need to be finalised and suitable premises secured, it is stated that the hub will be operational prior to the closure of the existing police station.

The proposed development includes a two-storey, flat roofed building faced in brickwork and also incorporates a “living green wall” wrapping around three sides of an attached store adjoining its rear elevation.

The building is set back about 20-23m from Mill Farm Drive and is essentially set within secure car parking areas which provide a total of 206 spaces. Access to the site and car parking is from Mill Farm Drive via two security gated access points.

The building will accommodate approximately 300 staff, with staffing levels between 120 – 150 persons in the daytime, and fewer staff overnight reflecting typical shift patterns. The facility will operate 24-hours, 365 days a year, and also provide a base for the deployment of officers via response vehicles, across Crewe, Nantwich and South Cheshire. The road crime unit will also be relocated from Congleton to operate from the base on a countywide basis.

The application site also includes a pedestrian/cycleway (3m wide) running east/west alongside the northern boundary, but outside the secure operational area of the deployment base. This will enable a connection for the Basford East east-west active travel route to be provided around the application site between the Taylor Wimpey development and across third party to David Whitby Way. A toucan crossing is to be provided across David Whitby Way beyond which the route continues through the Onward Homes development and onto the South Cheshire growth Village site to the north-east.

The submitted plans have been amended during the course of the application due to the uncertainty as to land ownership, and what elements of landscaping including SuDs can be provided within a service strip along the site frontage with Mill Farm Drive.

3. RELEVANT PLANNING HISTORY

With respect to the site itself

20/0615N - Deed of variation in connection with outline planning permission 15/1537N. Approved to Modify S106 27-Mar-2020

19/0704N - Non-material amendment to approved application 15/1537N - Outline planning application (with all matters reserved) for a mixed-use development comprising residential use (Use Class C3) (up to 325 residential dwellings); employment use (Use Class B1), local centre comprising health centre and community facility (Use Class D1), food/non-food retail (Use Class A1), public house/restaurant (Use Class A4/A3) and associated works including construction of a new access road with access from the Crewe Green Link Road South, creation of footpaths and provision of public open space and landscaping. Approved 10-March-2019

15/1537N - Outline planning application (with all matters reserved) for a mixed-use development comprising residential use (Use Class C3) (up to 325 residential dwellings); employment use (Use Class B1), local centre comprising health centre and community facility Page 75 OFFICIAL (Use Class D1), food/non-food retail (Use Class A1), public house/restaurant (Use Class A4/A3) and associated works including construction of a new access road with access from the Crewe Green Link Road South. Approved 23-Dec-2016

20/0615N - Deed of variation in connection with outline planning permission 15/1537N. Approved to Modify S106 27-Mar-2020

With respect to adjacent sites within the LPS 2 Basford East, Crewe allocation

21/4434N - Reserved matters application proposing details of layout, appearance, scale and landscaping for the residential element (C3 use) of the outline development 15/1537N - Outline planning application (with all matters reserved) for a mixed-use development comprising residential use (Use Class C3) (up to 325 residential dwellings); employment use (Use Class B1), local centre comprising health centre and community facility (Use Class D1), food/non-food retail (Use Class A1), public house/restaurant (Use Class A4/A3) and associated works including construction of a new access road with access from the Crewe Green Link Road Page South, creation of footpaths and provision of public open space and landscaping. Approved 7- Oct-2022

20/0615N - Deed of variation in connection with outline planning permission 15/1537N. Approved to Modify S106 27-Mar-2020

19/5934N - Approval of Reserved Matters following Outline Approval 14/4025N - Outline application for the erection of up to 490 residential dwellings and a primary school - 2000m2 (D1) a pumping station, substation, recreational open space, ecological mitigation area, internal access routes, ground modelling and drainage works, parking provision, footpaths, cycle routes, landscaping and associated works including details of access at the Basford East site Crewe Approved 26- Nov-2020

19/2545N - Approval of all reserved matters following outline approval 15/1537N for the infrastructure works at Basford East. Approved 05-Nov-2019

19/3649N - Hybrid planning application for mixed use and residential development comprising; a) in full: the conversion, alteration and extension of the former mill and two farm buildings to business / professional services (Classes A2 and B1) and/or food and drink (Class A3) and/or non-residential community uses (Class D1) and/or leisure uses (Class D2), under Class V of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) with initial vehicular and pedestrian access from Mill Lane and permanent vehicular and pedestrian access from the future highway network serving the Basford East Strategic Site, and associated car parking and landscaping, and; b) in outline: residential development with vehicular access from the future highway network serving the Basford East Strategic Site and associated car parking and landscaping, and with all other matters reserved. (Crotia Mill) - NOT DETERMINED

19/2545N - Approval of all reserved matters following outline approval 15/1537N for the infrastructure works at Basford East. Approved 05-Nov-2019

19/0704N - Non-material amendment to approved application 15/1537N - Outline planning application (with all matters reserved) for a mixed-use development comprising residential use (Use Class C3) (up to 325 residential dwellings); employment use (Use Class B1), local centre comprising health centre and community facility (Use Class D1), food/non-food retail (Use Class A1), public house/restaurant (Use Class A4/A3) and associated works including construction of a new access road with access from the Crewe Green Link Road South, creation of footpaths and provision of public open space and landscaping. Approved 10-March-2019

16/2465N - Variation of Conditions 4, 5 and 6 on application 14/1366N - to fell additional trees as part of the Crewe Green Link Road Scheme. Approved 03-Nov-2016

15/3550N – Non-material amendment to 14/1366N - Dual carriageway road, known as the Crewe Green link Road (south) linking A500 with the A5020 and associated works. Approved 25-Aug-2015

15/1537N - Outline planning application (with all matters reserved) for a mixed-use development comprising residential use (Use Class C3) (up to 325 residential dwellings); employment use (Use Class B1), local centre comprising health centre and community facility (Use Class D1), food/non-food retail (Use Class A1), public house/restaurant (Use Class A4/A3) and associated works including construction of a new access road with access from the Crewe Green Link Road South. Approved 23-Dec-2016

14/4025N - Outline application for the erection of up to 490 residential dwellings and a primary school - 2000m2 (D1) a pumping station, substation, recreational open space, ecological mitigation area, internal access routes, ground modelling and drainage works, parking provision, footpaths, cycle routes, landscaping and associated works including details of access at the Basford East site Crewe. Approved 09-Feb-2016

14/1366N - Variation of condition 2 (plans) attached to planning application 2/4115N. Dual carriageway road, known as the Crewe Green Link Road (South) linking the A500 with the A5020 and associated works. Approved 06-Jun-2014

12/4115N - Dual carriageway road, known as the Crewe Green Link Road (South) linking the A500 with the A5020 and associated works. Approved 18-Jan-2013

4. NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

5. DEVELOPMENT PLAN POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.

6. POLICIES

Cheshire East Local Plan Strategy (CELPS)

LPS 2 – Basford East

MP1 - Presumption in Favour of Sustainable Development.

PG 1 - Overall Development Strategy

PG 2 - Settlement Hierarchy

PG 7 - Spatial Distribution of Development

SD 1 - Sustainable Development in Cheshire East

SD 2 - Sustainable Development Principles

SE 1 - Design

SE 2 - Efficient Use of Land

SE 3 - Biodiversity and Geodiversity

SE 4 - The Landscape

SE 5 - Trees, Hedgerows and Woodland
SE 6 - Green Infrastructure
SE 8 - Renewable and Low Carbon Energy
SE 9 - Energy Efficient Development
SE 12 - Pollution, Land contamination and Land instability
SE 13 - Flood Risk and Water Management
CO 1 - Sustainable Travel and Transport
CO 4 - Travel Plans and Transport Assessments
IN 1 - Infrastructure
IN 2 - Developer Contributions

Site Allocations and Development Policies Document (SADPD)

PG 9 - Settlement boundaries
GEN1 - Design principles
ENV1 - Ecological network
ENV2 - Ecological implementation
ENV3 - Landscape character
ENV5 - Landscaping
ENV6 - Trees, hedgerows, and woodland implementation
ENV7 - Climate Change
ENV12 - Air quality
ENV 14 - Light pollution.
ENV 16 - Surface water management and flood risk.
ENV15 - New development and existing uses
ENV16 - Surface water management and flood risk
HOU 12 - Amenity.
INF1 - Cycleways, bridleways and footpaths
INF3 - Highways safety and access
INF9 – Utilities

Weston and Basford Neighbourhood Plan 2015 - 2030

Modified plan made on 20th February 2024. However, the Modified Neighbourhood Plan states that, "For the avoidance of doubt, the policies in the Plan do not cover the land at the major allocations at Basford West, Basford East and South Cheshire Growth Village."

7. RELEVANT SUPPLEMENTARY PLANNING DOCUMENTS OR GUIDANCE

Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

Developer Contributions SPD
Biodiversity and Net Gain SPD
Environmental Protection SPD
SuDS SPD
Cheshire East Design Guide SPD

8. CONSULTATIONS

Environment Agency: No objection

United Utilities: No objection

Flood Risk: No objection subject to a condition requiring approval of surface water drainage strategy.

Environmental Protection: No objection subject to conditions with regard to the remediation of contamination, use of ultra-low emission boilers, implementation of mitigation measures of acoustic report (external plant). Standard informatives are recommended relating to hours of construction, Piling, floor floating and dust management.

CEC Highways: No objection subject to conditions.

Cheshire Archaeology: No objection

Weston and Crewe Green Parish Council: Requests clarification in relation to the following issues:

- The main concern relates to the additional numbers of vehicles which will converge on the central roundabout on David Whitby Way. This will be in addition to the traffic generated by the other uses currently approved on this part of Basford East (over 300 Wimpey dwellings, large scale warehousing / industrial development by Muse, and very large vehicles associated with Network Rail). It is understood that the current proposal will result in circa 95 arrival trips in the morning peak and circa 79 departure trips in the evening peak. All of this will in the Parish Council's opinion exacerbate the safety issues for pedestrians attempting to cross David Whitby Way at this point. There will be a two-form entry primary school on the east side of David Whitby Way along with around 460 new dwellings, and a potential food store on the west side of David Whitby way in the vicinity of the current application. The Parish Council takes the view that the proposed pedestrian crossing to ensure the safe crossing of the heavily trafficked David Whitby Way at this point will be totally inadequate. We request that a Section 106 Agreement is included as part of any permission to contribute to the upgrading of this facility.

- Noise and Disturbance to future residents living opposite the application site. The proposed use will be manned 24/7 but unclear as to the likely numbers of staff who will be deployed on-site outside normal daytime working hours. In addition, there is no statement that police sirens will only be used off site whilst travelling on the primary road network. Explicit assurances are sought on these points to safeguard residential amenity in the immediate vicinity of this site.

- The provision of lighting should be conditioned to protect the amenities of future residents living opposite. It is understood that lighting within the site curtilage could be operating 24/7.

- Landscaping. Semi-mature landscaping and planting is required alongside the western perimeter of the site to afford optimum screening to the proposed new dwellings on the opposite side of the new estate road.

9. REPRESENTATIONS

One representation has been received raising the following issues:

- A Section 106 Legal Agreement / conditions should secure the site of a town centre customer service desk and hub prior to the construction of the development, to ensure a presence in the town centre.

- no information has been provided regarding the disposal of the current site. Whilst not relevant to this application, leaving a building in the town centre abandoned should be avoided and a plan for the town centre network should be secured.

- The supporting statement states Deployment Base will primarily operate during standard 9am-5pm working hours, with reduced overnight shift working and deployment of operational vehicles. Despite this, the only feasible mode of travel to get to the site is by car, due to the nearest bus stops being on Weston Road - 700m north of the site. Whilst future bus routes to the residential development is secured through S106, this is outside the parameters of the bus station with no stops within 400m of the site, as recommended in the Local Plan. As such, Cheshire East Council should look for a S106/S278 agreement to install a northbound bus stop on David Whitby Way (outside the site), and obtain funding to divert the 85 bus Monday-Friday to serve the site for the office hours, thus reducing car dependency of the site.

- The short and long stay cycle parking, and EV provision (including EV for public parking) should be conditioned.

10. OFFICER APPRAISAL

10.1 Principle of development

This site is located within the western part of allocation LPS 2 - Basford East, Crewe of CELPS for the delivery of employment use including office space together with 850 new home and a local centre.

Outline Planning Approval 15/1537N relating to the development of a large part of the western area of Basford East incorporated this site and the parcel of land located between housing development (TW) and David Whitby Way. The indicative masterplan showed the site being occupied with commercial/office units with a local centre adjoining the northern site boundary. However, Reserved Matters were not submitted in respect of this site, and it is no longer possible to do so, given the time limits of the outline approval (15/1537N) have expired.

The proposed deployment base is an office-based use, albeit including the function of providing a frontline response through the deployment of officers. It will not however have a public facing 'helpdesk'. It is considered that as the proposal primarily comprises an office use, this proposal with accord with the overall objectives of Policy LPS 2 as they relate to this site.

10.2 Siting and Design

The siting, design and general layout of the proposal has been a source of concern, but the functional requirement and needs of the use means there are limited options for change. This is also reflected in comments from Design Officers.

Although this is a public development its design is not however especially innovative. The proposed building has a function led design, being a flat roofed, brick construction of simple contemporary design/detailing with living walling to a section of the building. It will appear quite utilitarian and does not have a positive relationship with the street, being positioned at the centre of the large parking, access and manoeuvring areas. The application clarifies that this is not a "public interface" police station and therefore most staff will arrive by car and there will be modest numbers of visitors to the facility. This arrangement is also determined by security requirements.

The siting of the development will mean a compromise in the routing of the strategically important east-west active travel connection linking within Basford East and connecting to the future South Cheshire Growth village. Its location on the northern edge of the site will mean there will be limited natural surveillance, and the route will not be as direct as it could have been with better planning of the commercial zone. As noted in the applicant's crime impact assessment, at times the facility will not be fully occupied with less activity. That and the non-direct alignment could therefore impact the sense of safety and effectiveness as an active travel route.

The development will also be located in close proximity to dwellings which will be sited on the opposite side of Mill Farm Drive and be delivered as part of the Taylor Wimpey scheme. There is potential for associated nuisance arising from emergency response, notwithstanding that the permitted use of the land is for commercial/industrial purposes (this is addressed elsewhere in the report).

A positive aspect of the scheme is the proposed SuDS strategy, set out in the submitted drawings and the drainage strategy, comprising linked components (SuDS ponds, living walling, permeable paving and water tolerant landscape areas). This could be weakened if the proposed landscaping and wet areas on the Mill Farm Drive frontage are no longer deliverable, but it is hoped a solution can still be found for this along the service strip. It is considered that if the application is recommended for approval, then the final SuDS design should be conditioned to ensure the multi-component train as outlined in the drainage strategy is achieved.

There are still extensive areas of car parking and hard surface that would benefit from additional screening via tree planting as recommended by the landscape officer. Similarly, it is hoped that recent changes to omit landscaping and wet areas from the scheme can be retained to improve the appearance along the frontage of the development from Mill Farm Drive.

10.3 Highways

The site is located on the southern edge of Crewe, approximately 4km from the town centre, with access to the adopted highway via Mill Farm Drive/Basford Brook Way and then onto David Whitby Way.

The proposal is for a new Cheshire Constabulary Deployment Base to replace the existing Crewe town centre police station and also transfer a number of departments that are currently spread across the region to a more central location. It is understood the Police will retain a presence in the Crewe town centre in the form of a Public Help Desk/Hub. to enable continued, direct public access to police service, and this is intended be operational prior to the closure of the existing police station.

The deployment base will contain a number of offices and departments which will primarily operate during standard 9am-5pm working hours, with reduced overnight shift working.

Sustainable access - Public Transport

The nearest bus stop is on Weston Road approximately 1km (15-minute walk) from the site and provides an hourly service to locations including Newcastle Under Lyme, Keele, Weston, Crewe, and Nantwich. There is existing footway/cycleway infrastructure from the bus stop to the application site.

An approved residential development on the opposite side of David Whitby Way, as part of the wider Basford East site, will provide a S106 financial contribution to the delivery of

an hourly bus service to connect the site to the wider area. The exact location of the bus stop is yet to be determined but would likely provide a bus stop within approximately 400m of the police deployment site.

Sustainable access - Basford East east-west active travel connection

A specific policy requirement of LPS 2 (Basford East, Crewe) is for development of pedestrian links (allowing for cycle access) to the South Cheshire Growth Village (LPS 8) to the east and the wider development with the Basford East Strategic Allocation to specifically provide a safe and secure environment for children to travel to school.

There is existing footway/cycleway infrastructure connecting the site to the wider area. Importantly an active travel route for pedestrians and cyclists will be provided from the South Cheshire Growth Village and through the Onward Homes site to the east of David Whitby Way. The route has also been incorporated within the residential area (Taylor Wimpey) to the west of David Whitby Way through to Croatia Mill and the Muse employment site, albeit with a “missing link” remaining through the parcel of land now proposed to accommodate the Police Deployment Base.

Although the application proposes a cycle/pedestrian way to run alongside the northern site boundary to form part the Basford East east-west active travel route, it does not provide as direct a route as it could through the site to/from the toucan crossing on David Whitby Way. As set out above, Highways Officers agree this also potentially reduces the attractiveness of using this sustainable route through the Taylor Wimpey housing development and beyond.

Between the land to be dedicated as a cycle/pedestrian way and David Whitby Way, there is a section of land within third party ownership currently preventing the completion of this connection. Discussions are ongoing but there are several potential options to overcome this issue including purchasing the land from the owner using previous agreed S106 money. Also, as an additional option, under S26 of the Highways Act 1980, the Council as the Highway Authority can create a PROW without the landowner's agreement. The process would involve informal consultation on the proposal ahead of a Highway Committee decision.

This third-party land issue is a matter outside of the applicant's control and would need to be overcome even if the police deployment site does not progress, and as set out above there are a number of ways the Council can progress this. The Highway Officer also advises that this section of pedestrian/cycleway along the northern boundary of the site will need to be closed off until these details can be resolved and details of this can be conditioned. The active travel route will also need to be complemented with additional dropped kerbs, and/or signage, and/or highway surface markings, and details of this can be secured through a condition.

Sustainable access - Toucan Crossings

As part of already approved development a signalised crossing for pedestrians/cyclists will be provided across David Whitby Way forming part of the Basford East east-west active travel of the route. The Highway Officer has advised previously that notwithstanding the concerns raised by the Weston and Crewe Parish Council that the toucan crossing can be satisfactorily provided.

In addition, to further improve pedestrian/cycle connectivity, the Highway Officer has already advised in the consideration of 23/0539N (Muse employment development) that a further Toucan crossing is to be provided on David Whitby Way in a position to the north

of the roundabout junction with the spine road (Basford Brook Way). It will be funded through existing S106 contributions. The additional crossing will significantly improve accessibility from the northern part of the Taylor Wimpey residential development to the proposed primary school on the opposite side of David Whitby Way.

Safe and suitable access

Vehicle access and egress from the site will be provided from two points on Mill Farm Drive and pedestrian accesses adjacent to each of these also provided. The northern access will provide for a small number of visitor parking spaces as well as from the main car park. The southern one will provide access to the main car park only.

The Highway Officer advises that the access points will have adequate widths and visibilities. The local highway network was recently constructed and adopted and is capable of safely accommodating the development traffic.

Suitable refuse, servicing, and delivery arrangements will be available which include a drop-off area within the site.

Parking

A total of 206 parking spaces within the site are proposed (36 operational spaces; 166 staff parking spaces and 4 visitor spaces). Due to the nature of the site there will be a requirement to park response vehicles when not in use within the site and this represents the 36 operational bays.

The applicant carried out a recent staff travel survey where 100% of staff who answered the survey indicated that they would be travelling to the site via private vehicle. This high percentage will be due to the nature of the development; shift working occurring at the site; and the wide area from which specialist staff will travel from. The Highway Officer considers that assuming all staff, during shift changeover, arrive and leave at the same time then there would be a short-term peak demand of 194 parking spaces. In reality, the applicant has stated that many staff have flexible working arrangements in terms of start and finish times. Along with overtime provisions, and due to the nature of the services the police provide (case and report deadlines, response call outs etc), and arrivals/exits will be staggered, and the parking provision is considered acceptable.

Cycle parking will also be provided for staff and is considered by the Highway Officer to be sufficient.

Network Capacity

The applicant has assessed the impact of the development on the local highway network capacity taking into consideration the local committed development recently approved. It was assessed taking into consideration likely staff shift patterns and also as an office development. The assessments concluded that there would not be a significant highways impact.

It is also important to note that further to outline planning approval 15/1537N, financial contributions have been secured through a variation to S106 agreement to mitigate the highway impact of both the housing and commercial elements.

Highways Conclusion

The Highway Officer considers the proposal is acceptable and would not result in an adverse highway impact. No objection is raised subject to conditions being attached as set out below.

The Highway Officer considers a condition should be attached requiring that prior to occupation of the new deployment base details of a Crewe town centre public facing desk/hub should be submitted to and approved by the LPA. However, whilst it is acknowledged that the police station is being relocated, and an alternative public facing provision here has yet to be finalised, this is not considered a reasonable planning condition as it directly relates to operational policing matters and how resources are best deployed.

The Highway Officer considers that a condition should be attached requiring that the proposed active travel link shall be available for use from first occupation of the new deployment base. Although, as set out above the active travel link along the northern site boundary is required to remain closed until a link is provided from it to David Whitby Way. Details of how this will be closed should also be submitted and approved.

A further condition is recommended requiring details of how the active travel route will tie in with the approved route along Mill Farm Drive.

An informative is also recommended requiring a s278 agreement for the proposed access/off-site works, and a S38 Agreement regarding the construction and future adoption of the active travel link.

10.4 Amenity

SADPD Policy HOU12 (Amenity) states that new development should not be permitted if it is deemed to cause unacceptable harm upon neighbouring amenity such as from visual intrusion, noise and disturbance. Residential properties of the approved Taylor Wimpey development (21/4434N) will be sited alongside Mill Farm Drive directly opposite to the frontage of the site.

Given the significant distance between the new dwellings and the proposed building and the potential for enhanced landscaping to be provided within site to filter views of the scheme, the amenities of future occupiers of the Taylor Wimpey development would not be detrimentally affected in terms of an overbearing visual impact or loss of outlook.

In support of the application, the applicant has submitted an acoustic report. This confirms that the use of the deployment base which is essentially an office building and will generate limited noise or emissions, other than potentially from external plant which may operate during the night-time period (23:00 – 07:00) and for which its provision will be controlled through a condition.

Concerns have been raised with regard to the 24-hour operation of the deployment base and the impact this will have on the new homes sited opposite in relation to the movement of police vehicles leaving the site, with sirens (response vehicles) being used or not.

The applicant states that the staffing levels of the building would be between 120 -150 people during daytime and lower levels at night, reflecting operational requirements and shift working. The levels of vehicular movement associated with night-time office-based staff of the deployment base are unlikely to result in unacceptable levels of noise and disturbance to neighbouring residential properties.

The applicant points out that many police vehicles may already be deployed on the highway network when called to attend an incident. This may explain the low incidences of 'blue light' vehicles leaving Crewe Police Station over a recent six month period with a daily average of 10 uses of lights and siren ('blue light') activations in a 24-hour period. The highest proportion of these activations were found to occur between 5pm and 7pm.

It is further stated that 'blue lights' are used by drivers as a warning to other road users and therefore sirens are most likely to be used in town centre given higher number of pedestrian and other road users, and secondly on main roads where police vehicles are moving at high speeds and need to overtake other road users.

Based on this analysis presented by Cheshire Constabulary, many police vehicles will already be deployed elsewhere when responding to call-outs with consequently few movements occurring from the Deployment Base. In addition, police response vehicles leaving the deployment base should not normally need to use sirens along Mill Farm Drive, a residential road, particularly at night-time.

Although the use of sirens may nevertheless still occur at night-time and would inevitably result in disturbance and inconvenience for residents at the time, it would be difficult to argue that such isolated incidents would amount to a significant adverse impact on residential amenity.

The potential impact could have been resolved with entry/exit arrangements directly from David Whitby Way. This was discounted by the applicant at the pre-application stage given constraints including the need to cross a culvert, the higher level of David Way, the use of third-party land and the "not insurmountable" construction costs of this access.

10.5 Ecology

Biodiversity Net Gain (BNG)

Mandatory Biodiversity Net Gain (BNG) applies in this instance. The submitted biodiversity metric predicts a habitat net loss of -19.28%. No hedgerows are recorded within the existing redline boundary; however, it is noted that hedgerow creation is proposed within the metric and provide a net benefit for wildlife.

However, given the subsequent omission of landscaping and suds features within the service strip along the site frontage an updated BNG calculation and report has now been provided. This is being assessed by the Council's ecologist and an update provided.

Full details of offsite mitigation must be provided to discharge the mandatory biodiversity gain condition. Furthermore, a Habitat Creation Method Statement & Habitat Management and Monitoring Plan will be required for retained, enhanced and newly created habitats on-site, and this will be secured through a planning condition.

Badgers

No evidence of badgers was recorded onsite during the submitted survey. However, Badgers are known to be present in the broad locality of the application site. The Council's Ecologist advises that a condition should be attached requiring the submission of an updated badger survey.

Basford Brook Local Wildlife Site

The application site is about 325m from Basford Brook Local Wildlife Site. Basford Brook was primarily designated due to the presence of White Clawed Crayfish (WCC), which is

regionally important threatened species. WCC are protected under the Wildlife and Countryside Act 1981 and hence a material consideration.

Any pollution from construction works could result in an adverse impact upon White Clawed Crayfish present within Basford Brook. A Construction Environmental Management Plan (CEMP) (TEP, 2025) has been submitted which provides various mitigation measures throughout the construction, and operation phase of development which addresses pollution, run-off and biosecurity risks. Based on the submitted Flood Risk Assessment and Sustainable Drainage Strategy (SBK, 2025) the works will not result in an increase discharge of metals and hydrocarbons into Basford Brook,

The Council's Ecologist recommend that conditions are imposed requiring full details of the drainage scheme and that the development is undertaken in accordance with the approved CEMP.

Great Crested Newts

Great Crested Newts (GCN) are known to be present locally. However, the wider site has been recently redeveloped. The waterbody within 250m of works was negative for the presence of GCN (ADAS, 2024). The Council's Ecologist advises that as a result of the negative eDNA test an offence is not considered likely. Consequently, the Council is therefore not required to consider the three tests set out within The Conservation of Habitats and Species Regulations.

Bats

The existing site has the potential to support commuting and foraging bats, with the nearby trees providing potential roosting opportunities for bats. To limit disturbance to bats a Sensitive Bat Lighting Strategy Input (TEP, 2025) been submitted which is considered to be broadly acceptable. A condition is recommended to secure the approved Sensitive Bat Lighting Strategy.

Birds

A standard condition is recommended to protect breeding birds.

Hedgehogs

The existing site has the potential to support hedgehogs, which are a priority species and hence a material consideration. It is advised that the proposed development would have an impact on hedgehogs through the loss of habitat and the risk of animals being killed or injured during the site clearance and construction phase. The Council's Ecologist considers that the implementation of the Construction Environmental Management Plan (CEMP) (TEP, 2025) is sufficient to safeguard hedgehogs throughout the construction process.

Reptiles

A regionally important population of slow worms, a reptile species protected under the Wildlife and Countryside Act 1981, has been previously recorded at Basford East. Whilst the existing site offers limited habitat for reptiles, with no basking opportunities, it was identified that the existing site does provide suitable sheltering and foraging habitats for reptiles.

The Council's Ecologist advises that due to the proximity to a known population of slow worms, reasonable avoidance measures will be required. These details have been

included within the submitted Construction Environmental Management Plan (CEMP) (TEP, 2025), which appear to be suitable to mitigate for the risk of slow worms being killed or injured during the construction process. Enhancement measures for slow worms will be requested within the below ecological enhancement plan.

Ecological Enhancements

The site falls within Cheshire East Council's ecological network core and restoration areas, which forms part of the SADPD. The below ecological enhancements are therefore recommended, to provide enhancements on site in line with SADPD policy ENV 1. These recommendations are separate to the requirements of mandatory Biodiversity Net Gain.

A condition is recommended to secure an Ecological Enhancement Plan shall include (but are not limited to) the following:

Bat Bricks, universal Nest Bricks for swifts (to avoid any southern elevations),
Brash / log piles, enhancement measures for slow worms.

10.6 Trees

The site comprises of some natural regeneration central to the area, a section of the original field boundary hedgerow and several trees. No statutory protection applies to trees within the site edged red.

This application has been supported by an Arboricultural Impact Assessment, described as 'Baseline', and does not confirm tree or hedgerow losses on the site. However, further information has been submitted to address issues originally raised by the Forestry Officer including the submission of a tree overlay plan. After reviewing the submitted information, the Forestry Officer advises that it appears that one dead tree and a moderate quality, unprotected Oak (T2) would be lost to accommodate the development. The hedgerow is shown for retention, and another moderate quality Oak (T3) is shown for retention, as is T4, T5 and group G1.

It is considered that the tree planting of the landscape scheme for the development will be sufficient to mitigate and off-set tree loss.

The Forestry Officer accepts that the trees are located outside the site edged red, however in the absence of an existing boundary between development and the trees and hedgerows, a condition is recommended requiring the submission of measures for tree protection.

10.7 Landscape

The Landscape Officer considers that the submitted proposals incorporate a lack of adequate buffer planting along the Mill Farm Drive frontage of the development. It is considered that the deployment base needs to be adequately screened with deciduous native trees and mixed native hedgerows to filter/block views into the scheme from the adjacent housing estate and the proposed active travel route alongside the northern site boundary.

The Landscape Officer also echoes the design concerns, as regards the provision of SuDs features within the site. A condition is proposed to be attached to ensure the SuDS design comprising of a multi-component train as outlined in the drainage strategy is achieved.

10.8 Flood Risk/Drainage

The development lies mainly within Flood Zone 1 with a localised area of the site recorded as being in Flood Zone 2. The site is at a low to medium risk of flooding from the Main River (Basford Brook)

The supporting Flood Risk Assessment sets reflects the approach of the NPPF that a sequential risk-based based approach (sequential test) should be undertaken with the overall objective of steering new development to areas of lowest probability of flood risk, and ensure development is in the most appropriate flood zone. However, in this case, as the site is part of the Basford East Strategic site and allocated under LPS 2 of CELPS, and it is therefore considered that the Sequential Test has been passed.

The Exception Test set out by NPPF paragraph 179 is also required to be met for this site due to the “highly vulnerable” usage category (police station required to operate at times of flooding) and its location partially in Flood Zone 2. However, based on the findings of the site specific Flood Risk Assessment and the associated sustainable drainage strategy, the site is considered to be safe for its lifetime and does not increase flood risk elsewhere.

In summary given the site is an allocated strategic site (LPS - Basford East) the needs and benefits to the community arising from this facility in terms of improved efficiency and effectiveness of local policing would outweigh any flood risk. The site is therefore considered to pass the Exception Test.

The Environment Agency raises no objection to the development. The LLFA consider that some river flooding may enter the drainage system here, but it is difficult to assess if this will cause any issues. The LLFA also considers that FFLs are set at least 600mm above top river flood level, to ensure there are no internal flooding concerns here.

Outfall and Drainage Strategy:

In principle, the LLFA considers the proposed drainage scheme is generally acceptable. It is understood that it is proposed to pipe surface water from the site via the highway surface water drain and then discharge to Basford Brook through an existing SuDs system including a balancing pond which is located at the junction of Mill Farm Drive and Basford Brook Way to the north of the site.

This in principle is an acceptable and probably the best solution, but the LLFA still requires further details of the drainage system and evidence from the owner of this infrastructure (pipe and outfall) that they consent to this connection. The alternative is a pumped solution to the river, which will again require consent from third party landowners.

SuDS:

This includes permeable paving within the site which will help with the filtering of brake dust/tyre/oil pollution from vehicles. Swales features are located within the northern side of the site and within some of the car park areas on the southern side.

In terms of further opportunities, potentially tree planting areas could be turned into SuDS tree pit planters. The proposed scheme is not considered fully compliant with the SuDS SPD, but there are opportunities for this to be met, should a swale be reintroduced within the highway service strip. Ideally all surface water should be going through 3 levels of treatment.

The LLFA recommends a condition be attached requiring that prior to the commencement of development a surface water drainage strategy is submitted which includes as a minimum;

- Enhanced suds provision/features within then site
- Demonstrates a viable surface water outfall, with evidence of agreement from any relevant riparian owners
- Discharge rates to be limited to 5.7l/s via flow restriction device
- Provision of full management and maintenance schedule for the drainage strategy

10.9 Air Quality

The Air quality impacts of the proposals have been considered within the air quality assessment submitted in support of the application.

The report considers whether the development will result in increased exposure to airborne pollutants, particularly as a result of additional traffic and changes to traffic flows. The assessment uses ADMS Roads to model NO₂, PM₁₀ and PM_{2.5} impacts from additional traffic associated with this development and the cumulative impact of committed development within the area.

A number of modelled scenarios have been considered within the assessment. These were:

- Model Verification (2023).
- Without Development with Committed Development.
- With Development, with Committed Development.

The assessment concludes that the impact of the future development on the chosen receptors will be **negligible** with regards to all the modelled pollutants. The developer has stated that electric vehicle charging points will be installed and a travel plan has also been included.

The Environmental Protection Officer accepts the findings of the assessment and raises no objection to the application subject to a condition being attached requiring the use of Ultra Low Emission Boilers to minimise the proposed development's impact on the surrounding air quality.

11. PLANNING BALANCE/CONCLUSION

The site is located within allocation LPS 2 - Basford East, Crewe of CELPS for the delivery of employment use including office space together with 850 new home and a local centre.

The proposed deployment base is an essentially office-based use, and although it will have the additional function of providing a frontline response through the deployment of officers, the proposal will accord with the overall objectives of Policy LPS 2 as they relate to this site.

There are siting and design concerns which weigh against the proposal, and it is disappointing that the direct line of the proposed east-west active travel route is disrupted. The large expanses of parking and constraints of the site also limit availability of landscaping which is driven by the requirements and understandable security needs of police operations.

Whilst important issues, these matters do need to be balanced against the benefits resulting from the new Crewe deployment base in this location. Such benefits include the

provision of modern purpose-built facility to accommodate frontline response and key investigatory departments. It will allow the deployment of officers across the whole of the local policing area (LPU) with better access to the strategic road network with easy access into Crewe town centre and throughout the wider urban area.

The applicant considers that the proposed deployment base will address key problems facing the Cheshire Police arising from the limitations of inadequate accommodation at Crewe Police Station and will lead to improvement in the efficiency and effectiveness of local policing.

Whilst new homes located opposite the site may be subject to noise and disturbance from police vehicles ('blue light') leaving the deployment base, including during the night, this would be on a very infrequent basis, and consequently the proposals would not amount to an unacceptable impact on residential amenity.

Traffic generation from the proposal would not result in an adverse impact on the local highway network, suitable and safe access arrangements are provided from Mill Farm Drive with the provision of adequate on-site car parking and cycle storage.

Issues relating to ecology, trees, drainage/flood risk, air quality, contaminated land and the provision of the active travel link through the site have been addressed through and are subject to conditions where necessary.

On the basis that the disbenefits of the proposed development are outweighed by substantive improvements to efficiency and effectiveness of local policing, the proposal is acceptable. However, it is considered important that the landscaping and SuDs along the service strip to the front of the site is provided enabling a more effective landscaping belt as well as water management. This can be secured through a condition (and s278 agreement).

The proposal is therefore considered acceptable in the context of the relevant policies of the adopted Cheshire East Local Plan Strategy, Site Allocations and Development Plan Policies Document and advice contained within the NPPF. The application is therefore recommended for approval.

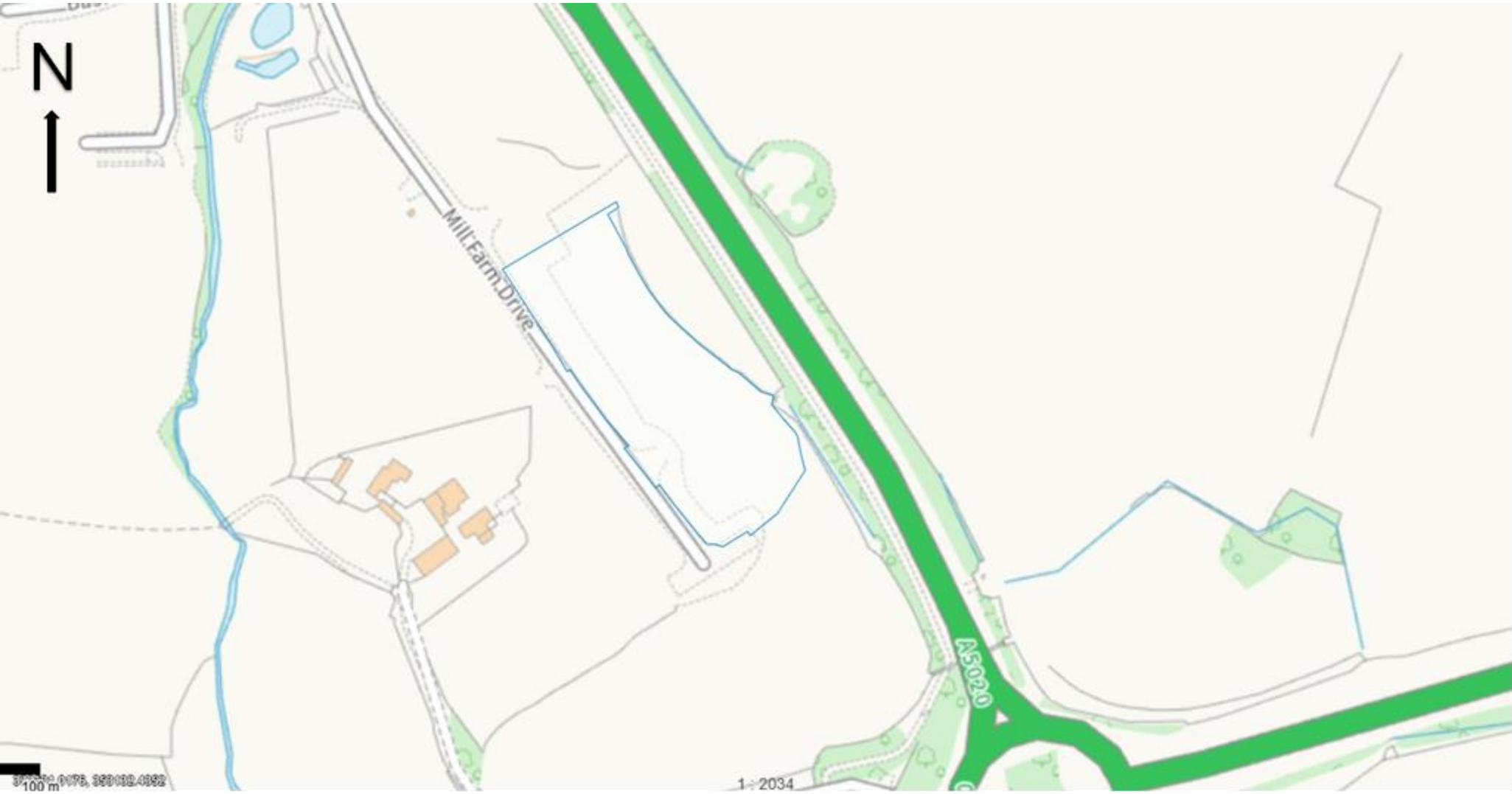
12. RECOMMENDATION

APPROVE subject conditions:

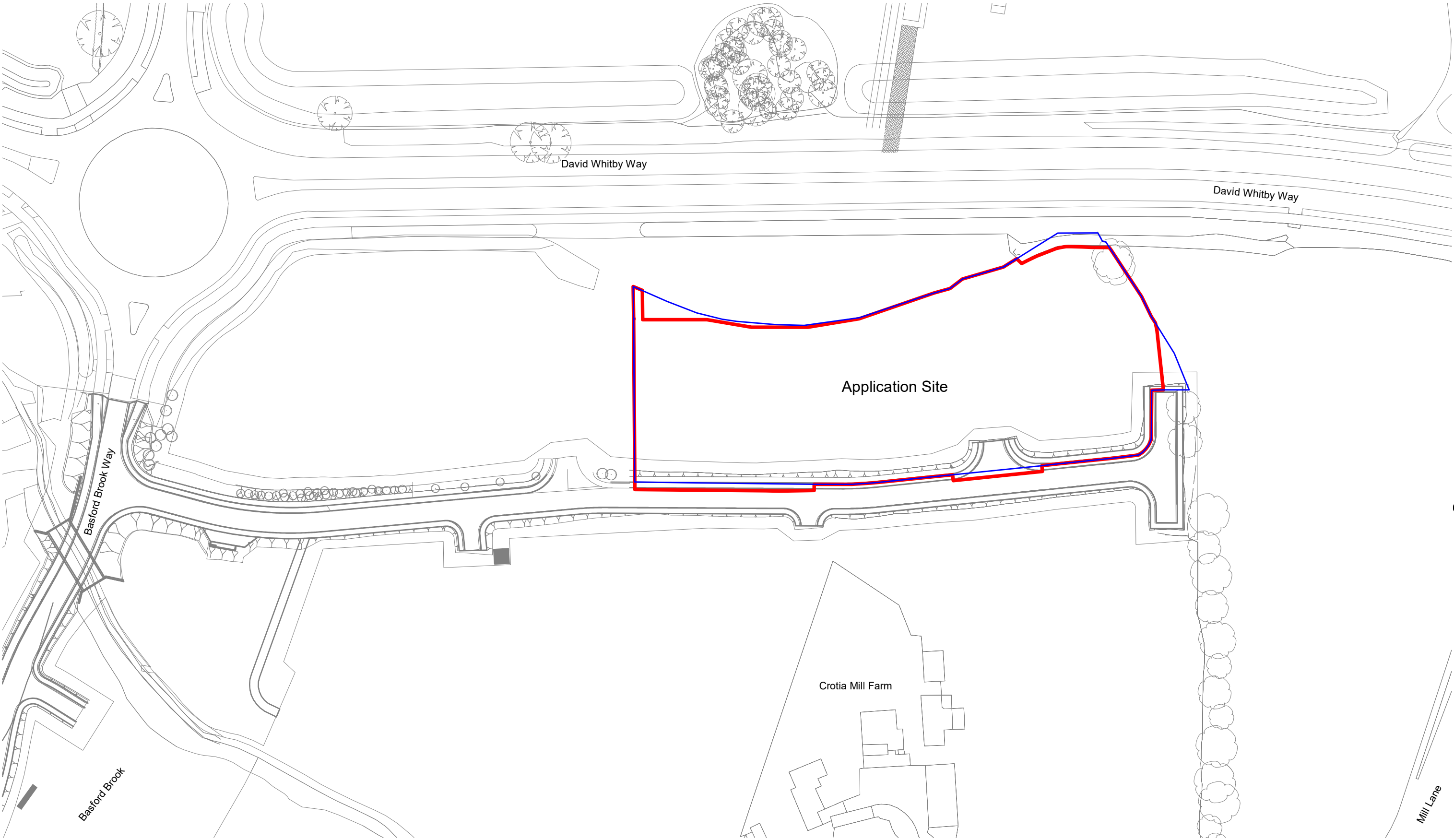
1. Commencement of development (3 years)
2. Approved plans
3. details of facing materials
4. Revised landscaping – details soft landscaping and planting including the 'service strip' along Mill Farm Drive
5. Implementation of Landscaping
6. Details of boundary treatment
7. Details of ground levels and finished floor levels
8. Submission of Surface water drainage scheme including details of Suds
9. Provision of Ultra Low Emission Boilers
10. Details of the provision on external plant including an assessment of its noise levels
11. Details of external lighting
12. Provision of cycle parking
13. Active travel link shall be available for use from first occupation of the development but remain closed until a link is provided from it to David Whitby Way.


14. Details of how the active travel route will tie in with the approved route along Mill Farm Drive
15. 10% of energy to be secured from decentralised and renewable or low carbon sources.
16. Submission and approval of a contaminated land remediation strategy
17. Contaminated land verification report
18. Soil tests for contamination
19. Measures to deal with unexpected contamination
20. Mandatory Biodiversity Net Gain (BNG)
21. Provision of Habitat Creation Method Statement & Habitat Management and Monitoring plan
22. Updated badger survey
23. Development to be undertaken in accordance with approved Construction Environmental Management Plan
24. Safeguarding of nesting birds
25. Details of lighting to safeguard bats
26. Ecological enhancement plan
27. Tree protection measures

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.



25/1373/FUL
Land to West of
David Whitby Way
Basford East
Crewe





0

10.0

30.0

50.0

75.0m

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P01Planning Issue01.04.2025MEIP

P00

Rev. DescriptionDateDrw.Chk.

BOUNDARY KEY

Application Boundary

Ownership Boundary

Client
Cheshire Police

Project
Cheshire Police Crewe LPU

Drawing Title
Site Location Plan

Drawing Status
PLANNING

Corstorphine & Wright

Warwick Studio

Brook Hall, Brook Street, Warwick, CV34 4BL

01926 658 444

corstorphine-wright.com

Drawing No.
CDB-CWA-XX-XX-D-A-0201

Revision
P01

Project No.
23038

Drawn
EM

Checked
IP

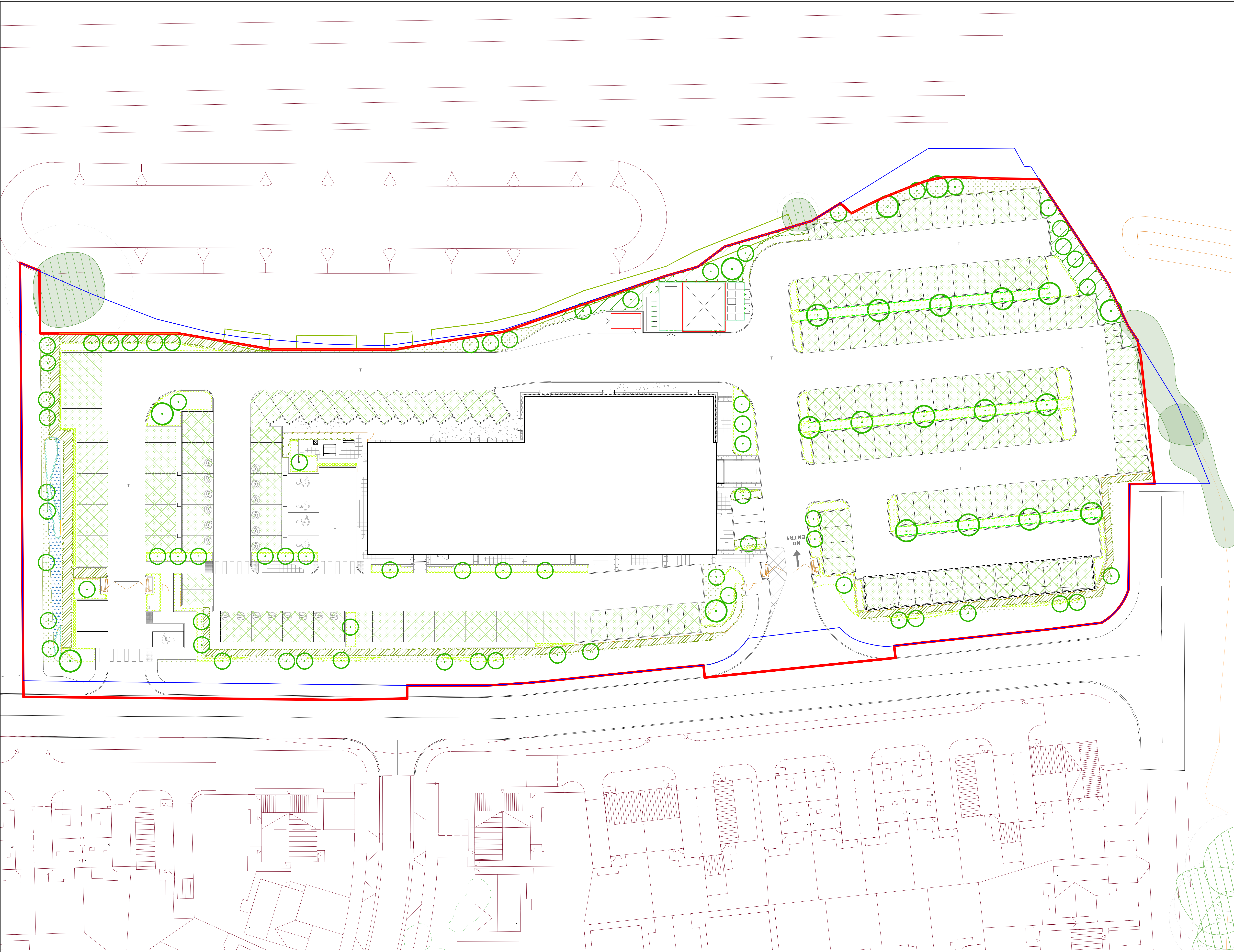
Size
A3

Scale
1 : 1250

Date
26.03.25



- Application Boundary
- Ownership Boundary
- Contract Boundary
- Highways Maintenance Boundary



LEGEND

- Existing trees retained
- Existing hedgerows to be retained
- Proposed species-rich native hedgerow
- Proposed single-species native hedgerow
- Proposed native trees
- Proposed introduced shrub
- Proposed water-logging tolerant ornamental shrubs
- Proposed wetland planting
- Proposed mixed native scrub
- Proposed other neutral grassland (EM3)
- Proposed other neutral grassland (EP1 and EM8)
- Proposed permeable block paving
- Vehicle tarmac
Refer to Engineers specification.
- Pedestrian standard tarmac
To engineers detail and specification.
- Exposed aggregate paving slabs
- Exposed aggregate block pavers as banding
- Tactile paving
- Gravel margin to building edge
- Timber furniture
Suggested location only - to be supplied by customer
- Timber knee rail
- Photovoltaic canopy
To architects detail and specification.
- Secure fence line
To architects detail and specification.
- Ownership boundary
- Application boundary



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CLIENT

Cheshire Police

PROJECT

Crewe Deployment Base

DRAWING TITLE

Landscape Masterplan

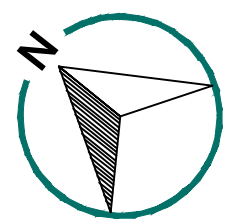
DRAWING STATUS

Planning

DRAWING NO.		REVISION	
CDB-BLA-XX-XX-D-L-2003		P06	
DRAWN	CHECKED	SCALE	PAPER SIZE
NM	XX	1:200	A0
DATE		NOV-2024	

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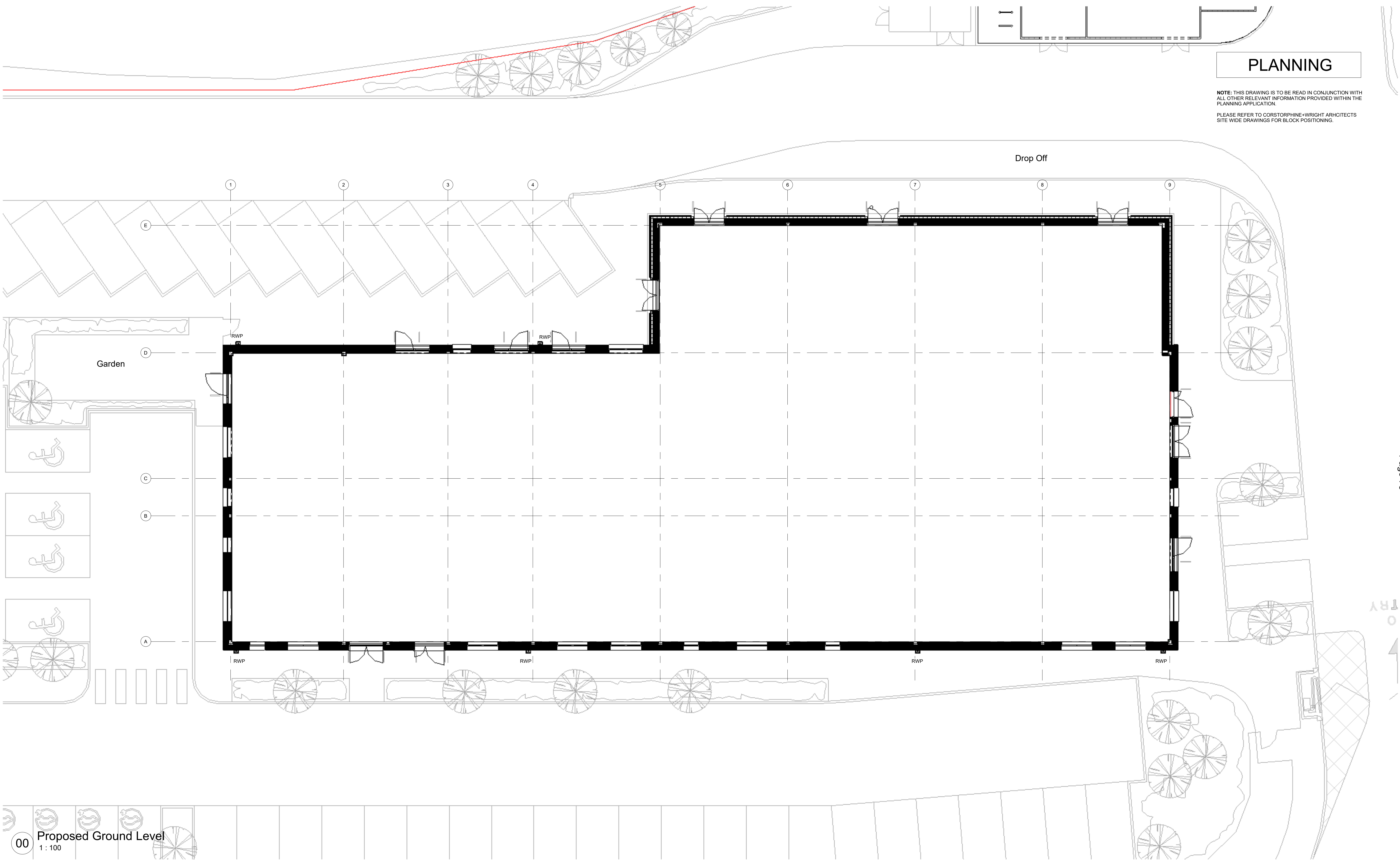


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P06 Updates inline with Architects plan CDB-CWA-01-XX-D-A-6001-P11 Site Plan

02/07/25

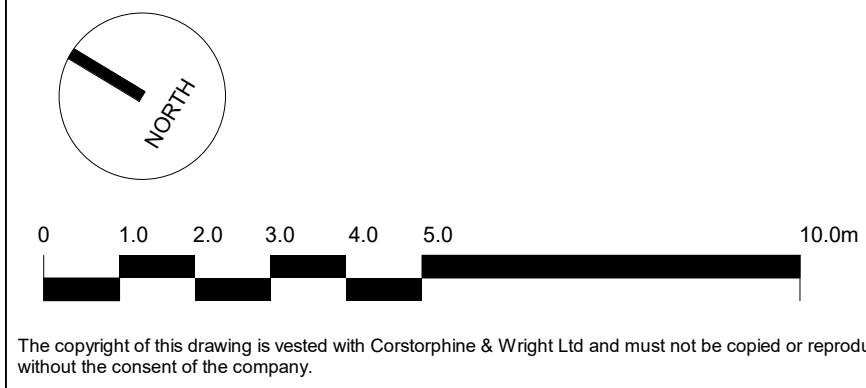
P05	Updates to key, some surface treatments and inline with plan CDB-CWA-01-XX-D-A-6001-P07 Site Plan - Proposed	25/06/25
P04	Updated with site wide services coordination, issued for Stage 4.	21/05/25
P03	Updated with amendments to Bin store, site boundary, fence line and cycle hoop location	31/03/25
P02	Revised in line with amended site plan	19/03/25
P01	First Issue - Whole site at 1:200 @A0	18/11/24
REV	Description	Date



PLANNING

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P03	Parking and road layout amended
P02	Planning Issue
P01	
Rev.	Description

30.06.2025 EM IP
01.04.2025 ME IP

Date Drw. Chk.

BOUNDARY KEY

Application Boundary

Client:
Cheshire Police

Project:
Cheshire Police Crewe LPU

Drawing Title:
Proposed Ground Floor Plan

Drawing Status:
PLANNING

Corstorphine & Wright

Warwick Studio
Brook Hall, Brook Street, Warwick, CV34 4BL
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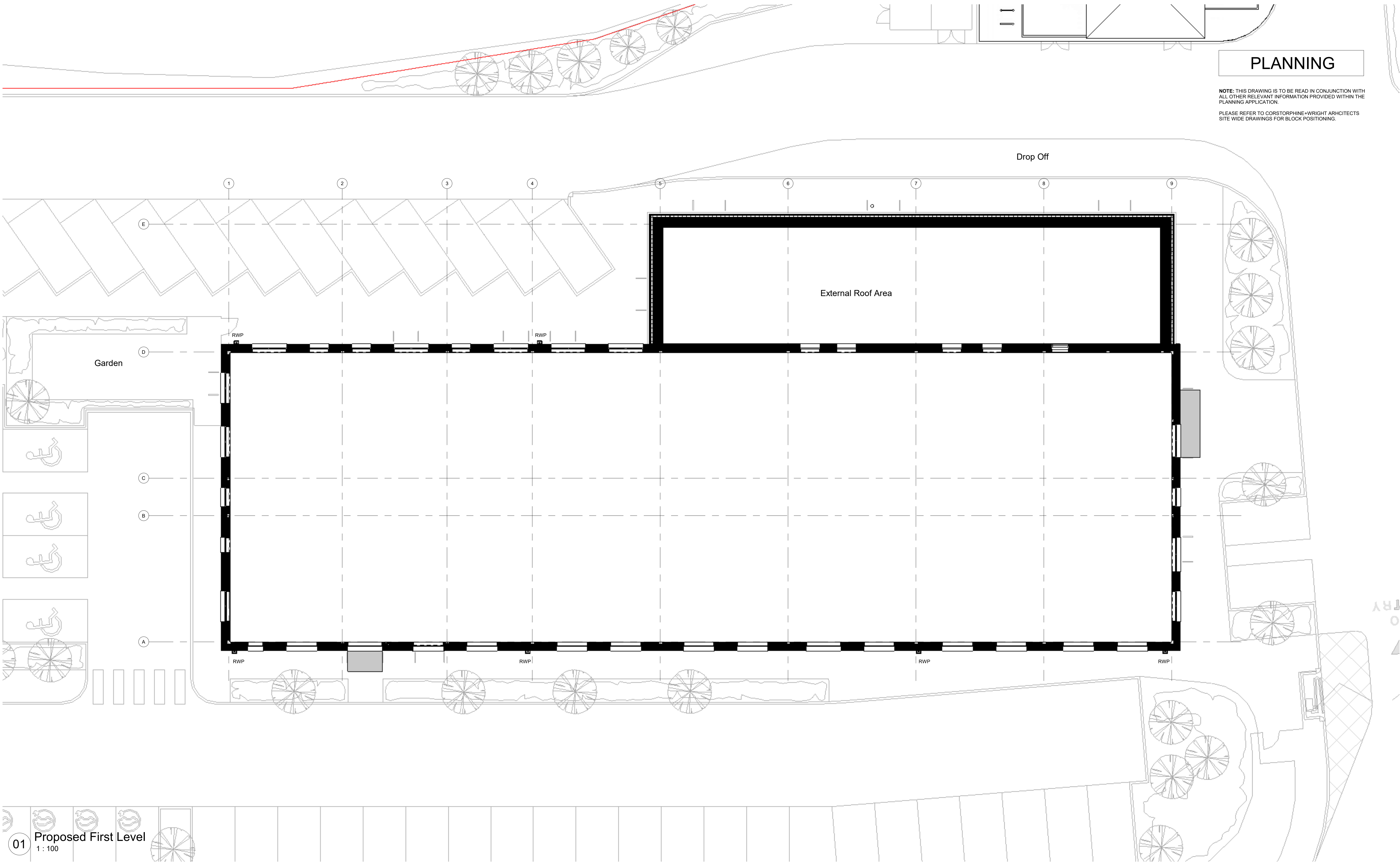
Drawing No.
CDB-CWA-01 00-D-A-0301

Project No.	Drawn	Checked	Size	Scale	Date
23038	ME	IP	A1	As indicated	21.03.25



Revision

P03



01 Proposed First Level
1 : 100

0 1.0 2.0 3.0 4.0 5.0 10.0m

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P03	Parking and road layout amended	30.06.2025	EM	IP
P02	Planning Issue	01.04.2025	ME	IP
P01				
Rev.	Description	Date	Drw.	Chk.

BOUNDARY KEY

Application Boundary

Client:
Cheshire Police

Project:
Cheshire Police Crewe LPU

Drawing Title:
Proposed First Floor Plan

Drawing Status:
S4 - REVIEW & AUTHORIZATION

Warwick Studio
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Drawing No.
CDB-CWA-01 01-D-A-0302

Project No.	Drawn	Checked	Size	Scale	Date
23038	ME	IP	A1	As indicated	21.03.25

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Revision
P03

PLANNING

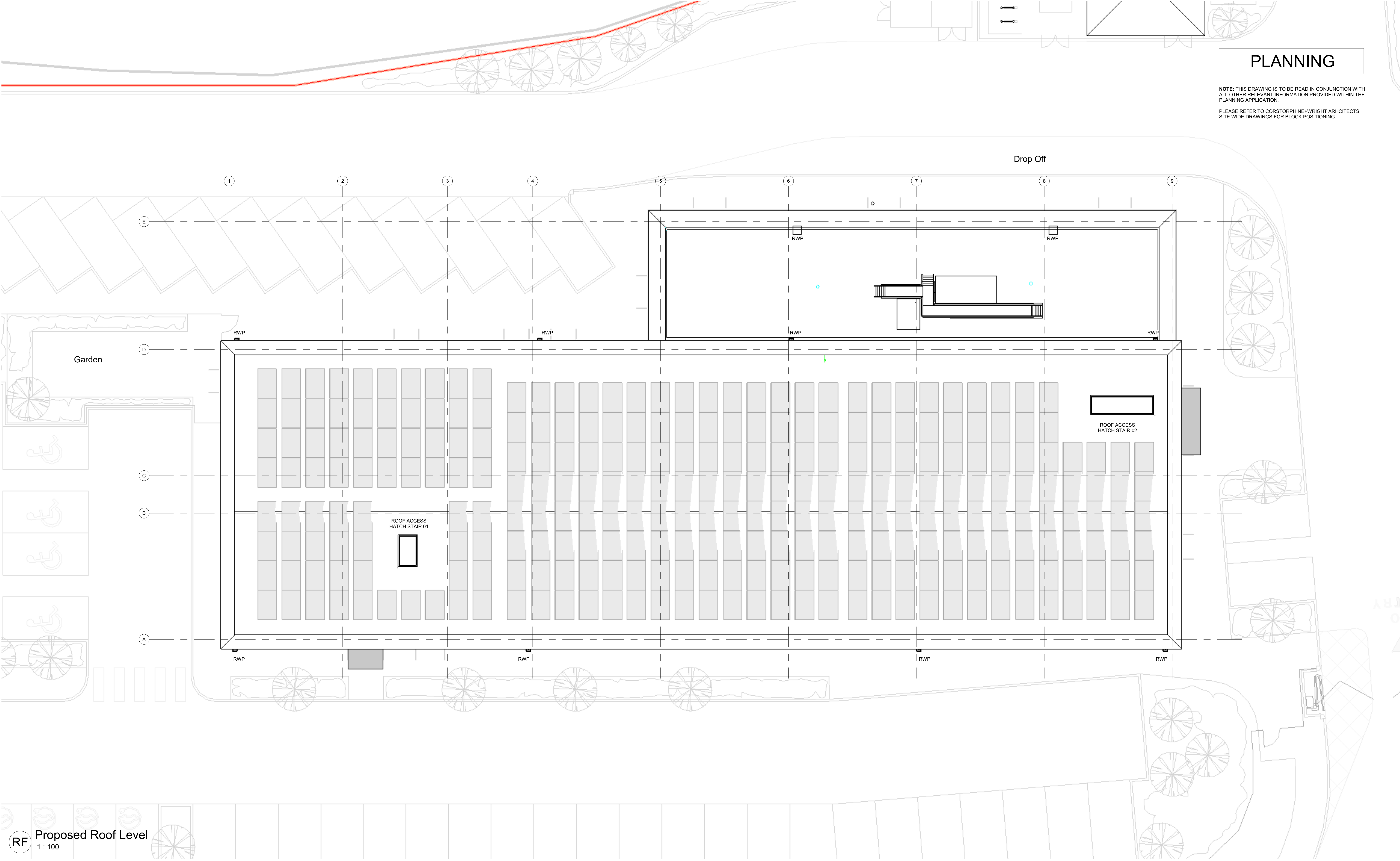
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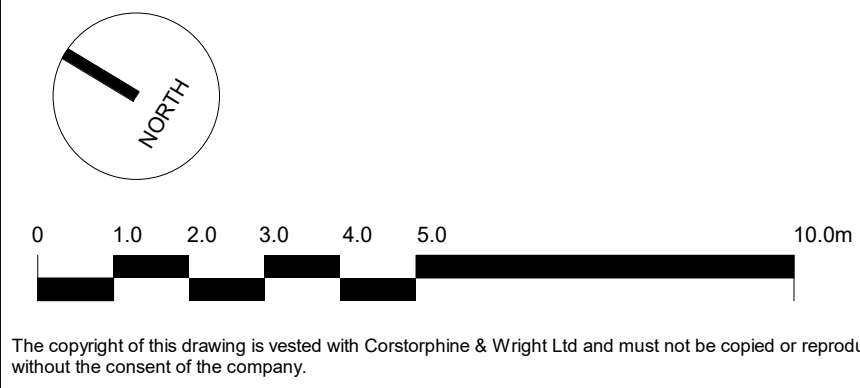
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RF Proposed Roof Level
1 : 100



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P03	Parking and road layout amended
P02	Planning Issue
P01	
Rev.	Description

30.06.2025	EM	IP
01.04.2025	ME	IP
Date	Drw.	Chk.

BOUNDARY KEY

Application Boundary

Client:
Cheshire Police

Project:
Cheshire Police Crewe LPU

Drawing Title:
Proposed Roof Plan

Drawing Status:
PLANNING

Corstorphine & Wright

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Drawing No.
CDB-CWA-01 RF-D-A-0303

Project No.	Drawn	Checked	Size	Scale	Date
23038	ME	IP	A1	As indicated	21.03.25



Revision
P03

PLANNING

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EXTERNAL MATERIALS KEY:

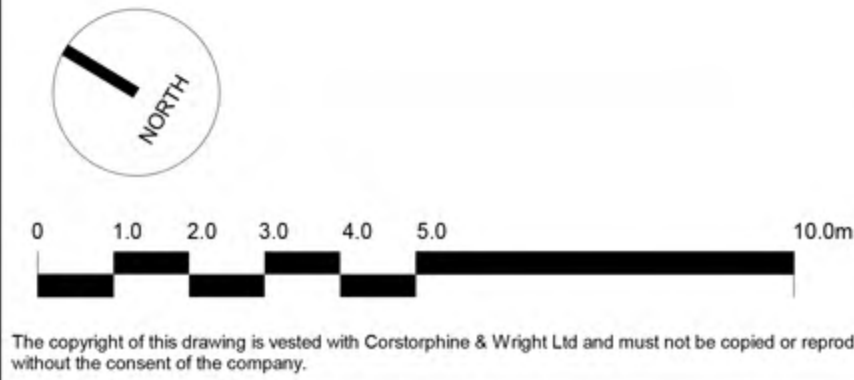
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- 02 Red Facing Brickwork (Charcoal Mortar)
- 03 Red Facing Brickwork (Projecting Brick)
- 04 Red Facing Brickwork (Engineering Brick)
- 05 PPC Aluminium Framed Windows / Doors
- 06 Aluminium Parapet Caping
- 07 Aluminium Rainwater Goods
- 08 Modular Living Green Wall System
- 09 Aluminium Gutter for Green Wall System
- 10 External Wall Signage
- 11 Aluminium Roof Canopy



1 Proposed North Elevation
1 : 100



2 Proposed West Elevation
1 : 100



P01 Planning Issue		01.04.2025 ME IP	
Rev.	Description	Date	Drw./Chk.

Client:
Cheshire Police

Project:
Cheshire Police Crewe LPU

Drawing Title:
Proposed North and West Elevations

Drawing Status:
PLANNING

Corstorphine & Wright

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Drawing No.
CDB-CWA-01-XX-D-A-0311

Project No.	Drawn	Checked	Size	Scale	Date
23038	ME	IP	A1	1 : 100	21.03.25



Revision
P01

PLANNING

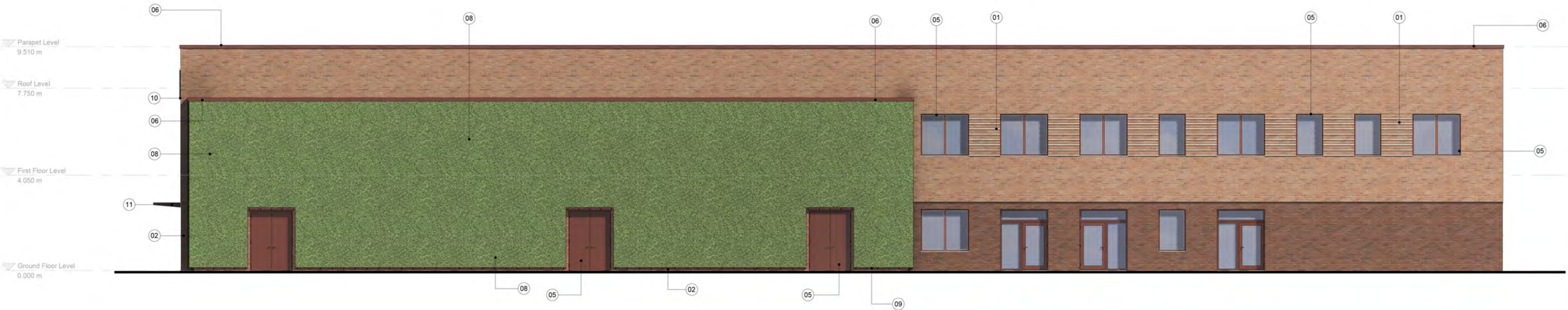
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EXTERNAL MATERIALS KEY:

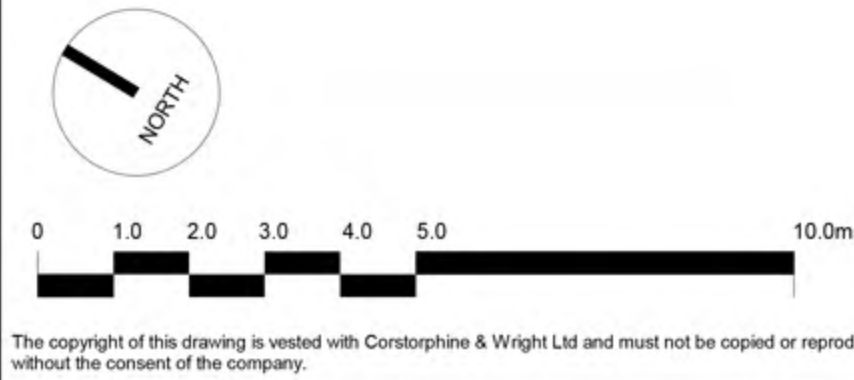
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- 08 Modular Living Green Wall System
- 09 Aluminium Gutter for Green Wall System
- 10 External Wall Signage
- 11 Aluminium Roof Canopy



1 Proposed South Elevation
1 : 100



2 Proposed East Elevation
1 : 100



P01 Planning Issue		01.04.2025 ME IP	
Rev	Description	Date	Drw./Chk.

Client:
Cheshire Police

Project:
Cheshire Police Crewe LPU

Drawing Title:
Proposed South and East Elevations

Drawing Status:
PLANNING

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corstorphine-wright.com

Drawing No.
CDB-CWA-01-XX-D-A-0312

Project No.	Drawn	Checked	Size	Scale	Date
23038	ME	IP	A1	1 : 100	03/21/25



Revision
P01

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