Public Document Pack

Strategic Planning Board

Agenda

Date:	**Wednesday, 19th November, 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 meetings are audio recorded and the recordings are 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.

3. **Minutes of the Previous Meeting** (Pages 3 - 8)

   To approve the minutes of the meeting held on 29 October 2025 as a correct record.

Please Contact: Jennifer Ashley
E-Mail: jennifer.ashley@cheshireeast.gov.uk

To register to speak on an application, please contact speakingatplanning@cheshireeast.gov.uk

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. **25/0211/OUT Outline application, with all matters reserved except for access, for development comprising up to 325 residential dwellings (Use Class C3), creation of a community park located between Manor Road and the A533 The Hill and other open space and landscaping, associated infrastructure, including earthworks and drainage on Land To The North And South Of The A533 The Hill, Sandbach.** (Pages 9 - 46)

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, 29th October, 2025 in the Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor B Puddicombe (Chair)
Councillor S Edgar (Vice-Chair)

Councillors D Edwardes, M Edwards, S Gardiner, T Jackson, H Moss, L Smetham, F Wilson and B Wye

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Rob Law, Planning Team Leader
Paul Wakefield, Planning Team Leader
Rob Cooper, Principal Planning Officer
Andrew Goligher, Highways Development Officer
James Thomas, Principal Lawyer
Jennifer Ashley, Democratic Services Officer

22 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Houston, Councillor Marshall and Councillor Seddon.

Councillor Wilson was present as a substitute for Councillor Houston.

Councillor Wye was present as a substitute for Councillor Seddon.

23 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness and transparency, the following declarations were made;

Cllr Wilson declared that in relation to item 5 - 25/1403/OUT she had received emails from a resident of Sandbach, however the information had not had any no influence on her ability to make an impartial decision.

Cllr Wye declared that in relation to item 5 – 25/1403/OUT and item 7 - 20/5466C he was known to one of the registered public speakers, however had no discussions on either application with them.

Cllr Gardiner declared that in relation to item 5 – 25/1403/OUT and item 6 – 25/0331/OUT he personally knew the Agent registered to speak, however had not discussed either application with them.
In relation to item 8 – 25/2497/FUL and item 9 – 25/2658/FUL he was colleagues with Cllr Harrison as members of the Conservative Association and as

neighbouring ward members often were in contact, however, had not discussed either application.

Cllr Moss declared that in relation to item 8 – 25/2497/FUL and item 9 – 25/2658/FUL she was colleagues with Cllr Harrison as neighbouring ward members and they had previously worked together, however had not discussed either application. Cllr Moss also declared she had received correspondence from residents about the applications but had not replied or made comments on the applications.

Cllr Puddicombe declared that in relation to item 7 – 20/5466C, he had received correspondence from Alex Wylie, Agent for the application, however had not read or replied to the information.

Furthermore, it was noted that all Strategic Planning Board members (including substitutes) had received direct communication in the form of an information leaflet from Bloor Homes/ Emery Planning in relation to item 6 – 25/0331/OUT.

24 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting held on 11 September 2025 be agreed as a correct record and signed by the Chair.

25 **PUBLIC SPEAKING**

RESOLVED:

That the public speaking procedure be noted.

26 **25/1403/OUT OUTLINE APPROVAL ON ACCESS FOR THE ERECTION OF UP TO 160 DWELLINGS (C3), A NEW CARE HOME OF UP TO 70 BEDSPACES (C2), A NEW COMMUNITY BUILDING (F2) WITH ASSOCIATED CAR PARKING, AND A NEW COUNTRYSIDE PARK ON LAND OFF CREWE ROAD SANDBACH**

Consideration was given to the above a planning application.

The following attended the meeting and made representations in relation to the application;

Councillor Laura Crane (Ward Councillor)
Clare Longdon and Susan Gabrielson (Objectors)
Matthias Bunte
John Coxon (Agent)

RESOLVED:

That application 25/1403/OUT be REFUSED, contrary to the Officer recommendation, for the following reasons;

The proposed development would lead to the loss of best and most versatile agricultural land; would create an inappropriate means of access due to the proximity of the nearby school; would have an adverse impact on the sustainability of the ancient woodland and the proposed country park will have an urbanising impact on the existing countryside gap and local wildlife. These factors taken cumulatively will significantly and demonstrably outweigh the benefits of providing housing, including the contribution to affordable housing. As such the proposal is contrary to Cheshire East Local Plan Strategy SD1, SE2, PG6, INF3, SE3; Site Allocations and Development Policies Document Policy INF3, ENV6, RUR5 and Sandbach Neighbourhood Plan Policy PC1, PC3, H1, IFT1.

27 **25/0331/OUT OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT OF UP TO 25 DWELLINGS ON LAND SOUTH OF BLUEBELL ROAD, BLUEBELL GREEN, HOLMES CHAPEL**

Consideration was given to the above planning application.

The following attended the meeting and made representations in relation to the application;

Councillor Kolker (Ward Councillor)
Councillor Brian Bath (Holmes Chapel Parish Council)
Dr Ken Morris (Objector)
Mr John Coxon (Agent)

RESOLVED;

That application 25/0331/OUT be REFUSED, contrary to the Officer recommendation for the following reasons;

The proposal is a new residential development in the open countryside that would impair the efficiency of the Jodrell Bank Radio Telescopes which is a World Heritage Site. The public benefits would not outweigh the harm and the proposal is contrary to the Development Plan and the advice of the National Planning Policy Framework.

28 **20/5466C FULL PLANNING PERMISSION FOR THE CONSTRUCTION OF DRIVE THROUGH COFFEE UNIT, DRIVE THROUGH RESTAURANT UNIT, COMMERCIAL PARK ENTRANCE AND ASSOCIATED PARKING / LANDSCAPE. OUTLINE PLANNING PERMISSION, FOR DEVELOPMENT COMPRISING OF A PUBLIC HOUSE AND RESTAURANT, 63 BEDROOM HOTEL, OFFICES WITH ASSOCIATED PARKING / LANDSCAPE AT SAXON CROSS SERVICE STATION CONGLETON ROAD, SANDBACH**

Consideration was given to the above planning application.

The following attended the meeting and made representations in relation to the application;

Councillor Corcoran (Ward Councillor)
Christine Smedley (Objector)

Matthias Bunte (Supporter)
Alex Wylie (Agent)

RESOLVED:

That application 20/5466C be DELEGATED TO THE HEAD OF PLANNING in consultation with the Chair to APPROVE as recommended subject to the S106 which should include a review of the ability of retaining other same operators in the town centre and subject to the following conditions:

S106	Amount	Trigger
Contribution to Wildlife corridor crossing	TBC	Prior notification by the Council
Land to be reserved for bridge crossing	N/A	On implementation
Open space scheme to be submitted	N/A	At same time as reserved matters
Open space management arrangements	N/A	At same time as reserved matters
Off site habitat delivery and management	N/A	Prior to commencement

Full planning permission conditions
1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Materials as stated in application
4. Car parking to serve both buildings Outline planning permission conditions 5. Approval of reserved matters to be obtained
6. Reserved matters application within 3 years
7. Development to commence within two years of the date of approval of the last of the reserved matters to be approved.
8. Lighting scheme to accompany reserved matters
9. Updated badger survey to accompany reserved matters Conditions applicable to whole development
10.Travel plan to be submitted
11.Incorporation of features for use by breeding birds and bats (all buildings)
12.Nesting bird survey to be submitted
13.Construction method statement (works adjacent to M6)
14.1.8m close boarded fence to be erected (eastern boundary – M6)
15.Safety risk assessment to be submitted (M6)
16.Road restraint risk assessment to be submitted (M6)
17.A Construction Traffic & Environmental Management Plan (CTEMP) to be submitted
18.Surface Water Management Plan which includes appropriate pollution prevention measures to be submitted
19.Drainage details to be submitted
20.Foul and surface water to be drained on separate systems
21.Phase II ground investigation and remediation to be submitted 22.Verification report to be submitted
23.Imported soil to be tested for contamination
24.Actions in event of unidentified contamination

25.Odour mitigation to be implemented
26.Details of pedestrian and cycle signage to be submitted
27.Cycle parking details to be submitted

28.Development to be carried out in accordance with AIA, Tree Protection Plans and Method Statement
29.Implementation of landscaping scheme
30.Levels details to be submitted
31.10% of predicted energy requirements from decentralised and renewable or low carbon sources – details 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.

29 **25/2497/FUL RETROSPECTIVE CHANGE OF USE OF LAND AND BUILDINGS FROM AGRICULTURE TO EQUESTRIAN USE WITH ASSOCIATED ANCILLARY DEVELOPMENT, INCLUDING PRIVATE LIVERY, OUTDOOR ARENA AND EQUINE-ASSISTED LEARNING AT HIGHER FARM EQUINE LTD, HIGHER FARM STOCKS LANE, OVER PEOVER, KNUTSFORD**

Consideration was given to the above planning application.

The following attended the meeting and made representations in relation to the application;

Councillor Anthony Harrison (Ward Councillor)
Parish Councillor Phillip Welch (Peover Superior and Snelson Parish Council)
Mark Loveridge (Objector)
Jason Manford (Supporter)
Justin Stevenson (Agent)

RESOLVED:

That application 25/2497 be APPROVED as recommended, subject to the following conditions and informative:

1. Development in accordance with approved plans
2. No flood lighting, and the submission/approval/implementation of any other low level external lighting scheme
3. Submission/approval/implementation of signage scheme on PRoW
4. Submission/approval/implementation of an ecological enhancement strategy 5. Submission/approval/implementation of a landscaping scheme
6. Hours of operation riding school and equine learning
7. Use restriction – including buildings not used as a café
8. Submission/approval/implementation of signage scheme relating to speed limits on site access road

Informatives:

1.Trees informative

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.

30 **25/2658/FUL THE SITING OF A STATIC LODGE THAT MEETS THE DEFINITION OF A CARAVAN ON EXISTING HARDSTANDING AND SERVED BY PRE-EXISTING SERVICES, TO PROVIDE A DWELLING FOR A RURAL WORKER. (RETROSPECTIVE) AT HIGHER FARM EQUINE LTD, HIGHER FARM STOCKS LANE, OVER PEOVER, KNUTSFORD**

Consideration was given to the above application.

The following attended and spoke in relation to the application:

Councillor Anthong Harrison (Ward Councillor)
Parish Councillor Phillip Welch (Peover Superior and Snelson Parish Council)
Justin Stevenson (Agent)

RESOLVED:

That application 25/2658/FUL be APPROVED as recommended, subject to the following conditions:

1.Development in accordance with approved plans
2. Temporary for 3 years
3. For rural worker at Higher Farm
4. Detail of external lighting

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.

The meeting commenced at 10.30 am and concluded at 4.50 pm

Councillor B Puddicombe (Chair)

Application No:	25/0211/OUT
Application Type:	Outline Planning with All Matters Reserved
Location:	Land to the North and South of the A533 The Hill, Sandbach
Proposal:	Outline application, with all matters reserved except for access, for development comprising up to 325 residential dwellings (Use Class C3), creation of a community park located between Manor Road and the A533 The Hill and other open space and landscaping, associated infrastructure, including earthworks and drainage
Applicant:	Toby Hudson, Bloor Homes North West
Expiry Date:	30 October 2025

SUMMARY

The site lies within the open countryside, where national and local policy seeks to restrict development to protect the intrinsic value of the countryside for its own sake. The proposal does not fall within any of the exceptions prescribed by policy. However, in line with recent revisions to the NPPF, the Council acknowledges that it does not have a 5-year supply of housing land which is a significant material consideration which weighs in favour of permitting the development. In accordance with paragraph 11d of the NPPF the decision maker should grant planning permission unless the application of policies in the Framework that protect areas or assets of importance provide a strong reason for refusing the development proposed; or, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The loss of open countryside is balanced against the benefits of providing much needed housing on the edge of one the borough's Key Service Centres. The principle of providing residential development on part of the site (Parcel D) was not contested at a previous appeal. The site is sustainable, is not of particular landscape value and the delivery of the site for residential development will provide a positive contribution towards the Council's housing land supply whilst representing an efficient use of land. The principle is therefore acceptable.

The design as shown indicatively, would provide scope to secure an acceptable design at reserved matters stage, albeit with changes required to the layout, detailed design coding and a reduction in the overall quantum of development. The reduction in quantum of development would be required around Hill House and Oakley House, specifically along the frontage with the Hill, to provide adequate buffering with these two grade II listed buildings as well as the Leonard Cheshire Home on the opposite side of the road. This would bring the overall number of units down from 325 to 275 and would be imposed by condition and would make sure any heritage impact is less than substantial.

There are two main access points to the site both with ghost right turn lanes. The design of the access roads are acceptable to serve the likely number of dwellings that could come forward in each of the parcels. The level of visibility has been provided in accordance with the measured average speeds of vehicles as existing, although it is intended that the 30mph speed limit is extended and gateway features installed to reduce vehicle speeds. Access to

the existing residential development from Colley Lane will be prohibited with only access to the southern part possible. The traffic generated by the development proposals is mainly distributed towards The Hill/Old Mill Lane junction with some traffic using roads leading to Church Lane that links to Congleton Road. Mitigation measures are needed in the form of an improvement scheme at this junction.

It is important that residents have the opportunity to travel to and from the site using public transport. There are existing local bus services that can be used, and these services can be improved by way of a financial S106 contribution of 200k to increase frequency of service.

The proposal provides the required amount of affordable housing (30%), for which there is an established need in the area which weighs in favour of the development. The proposal would not materially harm neighbouring residential amenity and would provide sufficient amenity for future occupants addressing the reasons for a previous appeal being dismissed relating to Parvel D.

Mitigation for the impact of the proposal on local infrastructure including education, healthcare, open space and provision for outdoor sports and recreation would be secured as part of a s106 legal agreement.

The impact on trees hedgerows, whilst resulting in some losses is acceptable with compensatory planting and subject to further review at reserved matters stage. Having regard to biodiversity, the impact on ecology would be acceptable with the mandatory net gain.

Details of drainage secured by condition will adequately mitigate the residual risk of flooding from surface water and not increase the risk of flooding to neighbouring properties.

The proposed development conflicts with open countryside policies, and therefore it constitutes a “departure” from the Development Plan. However, in accordance with sec.38(6) of the Planning and Compulsory Purchase Act, there are material considerations which indicate that development should be approved, namely that the Council does not have a 5-year housing land supply. The relevant policies concerning the supply of housing are out-of-date and consequently the ‘tilted balance’ at paragraph 11 of the NPPF is engaged. This highlights the need to direct development to sustainable locations, make effective use of land, and provide affordable homes, which this proposal aligns with.

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 up-to-date policies of the Cheshire East Local Plan Strategy, SADPD, the Sandbach Neighbourhood Plan and advice contained within the NPPF.

Summary Recommendation

APPROVE subject to S106 Agreement and conditions

1. DESCRIPTION OF SITE AND CONTEXT

1.1. The application site is located to the east of Sandbach, abutting existing residential development at Sandbach Heath. The site is within the Open Countryside. The application site measures some 19.28 hectares in size and is split across 3 parcels of land, which have been labelled by the applicant as Parcels, B, C and D. Parcels B and D are located to the

south of The Hill (A533) and are separated by Colley Lane running in between. Parcel D is located to the north of The Hill (A533) and is separated from Parcels B and C by the road.

1.2. Parcel B - measures 6.17 hectares and is bound to the south and west by existing residential development forming Coldmoss Drive, Hassall Road, Rose Way and Cross Lane. To the north, Parcel B is bound by Colley Lane beyond which lies Parcel C. Agricultural fields lie to the east through which Sandbach Footpath 20 (FP20) and Betchton Footpath 2 (FP2) run.

1.3. Parcel C - measures 5.29 hectares and is located to the north of Colley Lane and the south of The Hill (A533). The western boundary is formed by residential development including the Grade II listed Oakley House and to the east are agricultural fields.

1.4. Parcel D - measures 7.82 hectares, is located to the north of The Hill (A533) and wraps itself around the Leonard Cheshire Home, which is a Grade II listed building. Manor Road and residential development form part of the northern boundary and western boundary. Agricultural land lies to the east beyond which the M6 Roadchef Sandbach Motorway Services is situated.

2. DESCRIPTION OF PROPSAL

2.1. This application seeks outline planning permission with all matters reserved (except for means of access), for development comprising up to 325 residential dwellings (Use Class C3), creation of a community park located between Manor Road and the A533 The Hill and other open space and landscaping, associated infrastructure, including earthworks and drainage.

2.2. Vehicular access for Parcels B and C would be taken from ‘The Hill’ (A533) with a new internal road crossing over Colley Lane to provide access between Parcels B and C at the southern portion of the site. An emergency vehicular access is proposed in the south western corner of Parcel B off Coldmoss Drive.

2.3. Vehicular access for Parcel D would be taken from off ‘The Hill’ (A533), to the east of the Leonard Cheshire Home.

3. RELEVANT PLANNING HISTORY

3.1. 14/1946C - Outline application for residential development comprising of 75 dwellings and associated vehicular and pedestrian access, open space and landscaping – Refused and dismissed on Appeal - 28-06-2016

3.2. 14/5586C - Outline application for Residential development comprising 75 dwellings and associated vehicular and pedestrian access, open space and landscaping (resubmission of LPA Ref: 14/1946C) – Refused - 23-06-2015

3.3. The above two records relate to Parcel D, which is the parcel to the North of The Hill, which wraps round the St Leonard Cheshire Home.

3.4. There is no relevant planning history for Parcels B and C of the site.

4. NATIONAL PLANNING POLICY

4.1. 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

5.1. 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.

5.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

Cheshire East Local Plan Strategy (CELPS):

MP1	Presumption in favour of sustainable development
PG1	Overall Development Strategy
PG2	Settlement hierarchy
PG6	Open Countryside
PG7	Spatial Distribution of Development
SD1	Sustainable Development in Cheshire East
SD2	Sustainable Development Principles
IN1	Infrastructure
IN2	Developer Contributions
SC1	Leisure and Recreation
SC2	Indoor and Outdoor Sports Facilities
SC3	Health and wellbeing
SC4	Residential Mix
SC5	Affordable Homes
SE1	Design
SE2	Efficient use of land
SE3	Biodiversity and geodiversity
SE4	The Landscape
SE5	Trees, Hedgerows and Woodland
SE6	Green Infrastructure
SE8	Renewable and Low Carbon Energy
SE9	Energy Efficient development
SE12	Pollution, land contamination and land stability
SE13	Flood risk and water management
CO1	Sustainable travel and transport
CO3	Digital connections
CO4	Travel plans and transport assessments

Site Allocations and Development Plan Policies Document (SADPD):

PG 9: Settlement boundaries
GEN 1: Design principles
ENV 12: Air quality
ENV 14: Light pollution
ENV 16: Surface water management and flood risk
ENV 17: Protecting water resources
ENV 1: Ecological Network
ENV 2: Ecological implementation
ENV 3: Landscape character

ENV 4: River corridors
ENV 5: Landscaping
ENV 6: Trees, Hedgerow and Woodland Implementation
ENV 7: Climate Change
HER 1: Heritage assets
HER 4: Listed Buildings
HER 8: Archaeology
RUR 5: Best and most versatile agricultural land
HOU 1: Housing mix
HOU 2: Specialist Housing Provision
HOU 3: self and Custom Build Dwellings
HOU 8: Space, Accessibility and Wheelchair Housing Standards
HOU 12: Amenity
HOU 13: Residential standards
HOU 14: Housing density
HOU 15: Housing delivery
INF 1: Cycleways, bridleways and footpaths
INF 3: Highway safety and access
INF 9: Utilities
REC 2: Indoor sport and recreation implementation
REC 3: Open space implementation
REC 5: Community Facilities

5.3. Neighbourhood Plan

Policies of the Neighbourhood Plan relevant to the consideration of this application are:

Sandbach Neighbourhood Plan (made on 21st March 2022):

PC2	Landscape Character
PC3	Settlement Boundary
PC4	Biodiversity and Geodiversity
PC5	Footpaths and Cycleways
HC1	Historic Environment
H1	New Housing
H2	Design and Layout
H3	Housing Mix and Type
H4	Housing and an Ageing Population
IFT1	Sustainable Transport, Safety and Accessibility
IFT2	Parking
IFC1	Community Infrastructure Levy
CW1	Amenity, Play, Recreation and Sports Facilities
CW3	Health
CC1	Adapting to Climate Change

6. RELEVANT SUPPLEMENTARY PLANNING DOCUMENTS OR GUIDANCE

6.1. 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:

6.2. Cheshire East Council Design Guide SPD

6.3. Ecology and Biodiversity Net Gain SPD

6.4. Environmental Protection SPD

6.5. Developer Contributions SPD

6.6. Sustainable Drainage (SuDS) SPD

6.7. Housing SPD

7. CONSULTATIONS (External to Planning)

7.1. **Sandbach Town Council (STC)** – Object – the application is procedurally unlawful – piecemeal submission and material red-line change contrary to DMPO 2015 and case law. Legally premature – EIA and ecology assessments incomplete, contrary to the EIA Regs 2017 and Habitats Regulations 2017 (Morge). Submission is substantively deficient – across biodiversity, arboriculture, flood risk, heritage, ecology, PROW, and highways. The only lawful and appropriate outcome is to refuse the application in full and to declare it invalid. If the applicant wishes to proceed, they must resubmit a complete, coherent application with a properly concluded EIA, full Transport Assessment and modelling, statutory BNG evidence, and enforceable drainage, design, landscape, arboricultural and heritage safeguards, for proper re-consultation. Summary: hold the responsibility to ensure the decision is taken lawfully. Proceeding without addressing these defects would place CEC at risk of legal challenge, costs, and reputational harm.

7.2. **Betchton Parish Council (BPC)** – Object - the sheer number of new documents submitted would appear to be deliberately trying to confuse and mislead the public. Betchton Parish Council believe that the changes are so significant and materially alter the scope of the proposed development that the outline planning application should be declared invalid and withdrawn. A new application should be resubmitted and the planning process restarted with a clear and proper public consultation period. Betchton Parish Council consider the reasons that the application should be declared invalid and withdrawn are as follows: It is unclear whether the application now refers to 3 fields inside the red boundary line or 5 fields both inside the red and blue boundary lines. A new access route has been added which is outside the red boundary line. Planning law states that the boundary line must be red. Bloor have introduced a blue line. The application breaches National Planning Framework (NPPF) and Article 7 of the Town & Country Planning (Development Management Procedure) Other Additional comments: Flooding The flood risk assessment undertaken by Bloor is inadequate and does not address the impact of the development and the increase in run-off which in turn increases the risk of flooding in the area including Betchton Parish. It is well known that the water table is high in the fields especially Field B and properties and land in Betchton already suffer from flooding when the storm drains / ground is unable to cope with the volume of rainwater. The proposed SUDs scheme is inadequate and does not address the increase volume of run off. Other issues include:

1) Highways - The documentation does not give any consideration to the increase in the volume of traffic in Betchton parish for a development of this size.
2) Environmental Impact Assessment (EIA) - still not undertaken an EIA for a development of this size i.e. exceeding 150 houses and with known flooding issues.
3) Biodiversity - The proposed development does still not meet the net 10% gain in biodiversity required. The lack of this could cause irreparable harm to the biodiversity in Betchton and a permanent loss of habitat.
4) Sustainability - The proposed Bloor development sits outside the Sandbach Town Council Neighbourhood Plan This is also stated in the Cheshire East Local Plan Strategy. The proposed site lies in open countryside outside of the Sandbach Town settlement boundary. The land is classified as open countryside as defined in Policy PG6. The land is prime

agriculture land with most of the site being Grade 3. The proposed development creates a hard urban edge which will be visible in the Betchton Parish.

5) The application fails to demonstrate that any benefits would outweigh the harm that building this development in open countryside and outside of the Sandbach Town settlement area would bring.

7.3. **Archaeology -** No objection subject to a condition and informative in relation to archaeology mitigation.

7.4. **Education –** No objection subject to a financial contribution of £477,576.00 (Secondary) and £765,279.00 (SEN (Special Educational Needs)) to support the provision of 44 no. secondary school places and 9 no. SEN school places. Primary provision no not required.

7.5. **Greenspaces / CEC Leisure –** No objection. The proposal is acceptable in terms of the distribution and quantity of public open space, green infrastructure, and play provision. The proposed allotment provision is insufficient and requires enhancement to meet long-term community needs. Financial contributions of £556,089 are required towards indoor / outdoor sports provision.

7.6. **Environmental Protection Unit (EPU) -** No objection subject to conditions / informatives relating to contaminated land, noise mitigation, scheme for piling, dust management plan, floor floating operations, construction hours, use of low emission boilers and the provision of electric vehicle charging points.

7.7. **Lead Local Flood Authority (LLFA) –** No objection subject to conditions requiring submission of an updated Flood Risk Assessment and a drainage strategy.

7.8. **Natural England** – No comments received. Comments awaited.

7.9. **NHS –** No objection subject to a s106 commuted sum of £337,831 to increase capacity at Ashfields Primary Care Centre and / or Haslington Surgery.

7.10. **Head of Strategic Transport –** No objection subject to a number of conditions. This includes requiring implementation of the access including provision of a Toucan Crossing; a TRO for the Prohibition of Driving relating to Colley Lane and Parcels B and C; the Old Mill Road improvement scheme to be fully constructed prior to occupation on Phase 2; the provision of an adopted public 3m wide pedestrian/cycleway be between The Hill and Manor Road, and details of the gateway and speed reducing measures including speed limit changes.

7.11. **Strategic Housing –** No objection subject 30% of the units being affordable with a tenure split of 65% social or affordable rent and 35% affordable intermediate housing to help meet identified housing needs.

7.12. **Public Rights of Way (PROW)** – No objection subjection to conditions, informatives and details of how the development will connect to Sandbach Footpath no. 20 as recorded on the Definitive Map, which runs to the south and would be affected by the proposed development.

7.13. **United Utilities (UU) –** No objection subject to conditions requiring details of a sustainable surface water drainage scheme and a foul water drainage scheme to be submitted and approved.

8. REPRESENTATIONS

Approximately 1100 representations over the two periods of consultation have been received from over 600 addresses objecting to this application. This includes comments from Local Ward Councillors. The points made are summarised as follows:

- The land is open countryside and is a valuable green buffer between existing homes and the main road.
- More housing in Sandbach is not required and Sandbach has already met its housing target
- Premature and outside the Plan-Led Process
- Traffic and road safety concerns.
- Drainage and flooding concerns.
- Local infrastructure including doctors, schools etc are already at capacity.
- No new homes required in Sandbach and overdevelopment in the area.
- Access concerns as a new red line boundary has been added in the amended plans.
- Environmental concerns, including loss of biodiversity.
- Loss of parking.
- No benefit to local residents
- Availability of brownfield land - undeveloped brownfield sites should be prioritised for development.
- Local Plan designation - the site is not allocated for development within the current Local Plan for the area and was rejected previously as part of the Local Plan
- Amenity concerns regarding the height of the proposed buildings and loss of light, overlooking, loss of outlook
- Air quality concerns.
- Design not cohesive with the character of Sandbach.
- Limited public transport in the area and active travel concerns.
- Conflicts with Cheshire East Local Plan and breaches NPPF.
- Increase of traffic and noise pollution during construction phase.
- Loss of farmland, this has been backed by the CPRE.
- Archaeological concerns.
- Proximity to Grade II listed buildings and listed monument.
- Preservation of Ecologically significant land
- Updated EIA necessary.
- Subsidence concerns due to underlying unreplaced gas pipes
- Potential loss of mineral deposits
- Revised plans make the development worse
- Proposal will fundamentally change the character of the area
- Proposal will impact on the setting of listed buildings
- Residents have not been properly consulted or updated on amendments
- Application is procedurally flawed and unlawful
- Impact from noise and light
- Impact on public footpath and its safety interface
- An application on this site has previously been refused and dismissed at appeal
- Increased surface water runoff to existing gardens
- Loss of habitat and insufficient biodiversity net gain proposals
- Loss of agricultural land
- Designs do not meet the demographic of Sandbach’s ageing population
- Public toilets could lead to antisocial behaviour

- Incorrectly located toucan crossing which will be unsafe for pedestrians
- Inaccurate and misleading statements within the submission
- Other development has already improved in the area (e.g. Anwyl Homes site)
- Overdevelopment of the site and Sandbach generally
- The dwellings are of poor design
- Impact on wildlife and protected species - the development would impact existing wildlife in the area, namely badgers, hedgehogs, birds.
- The proposal would result in the irreplaceable loss of habitats
- Vehicles often speed along The Hill and adding more houses will make it more unsafe
- There are numerous records of accidents in the area
- Amenity impact of construction period
- There are numerous properties for sale in Sandbach
- The developer has overly relied on the benefits of the scheme to promote the development and in their planning balance

The Parish and Town council also objects to the proposed development for the following reasons: conflicts with Sandbach Neighbourhood Plan, overdevelopment and infrastructure strain, loss of greenfield and environmental impact, premature and unnecessary development. There has also been a petition lodged against the development which currently has 2,135 signatures.

One letter of neutrality has been received; the issues raised are:

- Increased access recommendations including pedestrian/cycle access and speed limit adjustments.

One letter of support has been received, raising issues including: good access, sustainable site and economic benefit to the town.

9. OFFICER APPRAISAL

Background

9.1. Part of the application site referred to as Parcel D, has been the subject of a previous appeal dated 28th June 2016 (planning ref; 14/1946C). The appeal considered an outline application for residential development comprising of 75 dwellings and associated vehicular and pedestrian access, open space and landscaping. It was dismissed at appeal on amenity grounds, with the inspector concluding the following:

- The site was an appropriate location for residential development
- The loss of a limited amount of Best and Most Versatile agricultural land did not weigh heavily against the scheme
- The scheme would cause harm to the living conditions of the occupiers of some neighbouring dwellings, which the Inspector gave very significant weight and as such, the proposal did not represent a sustainable form of development.

Principle of Development

9.2. Sec.38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications and appeals must be determined "*in accordance with the plan unless material considerations indicate otherwise*". In this case, the development plan comprises of the

Cheshire East Local Plan Strategy (CELPS), The Site Allocations and Development Plan Policies Document (SADPD), and the made Sandbach Neighbourhood Plan (SNP).

9.3. According to the policies map in the SADPD, the site is located just outside of the Sandbach settlement boundary within the open countryside. CELPS Policy PG 6: Open Countryside, SADPD Policy PG 9: Settlement Boundaries and Sandbach NP policies PC3 and H1 are explicit in that all development outside of a defined settlement boundary is considered to fall within open countryside. The key objective of these policies is to preserve the open countryside, recognising that it is cherished for its scenic, recreational, aesthetic and productive qualities.

9.4. To ensure that this objective is achieved, Policy PG 6 specifies that development in the open countryside will be limited to forms of development essential in the rural area or those developments that fall into a list of exceptions including infilling in villages, infill of a small gap within an otherwise built-up frontage and affordable housing/exceptional design. Policy PC3 advises that development in the Neighbourhood Plan Area will be focused on sites within the settlement boundary of Sandbach, with the aim of directing built development towards the most suitable and sustainable locations whilst protecting the surrounding countryside.

9.5. The proposed development conflicts with CELPS Policy PG 6, SADPD Policy PG9 and NP policies PC3 and H1 as it does not fall within any of the exceptions in either policy. As a result, it constitutes a “departure” from the development plan and there is a presumption against the proposal, under the provisions of sec.38(6) of the Planning and Compulsory Purchase Act 2004 which states that planning applications and appeals must be determined “in accordance with the plan unless material considerations indicate otherwise". The issue in question is whether there are other material considerations which are a sufficient to outweigh the conflict with policy.

Housing Land Supply

9.6. The application proposes the erection of up to 325 dwellings (indicatively). The Cheshire East Local Plan Strategy (CELPS) 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) to meet the objectively assessed needs of the area.

9.7. 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 CELPS figure of 1,800 dwellings per year.

9.8. 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.

9.9. 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.

9.10. 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%.

9.11. 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. Paragraph 11d) highlights the need have 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. Footnote 9 says where the relevant policies covering these matters are to be found in the NPPF. Subject to this, the principle of development is found to be acceptable.

9.12. The delivery of the site for residential development will provide a positive contribution towards the Council's housing land supply and assist in meeting the development requirements of the Borough over the remainder of the plan period.

9.13. CELPS Policy SE 2 Efficient Use of Land states that all windfall developments should 'build upon existing concentrations of activities and existing infrastructure'. This proposal would align with this by delivering development on the edge of the built-up area of a Key Service Centre, where CELPS Policy PG 2 advises that development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability.

9.14. The provision of much needed housing adjoining one of the borough's Key Service Centres is given significant weight in favour of the scheme.

Location of the Site

9.15. The site is located on the edge of Sandbach (a Key Service Centre). The CELPS identifies that a Key Service Centre (KSC) provides a good range of services and opportunities for employment, retail and education alongside good public transport links. Locating the majority of new development needs in, on the edge of, or close to the borough's Principal Towns and Key Service Centres will enable the maximum use of existing infrastructure and resources and allow homes, jobs and other facilities to be located close to each other.

9.16. In this case there are bus stops located on the Hill. There are footways along the Hill, Colley Lane and Manor Road which would provide access towards the services and facilities within the town of Sandbach. The development site is 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. Added to this, the proposal will facilitate better connectivity through the provision of footpath connections to Colley Lane, The Hill and Manor Road, which will improve walking times to St Johns Primary School as well support for continuity of bus service provision, which is discussed later in this report.

Affordable Housing

9.17. Policy SC 5 of the CELPS requires the provision of 30% affordable housing on all 'windfall' sites of 15 dwellings or more. This relates to both social rented and/or intermediate housing, as appropriate. Normally the Council would expect a ratio of 65/35 between social rented and intermediate housing.

9.18. In the case of 325 dwellings, this would amount to a requirement for 98 dwellings to be affordable if the final number of units were to be 325. This is a benefit of the scheme because it would provide affordable homes in a sustainable location. Affordable homes on site should be integrated with open market homes to promote social inclusion. Affordable homes (both rented and intermediate tenure) should be 'pepper potted' in clusters of no more than between 6 and 10 throughout the development in line with policy SC5 unless there are specific circumstances or benefits that would warrant a different approach.

9.19. The precise number, size, location and type of units will be secured at Reserved Matters stage. The Council's Housing Strategy and Needs Manager has no objection, and the scheme is in compliance with Local Plan Policy SC 5.

Education

9.20. In the case of the current proposal for up to 325 dwellings, a development of this size would generate:

- 92 - Primary children (325 x 0.29) excludes 2 SEN children to avoid double counting
- 44 - Secondary children (325 x 0.14) excludes 2 SEN children to avoid double counting
- 9 - SEN children (325 x 0.60 x 0.047)

9.21. The development is expected to impact on secondary places in the immediate locality. Due to recent advice from the Council's legal team, the Council's Children's Services have removed the request for a primary school contribution. There would be sufficient capacity at primary level to absorb the pupils likely generated by the proposed development.

9.22. Secondary aged pupils coming from this development will create a shortfall in the pupil forecasts in the locality, which ordinarily warrants a developer contribution for permanent expansion to the affected schools. However, the Sandbach secondary schools are not currently able to accommodate a permanent expansion but could accommodate a temporary one. Contributions are being sought to provide a temporary solution to accommodate the 'in year' children coming from this development and allow future Sandbach secondary aged children to apply to the school as priority students. The DfE Securing Developer Contributions guidance supports the need to request contributions for temporary instalments.

9.23. The applicant queried whether the Secondary temporary expansion contribution is compliant with CIL 123 Regulations. A contribution for secondary costs has been requested due to the lack of places available in the 7-year forecast, to accommodate the children anticipated to come from the proposed development. Children's Services recognises out of area children attending the schools is a contributing factor to the lack of places available to the anticipated children from this development. However, by providing temporary accommodation at the school it will allow the in year aged children from the development to attend their catchment school and eventually the Sandbach schools would accommodate more Sandbach children and fewer out of area children in the future, due to more Sandbach children applying in the Year 7 enrolment window. Children's Services are not asking for a permanent expansion cost, which it would recognise as not being fairly or reasonably related in scale to the development but as previous comments have shown. A temporary expansion would be fairly and reasonably related in scale to the development and is therefore requested.

9.24. Mitigation is required towards providing 44 secondary school places and 9 SEN school places requiring a total financial contribution of £1,242,855. The applicant is agreeable to this and would be secured by a s106 agreement.

Healthcare

9.25. The potential impact upon healthcare provision in Sandbach is noted and comments from the NHS states that the patient lists are increasing at Ashfields Primary Care Centre and Haslington Surgery. To mitigate the impact of this development, a financial contribution has been requested to increase capacity at Ashfields Primary Care Centre and / or Haslington Surgery This would be secured as part of a S106 Agreement. As the final number of dwellings and housing mix is not known at this stage, the sum will be calculated at a later date following any Reserved Matters approval, and this will be calculated depending on the level of additional floorspace required to accommodate the population growth. For a scheme pf 325 units, this would amount to a sum of £337,831.

Design

9.26. The NPPF paragraph 135 and local plan Policy SE 1 emphasises the importance of securing high quality design appropriate to its context.

9.27. Policy SD 2 of the CELPS expects all development to "Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of:

a. Height, scale, form and grouping;
b. Choice of materials;
c. External design features;
d. Massing of development - the balance between built form and green/public spaces;
e. Green infrastructure; and
f. Relationship to neighbouring properties, street scene and the wider neighbourhood;"

9.28. Policy GEN1 of the SADPD relates to Design principles. Criterion 1 requires that development proposals should create high quality, beautiful and sustainable buildings and places avoiding the imposition of standardised and/or generic designs. Whilst criterion 9 details that developments should be accessible and inclusive for all.

9.29. As this is an outline application with matters relating to layout, scale and appearance reserved for approval at a later stage, this information is not submitted in detail for consideration at this stage. An indicative layout has been submitted with the application to show how the site (amongst other requirements) could be developed to deliver up to 325 new dwellings.

9.30. This is an outline proposal supported by Design and Access Statement(DAS)/Spatial Design Code, framework and parameter plans and an illustrative masterplan. The submission of amended information and revisions to the DAS has led to improvement in relation to certain considerations. However, there remains concern about the relationship of built development to the Hill and Oakley House, both grade II listed buildings which adjoin the site.

9.31. Although the proposed bus access/egress seems to have been omitted, there has been no meaningful change to the extent of development in direct proximity to the Hill and Oakley House, directly opposite, to the immediate west/south of the listed buildings. This is compounded by the proposed removal of hedgerow and trees directly opposite the Hill and along the edge of the A533 between The Hill and proposed site access (and to a lesser extent for the access into parcel D). Replacement hedgerow/tree planting is proposed, but this will take many years to mature and screen the new development. Consequently, there will be a need to control the extent of development in this part of the site, either through the detailed plan at reserved matters stage when the detailed layout is considered, or by use of specific detailed coding and limiting the numbers of the scheme, focused on this part of the site. The most straight forward approach would be to significantly reduce the number of units in this

part of the site and create an appropriately sized intermediary space and landscaping to help mitigate the adverse impacts upon the setting of the listed building.

9.32. Parcel B has the potential to become less legible than the other parcels and presently lacks sufficient opportunity for urban design interest/incident to help create a sense of place/distinctiveness. A small pocket space has been included on the southern secondary street. However, as shown in the illustrative layout, it doesn't seem particularly well integrated in its relationship with built form, but the concept can be developed/strengthened through detailed coding/design, which again can be secured by condition.

9.33. Street sections in the DAS/Code chapter 6 (6.3 street hierarchy) confirm the creation of a tree lined avenue in verge for primary streets. The illustrative masterplan and landscape masterplan indicate street trees for secondary and tertiary streets, but this is less explicit in the coding for those street types. This will need to be developed as part of the detailed coding to ensure tree lined streets are achieved, consistent with the NPPF.

9.34. Following revisions, allotments are now included but the concept can be developed/strengthened through detailed coding/design.

9.35. There has been some adjustment and improvement to the play provision across the site.

9.36. The DAS/code confirms that the scheme will be predominantly 2 storeys with max 2.5 storey along the Avenue in parcels B and C. However, care will be needed in relation to the northern part of Parcel C where it adjoins and lies opposite to Oakley House and the Hill, having regard to the heritage issues.

9.37. Albeit the site is deemed sustainable in terms of location in relation to facilities and amenities, offsite improvement of cycling and walking facilities would benefit connectivity, most notably to the Hill to promote active travel to the town centre (to benefit both this development and the wider neighbourhood south of Old Mill Road). The DAS/Code outlines the connectivity strategy, and some offsite work is proposed, primarily that in relation to Colley Lane. However, the primary movement route into the town centre is the Hill and no offsite works to improve connectivity toward the town centre are proposed. Further consideration should be given to enhancing this key connectivity route for pedestrians and cyclists.

9.38. Indicative sections have been provided which demonstrate the eastern countryside greenspace can be achieved without use of built structures. However, given that uncertainty the section locations need clarification and a further section to ensure all parcels have sections to demonstrate that natural solutions can be achieved along the eastern waterside edge of the site.

9.39. A separate pedestrian crossing point is proposed, situated mid-way between the combined access points into Parcels C and D linking back to the eastern waterside route north and south of the A533.

9.40. A more comprehensive framework for a '4 pillar SuDS train' is now identified. Sub chapter 6.9 Nature includes sustainable drainage. It states:

> "The integration of a comprehensive Sustainable Drainage System (SuDS) has been considered from the outset and shaped the masterplan development. The aim of SuDS is to maximise the existing potential of the site to attenuate and clean water, while providing valuable amenity by creating and integrating well designed landscaped features and promoting a greater diversity of flora and fauna. SuDS manage surface water run-off rates by mimicking natural drainage characteristics to

achieve a sustainable drainage solution that balances water quality, water quantity, amenity and biodiversity."

9.41. It goes on to describe a series of component types to be integrated into the design. This should form the basis for a detailed drainage design with a strong focus on source control utilising the nature-based solutions described, but with the potential for other source control to be built into the system to include, water storage (water butts/SuDS pods), living roofs (e.g. on outbuildings and car ports/garages, and permeable surfaces (on private driveways, shared and individual). This should be further developed in the detailed coding and design stages.

9.42. Spatial coding has been incorporated albeit it isn't explicitly called coding within the document. Aside from the issue of the northern part of area C to provide a more considered response to the listed buildings, then the information contained within chapter 6 Design Proposals should be referenced as the framework/starting point for the character/detailed coding condition discussed further below.

9.43. Overall, there has been some strengthening by including coding within the DAS, resulting in some positive change. The concern about managing the impact of the scheme within this historic setting will need to be addressed by reducing the quantum of development in the area of Parcel C fronting The Hill and by introducing a means to manage this appropriately at the detailed design stage, to ensure that the development successfully responds to and achieves a high-quality design in regard to the relationship with the listed buildings, both through control of overall numbers and strong design controls via detailed coding.

9.44. As prescribed in the CEC Design Guide (Vol 1 pp72-3), a detailed/character area code must be secured to instruct the detailed design of the development. In this regard, there will need to be special consideration of the setting of The Hill and Oakley House in that process, ensuring in particular that the spatial separation, density, massing, architectural and landscape design are all highly responsive to the historic context. This character/detailed code (for the entire scheme) will need to be produced and approved in advance of the preparation of the detailed design of the scheme.

9.45. In terms of design, the proposed development would be acceptable within the context of the site. It is considered that the overall design, scale and form (two storey) of the proposals would be acceptable subject to the final detail being agreed at reserved matters stage, a limit of the number of units to 375 coupled with design coding where a well-designed residential development which would accord with the Cheshire East Design Guide could be secured.

Heritage Assets

9.46. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

9.47. Historically, Oakley House and The Leonard were located outside the developed settlement of Sandbach, in a distinctly open and rural context. This is still appreciated today. This setting remains largely intact and continues to play a vital role in how the building is experienced. The spatial separation from modern development, along with the presence of historic boundary walls and associated coach houses, reinforces the status and character of these heritage assets.

9.48. Although modern housing is visible in the wider landscape, the immediate open land surrounding the listed buildings contributes positively to their significance. This open setting

is not just a visual buffer it is a defining characteristic of the assets' historic and architectural value. The rural context allows for an appreciation of the buildings in a manner consistent with their original design and use.

9.49. The southern parcel, toward which The Hill is oriented, currently maintains a rural character that is essential to the building's significance. Development in this area would introduce urbanising elements such as access roads, infrastructure, and housing that would erode the open setting, resulting in visual and experiential harm.

9.50. While all matters are reserved, the proposed access road alone would be visually intrusive and urbanising in addition to noise/light pollution. Without a clear design code or parameters plan, the outline application leaves open the possibility of high-density development/inappropriate development that could severely compromise the heritage setting of both listed buildings.

9.51. The detailed layout should reduce the quantum of development surrounding the listed buildings. If development near the southern edge is approved, use of lower-density, single-storey dwellings or green infrastructure to reduce impact should be utilised.

9.52. The Council's Conservation Officer has advised that consideration should be given to greater use of green infrastructure/ POS southward, while considering views, curtilage relationships, and setting to all designated heritage assets to reduce the density near the listed buildings. Various recommendations have been made to enhance landscape buffers and potentially relocate areas of public open space to facilitate and reinforce the rural character and maintain a spatial buffer with the designated heritage assets.

9.53. The open rural setting of The Hill and Oakley House is not incidental, it is integral to the significance of these designated heritage assets. Their historic placement within a rural landscape, outside the developed settlement of Sandbach, is a defining aspect of how they are experienced and understood. This setting contributes directly to their architectural and historic value, and its erosion would result in harm to their setting/therefore significance.

9.54. The current proposal represents a high-density housing scheme with insufficient regard for the contribution made by the rural character of the surrounding landscape. The development fails to respond to the historic environment and does not incorporate the necessary safeguards to protect the setting of listed buildings, as required by national and local policy.

9.55. Under the National Planning Policy Framework (NPPF), paragraphs 199 to 202, great weight must be given to the conservation of heritage assets. Where harm is identified, it must be clearly and convincingly justified, and less harmful alternatives must be explored. The harm identified in this case through the urbanisation and loss of open setting is considered to be less than substantial, but this does not equate to minimal or acceptable harm. It is harm that must be avoided, minimised, or robustly mitigated.

9.56. National and Local policy ensures that heritage considerations are embedded in the development process from the outset. The pressure to meet 5-year housing land supply targets must not override this principle. To do so would risk undermining the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision-makers to have special regard to the desirability of preserving the setting of listed buildings.

9.57. The proposal as it stands would result in less than substantial harm to designated heritage assets, contrary to both national policy and statutory obligations. However, a revised approach that respects the open rural setting, reduces density near sensitive heritage assets, and incorporates meaningful mitigation through landscape and layout design could be secured at

reserved matters stage. This would require a reduction in the quantum of development proposed.

9.58. There are 80 no. properties shown in the vicinity / adjoining the identified heritage assets on The Hill. Taken as a whole, these would preclude the provision of an appropriate spatial buffer with their setting and how they are experienced and appreciated. Consequently, it is recommended that a condition limiting the number of units to 275, and a condition requiring the provision of a buffer are imposed. Subject to this requirement, it is considered that the proposal would result in a less than substantial harm to the designated heritage assets towards the lower end of the scale of harm. At this level of harm, the benefits of delivering housing within a sustainable location would outweigh this and therefore the harm to heritage assets is given limited weight and in compliance with local and national planning policy.

Landscape

9.59. Policies SE 4 and SE 5 of the CELPS states that the Council will seek to ensure the sustainable management of trees, hedgerows and woodland in development proposals whilst respecting landscape character. The proposals would allow for the retention of almost all of the existing trees, hedgerows, ponds and woodland areas. In addition, the planting of new trees, hedges and shrubs are proposed throughout the development.

9.60. The Council's Principal Landscape Architect has confirmed that the proposed location for new housing is generally acceptable from a landscape visual impact. The proposals are located mostly next to the urban edge of Sandbach and thus represent an extension to the existing urban edge. This edge is very visually present along local footpaths, with an array of back garden elements on full view in places currently. Properties especially along 'Roseway' and 'Manor Road' often have no boundary planting leading to a very abrupt hard urban edge leading onto the wider rural pastures beyond. Although the proposal is only outline with details of landscaping reserved for approval at a later stage, a more detailed landscaping scheme in could dramatically soften this edge, by way of boundary/landscape buffer/stream side planting.

9.61. Any detailed plans should follow the CEC Design Guide recommendations for street, landscape, public open space and general green infrastructure designs, but should also augment the more recent CEC SUDs guide recommendations.

9.62. The landscape masterplan Rev D does raise some concerns regarding a lack of street landscape character hierarchy. The southern edge needs a substantial landscape buffer zone along the stream to help soften the development into the wider countryside, otherwise any buffer zone will merely be along the lower slopes of the field and thus not act to visually soften the higher development.

9.63. The indicative layout does not show street tree planting, which is not acceptable. Inner estate tree planting will contribute to softening the proposal visually, if the tree line streets are given enough space.

9.64. A robust design strategy and code should push development away from the Leonard Cheshire Home, allowing a greater setback and thus connection to the wider rural environs.

9.65. At present indicative footpath networks seem to hover adjacent to the stream with little close connections. The SW footpath along the stream should have a greater connection and layout alongside the stream but this could be secured when the detailed layout is considered at reserved matters stage. Accordingly, compliance with policies SE 4 and SE 5 of the CELPS is confirmed.

Trees

9.66. Policy SE 5 of the CELPS and ENV6 of the SADPD relate to trees, hedgerows and woodland. The objective of the policies is to protect trees that provide a significant contribution to the amenity, biodiversity, landscape or historic character of the surrounding area.

9.67. An updated Preliminary Arboricultural Impact Assessment (AIA) has been provided to address the access arrangements into the site for which approval is required with this outline application.

9.68. The main access off The Hill to the south formally submitted in earlier proposals initially passed so close to moderate quality trees T38-40 that their retention could not be accommodated. It's noted that the revised layout has relocated the access a significant distance to the east away from the trees. Having reviewed the plan titled Access Arrangement Plots C & D, it appears that the visibility splays for the new access do not conflict with these trees, and quite a significant portion of the hedgerow which is presently shown for removal in the updated AIA.

9.69. The moderate quality Lime trees are high amenity trees located on one of the main inroads into Sandbach and are characteristic of the landscape character of the area. Consequently, it is considered they should be retained within the proposed layout unless it can be demonstrated that the highway improvements which presently propose 3-metre-wide footway/cycle ways to both sides of the road are essential to facilitate development. It should be noted that internal discussions have taken place with the Highways Development Officer, and the view expressed that while the visibility splays must remain clear, that footway widening to the south side of the carriage way as suggested, which will require the loss of the trees is not an essential requirement from a Highways perspective.

9.70. As the access has now been relocated, this alters the views formally expressed previously by the Council's Tree Officer regarding the loss of trees T38 -40, and it is considered that the layout now provides opportunities to retain important trees whose loss would have a significant impact on the wider amenity of the area and appear to be unjustified.

9.71. A Hedgerow Assessment has been provided which finds that some hedgerows on the site were found to be 'important'. A total of 1.36km of the important sections of 'Species-rich native hedgerow with trees' would be lost to accommodate development. Tree and hedgerow loss along the A533 should be mitigated for to restore the road with hedgerows and trees to maintain and enhance the landscape character and canopy cover in the area.

9.72. The NPPF (para 136) states that: 'Planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments. Priority should be given to allocating space within the highway for 'high canopy' trees with the appropriate soil volume to meet the trees demand at maturity. Any future reserved matters application would need to ensure that drainage and SUDS basins are sited away from retained trees. Sustainable relationships between proposed residential properties and retained trees should be a priority to ensure the longer-term retention of important landscape features with all construction outside the RPAs of retained trees.

9.73. Should this application be approved, the implementation of the access should be conditioned for the requirement of an Arboricultural Method Statement and Tree Protection Scheme prior to commencement of any operations to ensure that any nearby trees are not negatively impacted by implementation of the access points.

9.74. Any future reserved matters application for the wider site must also be supported by a detailed Arboricultural Impact Assessment which assesses the final layout in terms of trees

and considers their relationship with new residential dwellings to inform a Method Statement and Tree Protection Plan. The assessment should evaluate the effects of the layout, including potentially damaging activities such as proposed excavations and changes in levels, positions of structures and roads etc to ensure the technical feasibility of development in respect of the successful retention of trees.

9.75. Subject to conditions, the scheme is found to be acceptable and in accordance with Policy SE 5 of the CELPS and ENV6 of the SADPD at this outline stage.

Public Open Space

9.76. Policy SE6 of the Cheshire East Local Plan Strategy provide a clear policy basis to require new developments to provide or contribute to Children's Play Space, Amenity Green Space, Green Infrastructure Connectivity and Allotments.

9.77. Policy SE6, Table 13.1 denotes the level of green infrastructure required for major developments. This shows that the development should provide 40m2 children's play and amenity green space per family dwelling. In addition to this 20m2 should be allocated to G.I. Connectivity (Green Infrastructure Connectivity). In line with CELPS Policy CO1, Design Guide and BFL12 "Connections" this should be an integral part of the development connecting and integrating the site into the existing landscape in a sustainable way for both walking and cycling.

9.78. Policies SC1 and SC2 of the Cheshire East Council Local Plan Strategy provide a clear policy basis to require new developments to provide or contribute towards both outdoor and indoor recreation.

9.79. The Open Space Strategy and associated typologies outlined within the Design & Access Statement (DAS), alongside the Landscape Masterplan demonstrate a well-considered and diverse provision of open space across the development.

9.80. Parcel D includes a central neighbourhood park featuring a LEAP, picnic areas, a central seating hub, and a variety of landscaped elements such as rich meadow planting, wildflower zones, ecological habitats, woodland blocks, short-mown amenity grass, and both mown and hard-surfaced paths.

9.81. Allotments - For food production, the proposal incorporates orchard planting and an indicative 600m² allotment area. The DAS also presents an alternative option for an off-site developer contribution towards food growing provision. Currently, Sandbach hosts a private temporary allotment site located to the southeast. Based on the proposed 325 dwellings, the development meets the minimum requirement of 1,625m² for food growing. While a community orchard is a positive addition, a larger, permanent allotment area should be delivered on-site. This facility should ideally include vehicular access for deliveries, hardstanding for drop-off and parking, secure fencing, water supply, toilet provision, potting shed, tool storage, accessible pathways, and a range of plot sizes including raised beds for inclusive access.

9.82. Green Infrastructure - The DAS appropriately recognises the importance of green infrastructure as a core component of the development. It highlights the integration of accessible, interconnected green spaces with a focus on pedestrian and cycle connectivity. The inclusion of accessible pathways is essential to promoting healthy lifestyles and social cohesion. However, it is noted that these paths are often substituted with mown routes, which do not meet accessibility standards for all users.

9.83. Green corridors are proposed to link key open spaces, including the NEAP centrally located in Parcel C, and along the eastern boundary traversing Parcels B, C, and D. The Full Site Location Plan identifies the application site ownership, and two additional areas marked A and E. However, these do not from part of the site for consideration under this application.

9.84. The applicant has identified opportunities for sustainable circular walking and cycling routes, incorporating 'play on the go', interpretation signage for environmental education, wayfinding markers, and seating to take advantage of views and vistas.

9.85. Play Provision - The central green space provides a prominent NEAP and associated amenity area for informal recreation and social interaction. This complements the LEAP in the north, LAPs, and natural play elements integrated throughout the green infrastructure. Play areas should ideally be themed to reflect Sandbach's heritage. It is important to ensure these spaces are inclusive, accessible, and bespoke in design, with appropriate buffers in accordance with Fields in Trust guidance.

9.86. Sports **-** In accordance with the Council's adopted Supplementary Planning Document (SPD), developments exceeding 300 dwellings must submit a Sports Needs Assessment (SNA). Contributions are required either prior to or at the commencement of development.

9.87. The submitted SNA outlines the following contributions:

Sport	**Investment site/s**	**Level of contribution**
Football	Sandbach Community Football Centre	**£344,470**
Rugby union	Sandbach Rugby Club	**£50,932**
Hockey	Alsager Sports Hub	**£18,127**
Cricket	Alsager Cricket Club	**£47,520**
	Elworth Cricket Club	**£47,520**
	Rode Park Cricket Club	**£47,520**
	Total	**£556,089**

9.88. The Council's Greenspaces Officer has confirmed that the development is considered acceptable in terms of the distribution and quantity of public open space, green infrastructure, and play provision. However, the proposed allotment provision is insufficient and requires enhancement to meet long-term community needs. This could be secured on site when the detailed reserved matters scheme is lodged.

Highways

9.89. Policy SD 1 of the CELPS refers to sustainable development in Cheshire East. This is a wide-ranging policy which includes the following highways-related considerations; that development should wherever possible, provide safe access and sufficient car parking in accordance with adopted highway standards.

9.90. Policy CO1 of the CELPS refers to sustainable travel and transport. The crux of the policy is that development should be directed to sustainable and accessible locations.

9.91. Appendix C of the CELPS details the Council's Parking Standards.

9.92. Policy INF3 of the SADPD considers highway safety and access. It details that development proposals should comply with the relevant Highway Authority's and other highway design guidance, provide safe access to and from the site, make sure that traffic can be satisfactorily

assimilated into the operation of the existing highway network, incorporate measures to assist pedestrians and cyclists and not generate movements of HGV's on unsuitable roads.

9.93. Access - There are several access points proposed to the site, and these are all priority junctions off The Hill. Access to all the plots has a ghost right turn lane provision with bus only exit at the western end of the site.

9.94. Revised access drawings have been submitted that indicates the visibility splays at the two access points. The northern access sp0lay would be 2.4m x 111m and 2.4m x 125m and the southern access would be 2.4m x 125m in both directions. The revised visibility splays are appropriate for the measured average speeds of 45mph in both directions. The applicant has proposed to extend the 30mph limit further east prior to the proposed new junctions to promote reduced vehicle speeds.

9.95. Colley Lane is a rural lane that currently runs through the site in between Parcels B and C and is a single-track carriageway. It connects at its western end to residential development and Vicarage Lane at the eastern end. The lane is not suitable to provide access to a development of this size and indeed vehicular access should be prevented from accessing the northern end of Colley Lane.

9.96. A revised plan of the junction layout has been submitted. The main internal road between Parcels B and C will be the main spine road with Colley Lane connecting as a priority junction to the south and there would no access for vehicles to the north on Colley Lane. A prohibition of driving Order will be required on the northern part of Colley Lane. This would be included in the S106 Agreement.

9.97. There is also an emergency vehicle access proposed to the south of Parcel B that connects to Coldmoss Drive and will have removable bollards to prevent vehicular access.

9.98. Accessibility - Currently the A533 has footways on both sides of the road although the footway along the development frontage is narrow on both sides of the road and will be required to be widened to a minimum width of 2 metres as part of the access strategy.

9.99. Pedestrian and cycle access to Colley Lane can be achieved and access to Parcel B is possible using the emergency access via Coldmoss Drive. To provide connectivity between the developments on either side of The Hill, a toucan crossing is proposed between the new junctions linking to a 3 metre shared/footway cycleway.

9.100. As this application is purely for access, the scheme submitted is indicative only and no comments can be made on the layout masterplan, but the plan does show various indicative points of access to the site plots.

9.101. Providing a ped/cycle link to Manor Road from The Hill is important and in delivering this link, the route should be an adopted path which and provided in the first phase of development.

9.102. There are no bus services that use the development section of The Hill, and the nearest service is 317 which runs along Hassall Road and the section of The Hill to the A534 and Manor Road. It is important that the local bus services continue to function in the future as some bus services are subject to change due removal of support funding. To provide support and improve the frequency of the local 317 service to an hourly service, a financial contribution of £200k is required and would provide funding for the service for 5 years. Although the local bus services are located at the maximum recommended walking distances 400-500m from the plots they can accessed within a few minutes walking distance from the sites.

9.103. Traffic Impact - Traffic counts were undertaken in October 2024 at various junctions as a basis to assess the traffic impact of the development at several junctions on the local road network.

9.104. Capacity assessments have been undertaken in the following locations.

1. A533 The Hill/Hassall Road
2. A533 The Hill/A534 Old Mill Road
3. A533 Old Mill Road /A534/Brookhouse Roundabout
4. A534 Congleton Road / Church Lane
5. M6 J17

9.105. The trip generation for 325 dwellings has been derived from using the TRICS database for residential dwellings. The AM and PM trips generated by the development in the peak hours are 169 and 162 trips respectively. These generation figures have then been distributed on the local road network based upon census data for the area.

9.106. TEMPro growth (a program developed by the Department for Transport (DfT) providing traffic growth projections used in transport models) and the already committed developments in the area have been added to the base flow figures to provide an assessment of the impact at the junctions in application years 2024 and then 2029. The submitted capacity assessment results show that junctions 1 and 4 work well within capacity with all traffic added. This is not unexpected as these are minor priority junctions that currently do not suffer from high congestion levels.

9.107. Junction 2 - A533 The Hill/ A534 Old Mill Road has existing capacity problems with long queues in the peak hours. The capacity test for the 2029 base confirms that the junction would operate over capacity and once the development traffic is added, the level of congestion is further compounded. Mitigation is required at this junction as part of this development proposal, as congestion has been a long-term concern at this junction, CEC have developed an improvement scheme that includes both this junction and the nearby roundabout junction/ This includes a revised signal layout at The Hill/Old Mill Road junction.

9.108. With the improvement scheme in place, there would be a significant improvement in capacity in both AM and PM peak hours with the signalised junction operating below 100% capacity and below 2029 base levels without development.

9.109. The improvement scheme is a CEC designed scheme - Phase 1 is improvements to the traffic signals (CEC funded) and the applicant would be required to construct Phase 2 of the improvement scheme (S278 Agreement) and the final phase 3 being the improved roundabout at the A534/A533 junction.

9.110. The applicant has undertaken a review of the Brookhouse Road roundabout (the road leading up to Waitrose) that includes the approved enlarged roundabout mitigation scheme. The junction would work well within capacity with the development traffic added.

9.111. M6 Junction 17 is a key junction and is not a typically designed motorway junction in that there a roundabout on the western side and traffic signals on the eastern side. This arrangement has caused congestion problems for some time. The applicants review of this junction confirms that there are capacity problems in the future year 2029 with both committed and this development traffic added. As part of Capricorn Phase 1, the western roundabout will be enlarged to provide access into the commercial site.

9.112. This development will increase delays being experienced at the junction only marginally and the Councils Head of Strategic Infrastructure (Highways) has confirmed that it is not considered that this can be demonstrated as a 'severe' impact that warrants a recommendation of refusal.

9.113. Summary - This application is only for the main access to be determined, the internal road layout is for subsequent determination. There are two main access points to the site both with ghost right turn lanes, the design of the access roads are acceptable to serve the likely number of dwellings that could come forward in each of the parcels. The level of visibility has been provided in accordance with the measured average speeds of vehicles as existing, although it is intended that the 30mph speed limit is extended and gateway features installed to reduce vehicle speeds.

9.114. Access to the existing residential development from Colley Lane will be prohibited and only access to the southern part of Colley Lane will be possible. An emergency access is provided to Coldmoss Drive and this would also act as a pedestrian/cycle access.

9.115. The traffic generated by the development proposals is mainly distributed towards The Hill/Old Mill Lane junction with some traffic using roads leading to Church Lane that links to Congleton Road.

9.116. The capacity assessment work undertaken shows that The Hill/Old Mill Lane junction is directly affected by the development proposals and mitigation measures are needed as part of this development proposal. CEC have developed an improvement scheme at this junction, and it is proposed that the applicant delivers phase 2 of the scheme, a condition being required to secure this.

9.117. It is important that residents have the opportunity to travel to and from the site using public transport/ There are existing local bus services that can be used, and these services can be improved by way of a financial S106 contribution of £200k to increase frequency of service.

9.118. The Head of Strategic Infrastructure (HSI – Highways) has confirmed that there are no technical highway issues with the proposed internal layout as shown indicatively and the access off The Hill to the wider development would be suitable to accommodate the vehicle movements associated with an additional 325 dwellings.

Public Rights of Way (PROW)

9.119. The development, if granted consent, would affect Public Footpath No. 20 in the Town of Sandbach, as recorded on the Definitive Map and Statement, the legal record of Public Rights of Way (PROW). The proposed development would have a direct and significant effect on the Public Right of Way, which constitutes "*a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered*" (Defra Rights of Way Circular (1/09), Guidance for Local Authorities, Version 2, October 2009, para 7.2).

9.120. The Illustrative Masterplan depicts a "Potential connection to PROW" path at the southern end of the site - a proposed link path to Sandbach Public Footpath No. 20 which runs along the southern boundary of the site. This proposal would increase the permeability of the site to pedestrians for leisure walking and access to the countryside. It should be noted that Sandbach Footpath No. 20 is available to pedestrians only. Therefore, the potential connection path should be designed and signed to accommodate pedestrians only, not

cyclists as well. Further details about the proposal, including path specification, including gradient, width, surface and detailed drawings would be requested.

9.121. The proposed link path to Sandbach Public Footpath No. 20 would increase the footfall on this rural path. As such, the developer would be requested to improve the accessibility of the footpath, including the bridge, steps, and stile to accommodate the impact arising from the development.

9.122. The Planning Statement describes this proposed link as being a 'public footpath': the legal status, maintenance and specification of this proposed path and all other proposed paths in the public open space of the site would need the agreement of the Council as the Highway Authority. If the routes are not adopted as public highway or Public Right of Way with the provision of a commuted maintenance sum, the routes would need to be maintained for use under the arrangements for the management of the open space of the site. This would be secured under the s106 legal agreement.

Loss of Agricultural Land

9.123. CELPS Policy SD2 and SADPY Policy RUR 5 require all development to avoid the permanent loss of agricultural land quality of grade 1, 2 or 3a Best and Most Versatile (BMV) unless the benefits of the development clearly outweigh the impacts of the loss of the economic and other benefits of the land.

9.124. The Agricultural Land Classification Report submitted with the application confirms that the site contains a mix of Grade 2 and Grade 3a agricultural land. The Grade 2 agricultural land is located on the western side of Parcel D. The remaining land within the site is Grade 3a agricultural land, which is classified as the best and most versatile.

9.125. Having regard to the presence of a substantial amount of BMV land across the borough and the fact that there must be an inevitable and consequential loss of agricultural land to help meet housing need, it is not considered that a refusal could be sustained. This aligns with the previous appeal relating to Parcel D where the Inspector concluded that the loss of a limited amount of BMV land did not weigh heavily against the scheme. There is no reason to reach a different conclusion in this case.

9.126. The loss of BMV would provide some weight against the proposed development, but this would be outweighed by the benefit of providing needed housing within a sustainable location.

Biodiversity and Nature Conservation

9.127. Biodiversity Net Gain (BNG) - This application is subject to mandatory Biodiversity Net Gain. The BNG metric calculation submitted in support of this application indicates that the proposed development could achieve the required net gain in respect of area-based habitats, hedgerows and watercourses on site.

9.128. The precise losses and gains of biodiversity resulting from the development will however depend upon the layout proposed as part of future reserved matters applications and potentially the phasing of the development. Phasing the proposed development has implications for how mandatory BNG is secured. In the event that outline permission was granted, an 'overall Biodiversity Gain Plan' must be submitted to and approved by the LPA prior to development commencing and a 'Phase Biodiversity Gain Plan' for each phase must also be submitted and approved prior to the commencement of that phase.

9.129. Statutory Designated Sites - The application site falls within the Natural England SSSI impact risk zones in respect of Sandbach Flashes SSSI. Comments from Natural England area waited and will be reported by way of an update.

9.130. Non-statutory designated sites - No direct impacts on non-statutory sites (Local Wildlife Sites) are anticipated as a result of the proposed development. The submitted Ecological Assessment identifies potential impacts from pollution during the construction phase. The Council's Nature Conservation Officer (NCO) advises that this risk could be mitigated through the submission and implementation of a Construction Environmental Management Plan (CEMP). This matter may be dealt with by means of a condition in the event that planning consent is granted.

9.131. This planning application provides an opportunity to incorporate features to increase the biodiversity value of the development in accordance with Local Plan Policy SE 3 by conditioning the submission of an Ecological Enhancement Strategy in support of each reserved matters application.

9.132. Great Crested Newts - Ponds are present within 250 metres of the proposed development. One pond was found to be dry at the time of survey, whilst the applicant's ecological consultant could not gain access to a second pond, which is at least partly isolated from the application site. The NCO advises that based on the available information, this protected species is not reasonable likely to be affected by the proposed development.

9.133. Common Toad - This priority species is known to occur in the broad locality of the application site. As with great crested newts, there is currently no evidence of the species on site and therefore this priority species is unlikely to be directly affected by the proposed development.

9.134. Otter / Water Vole - Further surveys have been completed for these species and no evidence of their presence was recorded. There is a risk that the status of these species, particularly Otter, may change on site post consent. Therefore, if outline consent is granted, a condition should be attached which requires an updated survey be undertaken and a report including any mitigation measures be submitted prior to any works affecting the watercourse on site.

9.135. Wintering Birds - Wintering bird surveys have been undertaken and a report submitted in support of the application which confirms that the site is not of significant value for wintering birds.

9.136. Breeding Birds - The habitats on site have potential to support breeding birds, including priority species, which are a material consideration. The Breeding Bird Survey undertaken in support of the application did not indicate that the application site was of significant overall value for nesting birds.

9.137. Hedgehog - This priority species is recorded in the broad locality of the application site and may occur on the application site. The NCO advises that the proposed development would result in the loss of moderately important habitat for this species, if present, and pose a risk of injuring any animals present when works are undertaken. The risk of animals being injured could be addressed through condition requiring the incorporation of features for this species into the development itself.

9.138. Badger - Evidence of badger activity was recorded across the application site during the submitted surveys. However, no setts were observed on site. The NCO advises that the proposed development is likely to have a minor adverse impact upon badgers because of the loss of suitable foraging habitat, but this would not be significant. As the status of badgers can

change over time, a condition should be attached which requires the submission of an updated badger survey with any future reserved matters application.

9.139. Bats - The proposed development is likely to result in the loss of a tree with potential to support roosting bats. However, a further survey of this tree has confirmed that it offers only limited potential roosting opportunities and therefore roosting bats are not reasonably likely to be directly affected by the proposed development. To avoid any adverse impacts on bats resulting from any lighting associated with the development, a condition should be attached requiring any additional lighting to be agreed.

9.140. Hedgerows - Native hedgerows are a priority habitat and a material consideration. It is anticipated that the proposed development would result in the loss of several sections of hedgerow. The development must seek to maximise the retention of existing hedgerows and provide sufficient compensation for any unavoidable losses. Losses and gains in Hedgerow are considered as part of the BNG Assessment discussed above.

9.141. Subject to the above, compliance with CELPS Policy SE 3 and SADPD Policy ENV2 has been demonstrated.

Residential Amenity

9.142. With regards to neighbouring amenity, Policy HOU12 advises development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to:

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or
5. traffic generation, access and parking.

9.143. Policy HOU13 sets standards for spacing between windows of 20 metres between front elevations, 24 metres between rear elevations or 14 metres between habitable to non-habitable rooms for three storeys. For differences in land levels and additional storeys, it suggests an additional 2.5m for levels exceed 2 metres.

9.144. This proposal would be two storeys and would therefore require a separation of 20 metres front to front, 24 metres rear to rear and 14 metres between habitable to non- habitable room windows.

9.145. The nearest existing residential properties are in excess of any minimum separation standards. Internally, the illustrative layout ensures the relationships between the new dwellings would result in acceptable standards of space, light and privacy for future occupants. There will be sufficient private amenity space for each new dwelling. No significant amenity issues are raised at this outline stage.

9.146. Whilst the previous appeal relating to Parcel D was dismissed on the grounds that it would impact on the outlook and therefore residential amenity afforded to the occupiers of no. 84 The Hill, the proposed indicative does not show any built development in its vicinity. This area would be given over to open space. The proposed development is not of a density to cause concern, as was the case previously.

Noise

9.147. The application is supported by a Noise Assessment. The impact of noise from road traffic on The Hill A555 and the M6 Motorway on the proposed development has been assessed in accordance with BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings and Department of Transports (1988) Calculation of Road Traffic Noise (CRTN). The report recommends mitigation designed to ensure that occupants of the worst affected properties are not adversely affected by environmental noise. The Council's Environmental Protection Unit has confirmed that conclusions of the report and methodology used are acceptable. Subject to conditions requiring implementation of the noise mitigation measures, the proposal complies with policy SE 12 of the CELPS relating to noise and soundproofing.

Air Quality

9.148. Policy SE 12 of the Local Plan 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. This is in accordance with paragraph 186 of the NPPF and the Government's Air Quality Strategy.

9.149. When assessing the impact of a development on Local Air Quality, regard is had to the Council's Air Quality Strategy, the Air Quality Action Plan, Local Monitoring Data and the EPUK Guidance "Land Use Planning & Development Control: Planning for Air Quality January 2017).

9.150. The Council's Environmental Protection Unit has confirmed that subject to conditions relating to electric vehicle charging infrastructure, low emission boilers and a dust management plan, the proposal will not have a detrimental impact on air quality, and the proposal will comply with Policy SE 12 of the CELPS and ENV 12 of the emerging SADPD.

Flood Risk and Drainage

9.151. The site is located within Flood Zone 1 as defined by the Environment Agency indicative flood maps and as a result the chance of flooding from rivers or sea is 0.1% (1 in 1000) or less. A Flood Risk Assessment has been submitted. A comprehensive scheme of surface water attenuation and drainage strategy could be developed to accommodate the proposed 325 units. The Lead Local Flood Authority and United Utilities have been consulted on this application and have no objection in principle subject to conditions. The development is considered to be acceptable in terms of its flood risk and drainage impact and will comply with policy SE 12 of the CELPS.

Other Issues Raised by Representation

9.152. The issues raised by objectors and the Town Council in relation to procedural matters would not sustain a refusal of planning permission. The consultation process and received amendments have been duly consulted on and additional time was given to allow comments to be made and considered. This includes the extent of land ownership and amendments made to the site location plan.

9.153. The additional land parcels that have been indicated on the Location Pla are not for consideration as part of this scheme. They are shown for information purposes and indicate the other parcels of land that the applicant has control over.

CIL Regulations

9.154. 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) fairly and reasonably related in scale and kind to the development

9.155. The provision of affordable housing is a requirement of planning policy for a development of this scale and would represent a planning benefit.

9.156. The provision of public open space, indoor and outdoor sport (financial) mitigation, and healthcare (financial) mitigation are necessary, fair and reasonable to provide a sustainable form of development, to contribute towards sustainable, inclusive and mixed communities and to comply with local and national planning policy.

9.157. The development would result in increased demand for school places at the secondary schools within the catchment area which currently have a shortfall of school places. In order to increase the capacity of the schools which would support the proposed development, a contribution towards secondary and SEN school education is required based upon the number of units applied for. This is considered to be necessary and fair and reasonable in relation to the development.

9.158. Having regard to the additional vehicle trips that that this proposal would add to the local highway network, there is a requirement for a financial contribution to the provision of infrastructure improvements to promote the uptake of more suitable non car travel modes and harness better public transport through the improvement of bus services. These are necessary in order to mitigate the highway impacts that this development would generate.

9.159. The requirement to establish a private management company is deemed necessary in design, landscape and partly ecology terms to ensure that any land either not in control of the future residents or highways is adequately managed and simply not left to the detriment of the character and appearance of the area. It is deemed to be directly related to the proposed development given that this land forms part of the application site and would be fairly and reasonably related in scale and kind to the development.

9.160. All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development.

9.161. In terms of potential mineral extraction, the site is not actively queried and is unlikely to be given land ownership. The loss of any potential future mineral deposits would be outweighed by the delivery of new housing.

10. PLANNING BALANCE/CONCLUSION

10.1. The site lies within the open countryside, where national and local policy seeks to restrict development to protect the intrinsic value of the countryside for its own sake. The proposal does not fall within any of the exceptions prescribed by policy. However, in line with recent revisions to the NPPF, the Council acknowledges that it does not have a 5-year supply of housing land which is a significant material consideration which weighs in favour of permitting the development. In accordance with paragraph 11d of the NPPF the decision maker should grant planning permission unless the application of policies in the Framework that protect areas or assets of importance provide a strong reason for refusing the development proposed; or, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

10.2. The loss of open countryside is balanced against the benefits of providing much needed housing on the edge of one the borough's Key Service Centres. The principle of providing residential development on part of the site (Parcel D) was not contested at a previous appeal. The site is sustainable, is not of particular landscape value and the delivery of the site for residential development will provide a positive contribution towards the Council's housing land supply whilst representing an efficient use of land. The principle is therefore acceptable.

10.3. The design as shown indicatively, would provide scope to secure an acceptable design at reserved matters stage, albeit with changes required to the layout, detailed design coding and a reduction in the overall quantum of development. The reduction in quantum of development would be required around Hill House and Oakley House, specifically along the frontage with the Hill, to provide adequate buffering with these two grade II listed buildings as well as the Leonard Cheshire Home on the opposite side of the road. This would bring the overall number of units down from 325 to 275 and would be imposed by condition.

10.4. There are two main access points to the site both with ghost right turn lanes. The design of the access roads are acceptable to serve the likely number of dwellings that could come forward in each of the parcels. The level of visibility has been provided in accordance with the measured average speeds of vehicles as existing, although it is intended that the 30mph speed limit is extended and gateway features installed to reduce vehicle speeds. Access to the existing residential development from Colley Lane will be prohibited with only access to the southern part possible. The traffic generated by the development proposals is mainly distributed towards The Hill/Old Mill Lane junction with some traffic using roads leading to Church Lane that links to Congleton Road. Mitigation measures are needed in the form of an improvement scheme at this junction.

10.5. It is important that residents have the opportunity to travel to and from the site using public transport. There are existing local bus services that can be used and these services can be improved by way of a financial S106 contribution of £200k to increase frequency of service.

10.6. The proposal provides the required amount of affordable housing (30%), for which there is an established need in the area which weighs in favour of the development. The proposal would not materially harm neighbouring residential amenity and would provide sufficient amenity for future occupants addressing the reasons for a previous appeal being dismissed relating to Parvel D.

10.7. Mitigation for the impact of the proposal on local infrastructure including education, healthcare, open space and provision for outdoor sports and recreation would be secured as part of a s106 legal agreement.

10.8. The impact on trees hedgerows, whilst resulting in some losses is acceptable with compensatory planting and subject to further review at reserved matters stage and with respect to biodiversity net gain, the impact on ecology would be acceptable.

10.9. Details of drainage secured by condition will adequately mitigate the residual risk of flooding from surface water and not increase the risk of flooding to neighbouring properties.

10.10. The proposed development conflicts with open countryside policies, and therefore it constitutes a "departure" from the Development Plan. However, in accordance with sec.38(6) of the Planning and Compulsory Purchase Act, there are material considerations which indicate that development should be approved, namely that the Council does not have a 5-year housing land supply. The relevant policies concerning the supply of housing are out-of-date and consequently the 'tilted balance' at paragraph 11 of the NPPF is engaged. This

highlights the need to direct development to sustainable locations, make effective use of land, and provide affordable homes, which this proposal aligns with.

10.11. 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 up-to-date policies of the Cheshire East Local Plan Strategy, SADPD, the Sandbach Neighbourhood Plan and advice contained within the NPPF.

11. RECOMMENDATION

APPROVE Subject to the completion of Section 106 Agreement to secure

S106	Amount	Triggers
Affordable Housing	**30% (65% Affordable Social Rent / 35% Intermediate)**	**In accordance with phasing plan to be submitted.**
Education	**£477,576.00 (Secondary) and £765,279 (SEN (Special Educational Needs)**	**In accordance with phasing plan to be submitted**
Health	**NHS contributions of £337,831 to increase capacity at Ashfields Primary Care Centre and / or Haslington Surgery**	**50% Prior to first occupation 50% at occupation of half the final dwellings**
Indoor Sports Provision	**Number of dwellings x 1.61 = Increase in Population. Increase in x 0.427 = Increase in Active Population. Increase in Active Population / 25 = Number of Fitness Stations. Number of Fitness Stations x 6500 = The financial contribution.**	**50% Prior to first occupation 50% at occupation of half the final dwellings**
Outdoor Sports Provision	**£556,089 towards existing, Football, Rugby union, Hockey and Cricket facilities**	**50% Prior to first occupation 50% at occupation of half the final dwellings**
Public Open Space	**Private Management Company for Areas of Open Space Allotment provision on site Provision of LEAP on site Provision of LAP on site**	**On first occupation On occupation of 51st dwelling**
Highways Contribution	**£200,000 towards public transport provision (bus services)**	**On commencement of development**

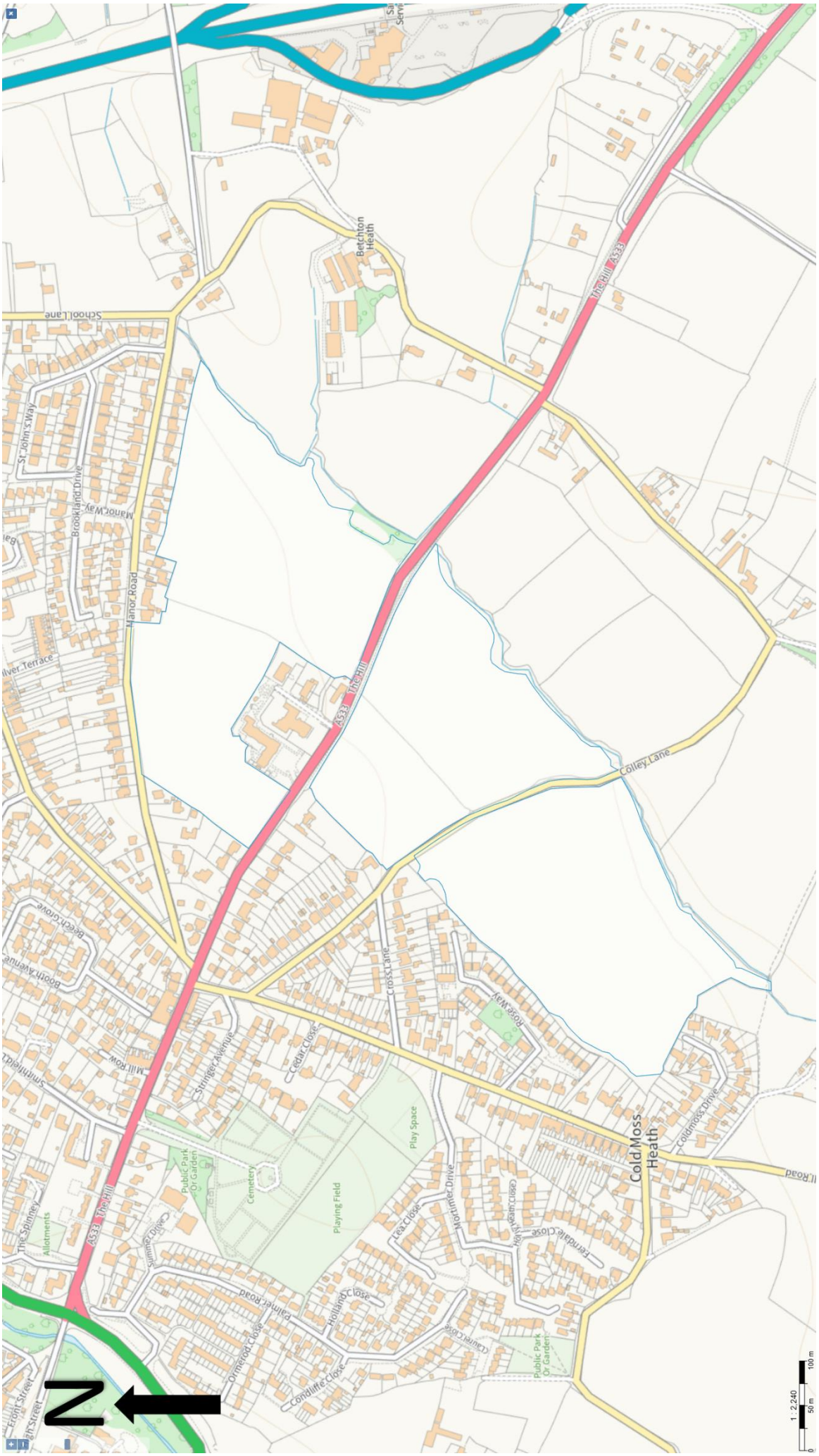
Public Rights of Way	**Delivery of footpath connection with Sandbach Footpath FP20**	**On commencement of development of Parcel B and / or C**

And the following conditions:

1. **Standard Outline Time limit – 3 years**
2. **Submission of Reserved Matters**
3. **Access to be constructed in accordance with approved plan prior to first occupation of the relevant phase which also includes the Toucan Crossing**
4. **Prior to occupation of any development on Plots B and C the revised access for Colley Lane be implemented including the TRO for the Prohibition of Driving**
5. **Prior to occupation of any development Phase 2 of the Old Mill Road improvement scheme to be fully constructed**
6. **Prior to occupation of the first phase of development, an adopted public 3m wide pedestrian/cycleway be provided between The Hill and Manor Road**
7. **Prior to commencement details of the gateway and speed reducing measures including speed limit changes to be submitted and agreed by the LPA**
8. **Development to be limited to a maximum of 275 units**
9. **Detailed Character Area/Detailed Design Code to be submitted with reserved matters**
10. **Reserved Matters application/s shall be accompanied by a Code Compliance Statement demonstrating conformity to the relevant Character Area/Detailed Design Code**
11. **Scheme of phasing for Parcels B, C and D to be submitted**
12. **Details of the alignment and construction of the pedestrian/cycle path to provide a connection with The Hill and Manir Road to be submitted at the reserved matters stage.**
13. **Landscape and ecological management plan to be submitted with Reserved Matters**
14. **Provision of electric vehicle infrastructure (charging points) at each property with private off-road parking prior to first occupation**
15. **Construction Environmental Management Plan submitted, approved and implemented**
16. **Scheme of Piling works / floor floating operations to be submitted, approved and implemented**
17. **Submission of a contaminated land survey**
18. **Remediation of contaminated land**
19. **Submission of soil verification report prior to first occupation of units to which they relate**
20. **Dust control scheme to be submitted, approved and implemented**
21. **Development to be carried out in accordance with submitted Flood Risk Assessment**
22. **Scheme of foul and surface water drainage to be submitted, approved and implemented. Foul and surface water drainage shall be connected on separate systems**

23. **Reserved matters application to be supported by a detailed drainage strategy / design, associated management / maintenance plan**
24. **Accordance with recommendations made within submitted Ecological Assessments**
25. **Reserved matters application/s to be supported by a strategy for the incorporation of features to enhance the biodiversity value of the proposed development (in accordance with outline) and to mitigate and compensate for any adverse effects arising from the development.**
26. **Reserved matters application to be supported by an updated Badger Survey, and water Vole / Otter Survey**
27. **Method statement for the safeguarding of the watercourse during construction to be submitted and approved**
28. **Noise survey and mitigation to be implemented in accordance with approved detail**
29. **Detailed lighting scheme to be submitted in support any future reserved matters application**
30. **Reserved matters to be supported by detailed finished ground and floor levels**
31. **Nesting Birds Survey to be carried if works are to be carried out during the bird breeding season**
32. **Proposals for the incorporation of features into the scheme suitable for use by nesting birds to be submitted, approved and implemented**
33. **Reserved matters application to be supported by an updated Arboricultural Impact Assessment, Tree Protection Plan and Method Statement**
34. **Details of boundary treatments to submitted with reserved matters**
35. **Submission of a scheme for the provision of Biodiversity Net Gain**
36. **Submission, approval and implementation of a management plan to ensure the delivery and monitoring of the BNG measures**
37. **Information about local walking, wheeling and cycling routes for both leisure and travel purposes to be provided to new residents**
38. **Hedgehog mitigation (Reasonable Avoidance Measures)**
39. **10% of energy needs to be from renewable or low carbon energy**
40. **Submission of a scheme for archaeological recording and the submission of a report to the LPA.**
41. **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.**
42. **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.**

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.


A533 The Hill
Betchton Heath
School Lane
St. John's Way
Brookland Drive
Manor Way
Manor Road
Silver Terrace
Colley Lane
Cross Lane
Rose Way
Beech Grove
Booth Avenue
Smithfield
Mill Row
Stringer Avenue
Cedar Close
Cold Moss Heath
Coldmoss Drive
Play Space
Public Park Or Garden
Cemetery
Playing Field
The Spinney
Allotments
Summer Drive
Palmer Road
Holland Close
Ormerod Close
Condliffe Close
Lea Close
Mortimer Drive
Eccleston Close
Terndale Close
Cawley Close
Public Park Or Garden
Front Street
N
1 : 2,240
100 m
50 m
0

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25/0211/OUT

Land to the North and South of the A533 (The Hill), Sandbach

KEY:

SITE BOUNDARY (PARCEL B,C,D 19.28 Ha)

B - 6.18 Ha
C - 5.25 Ha
D - 7.82 Ha

Other Land Owned by the Applicant

N

1:2500

0 125 250

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS
MANCHESTER
www.pegasusgroup.co.uk

FULL SITE LOCATION PLAN
Land at Sandbach Heath, Cheshire East

| Drawn By: TP | Checked By: ST | Date: 30/06/24 | Scale: 1:2500 @ A0 | drwg: P20-3452_DE_UDM-002F I Client: Bloor Homes I

PEGASUS GROUP

N 0 50 100 m

KEY

- SITE BOUNDARY (19.29 HA)
- NET DEVELOPABLE AREA 10.1 HA
  GROSS DEVELOPABLE AREA 10.4 HA
- SANDBACH HEATH PARK 3.8 HA
- OPEN SPACE 5.1 HA (INCLUDING INCIDENTAL SPACE AND ATTENUATION PONDS)

MOVEMENT AND CONNECTVITY

- POTENTIAL VEHICULAR SITE ACCESS
- POTENTIAL PEDESTRIAN/CYCLE SITE ACCESS
- POTENTIAL EMERGENCY ACCESS
- PRIMARY TREE LINED STREETS
- SECONDARY STREETS
- TERTIARY STREETS
- PRIVATE DRIVES
- PRIMARY PEDESTRIAN/CYCLE ROUTES WITHIN DEVELOPMENT
- EXISTIING PROW FOOTPATH
- POTENTIAL CONNECTION TO PROW
- POTENTIAL EXIT/ INTERFACE WITH GREENSPACE AND CARE ACCOMMODATION

GENERAL CONTEXT

- GRADE II LISTED BUILDINGS
- LEONARD CHESHIRE DISABILITY CARE CENTRE
- EXISTING SEWER WITH 8M EASEMENT

LANDSCAPING

- EXISTING TREE PRESERVATION ORDER (TPO)
- EXISTING VEGETATION/ MATURE TREES
- PROPOSED INCIDENTAL/STRUCTURAL PLANTING
- PROPOSED PERIMETER HEDGEROWS
- ORNAMENTAL PLANTING
- SEATING AREA PROVIDING VIEWS TO WIDER CONTEXTUAL LANDSCAPE AND NEWLY CREATED SANDBACH HEATH PARK
- POTENTIAL LOCALLY EQUIPPED AREA OF PLAY
- SUSTAINABLE DRAINAGE SOLUTIONS (TBC)
- Root Protection Area (RPA)
- Indicative bench/picnic bench seat location
- Indicative litter bin/dog bin location
- Interpretation signage for ecological zones
- Entrance feature
- Indicative location of LEAP/LAP
- Indicative low grass mound
- Indicative allotments

LAND AT SANDBACH HEATH | ILLUSTRATIVE MASTERPLAN

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: EH | APPROVED BY: JW | DATE:28/08/2025 | SCALE: 1:1250@A1 | DRWG: P20-3452_DE_100__001 | REV:D | CLIENT: BLOOR HOMES |

PEGASUS GROUP

INDICATIVE PLANT SCHEDULE

TREES FOR PUBLIC OPEN SPACE

PLANT SPECIES	SIZE
Acer campestre	RB 14-16 cm, 400-450 cm ht
Acer rubrum 'Autumn Glory'	RB 14-16 cm, 400-450 cm ht
Alnus glutinosa	RB 14-16 cm, 400-450 cm ht
Betula pendula	RB 14-16 cm, 400-450 cm ht
Betula pubescens	RB 14-16 cm, 400-450 cm ht
Carpinus betulus	RB 14-16 cm, 400-450 cm ht
Corylus avellana	80-100cm,10L
Liquidambar styraciflua 'Worplesdon'	RB 14-16 cm, 400-450 cm ht
Malus sylvestris	RB 14-16 cm, 400-450 cm ht
Pinus sylvestris	RB 200-250cm 4x
Prunus avium	RB 14-16 cm, 400-450 cm ht
Prunus avium 'Plena'	RB 14-16 cm, 400-450 cm ht
Pyrus calleryana 'Chanticleer'	RB 14-16 cm, 400-450 cm ht
Quercus robur	RB 14-16 cm, 400-450 cm ht
Sorbus aucuparia	RB 14-16 cm, 400-450 cm ht

FRUIT TREES

PLANT SPECIES	SIZE
Malus domestica 'Bramleys Seedling'	MM106 Rootstock, 200-300cm ht
Malus domestica 'Charles Ross'	MM106 Rootstock, 200-300cm ht
Malus domestica 'Cox's Orange Pippin	MM106 Rootstock, 200-300cm ht
Malus domestica 'Katy'	MM106 Rootstock, 200-300cm ht
Prunus domestica 'Victoria'	St Julien rootstock, 200-300cm ht
Prunus domestica 'Jubilee'	St Julien rootstock, 200-300cm ht
Prunus avium 'Stella'	Gisela 6 rootstock 200-300cm ht
Pyrus communis 'Beth'	Quince A rootstock 200-300cm ht
Pyrus communis 'Conference'	Quince A rootstock 200-300cm ht

TREES FOR FRONT GARDENS

PLANT SPECIES	SIZE
Malus 'Rudolph'	RB 10-12 cm 300-350 cm ht
Photinia 'Red Robin'	RB 10-12 cm 300-350 cm ht
Prunus subhirtella 'Autumnalis Rosea'	RB 10-12 cm 300-350 cm ht
Sorbus 'Sheerwater Seedling'	RB 10-12 cm 300-350 cm ht
Malus 'Evereste'	RB 10-12 cm 300-350 cm ht

PLOT HEDGEROW

PLANT SPECIES	SIZE
Choisya ternata	5L 40-60cm ht
Eleagnus x ebbingei	3L 40-60cm ht
Escallonia 'Apple' Blossom'	3L 40-60cm ht
Ligustrum ovafolium	B 60-80cm ht
Photinia 'Red Robin'	5L 40-60cm ht
Prunus laurocerasus 'Otto Luyken'	3L 30-40cm ht
Prunus lusitanica	3L 40-60cm ht

NATIVE HEDGEROW MIX

PLANT SPECIES	SIZE	%
Acer campestre	B 40-60cm ht 1+0	10
Corylus avellana	B 40-60cm ht 1+0	5
Crataegus monogyna	B 40-60cm ht 1+0	60
Ilex aquifolium	B 40-60cm ht 2lt	5
Prunus spinosa	B 40-60cm ht 1+0	10
Rosa canina	B 40-60cm ht 1+0	5
Viburnum opulus	B 40-60cm ht 1+1	5

The central area within the new Sandbach Heath Park includes a hard paved seating area surrounded by ornamental shrubs and formal trees creating a central focal point which can be viewed from the surrounding paths. Other features within this area include swathes of species rich meadow, woodland blocks and open grassland

Orchard trees within species rich wildflower meadow to include mown routes through and central seating area with picnic benches

Ecological area to be fenced with timber knee rail to discourage pedestrian access and therefore protect and enhance biodiversity

LEAP to include a variety of play opportunities and to be inclusive where possible. Area to be integrated into its surroundings by the use of tree planting, play mounds and ornamental shrubs (Subject to detailed design)

Private driveways to be bounded by hedgerows to provide some enclosure for houses on the periphery of the POS

Trees with TPOs retained and accomodated within layout

Gaps within boundary hedgerow to be filled with suitable native species

Meadow to the periphery with scattered tree planting and occasional pockets of native shrub planting. An informal mown route meanders through the meadow

Ecological area to be fenced with timber knee rail to discourage pedestrian access and therefore protect and enhance biodiversity

SANDBACH HEATH PARK

LEAP

SANDBACH

Leonard Cheshire Disability Care Centre

Interpretation signage to be placed at key points on the edge of the wildflower meadow/paths to inform people about the ecology values and to encourage them to keep to the mown paths through the area

Connection through to Leonard Cheshire Disability Care Centre

THE HILL

New native hedgerow and trees to provide a buffer between the listed building to the north and the development and replace the hedgerow which will be removed

Existing trees and vegetation along boundary to be retained

No tree planting within the existing sewer easement

Hard surfaced footpaths throughout the development will ensure connections are accessible

CROSS LANE

NEAP to be a stimulating hub within the community including a min of 8 diverse play experiences of varying difficulties targeted at older children but inclusive of younger users, and a dedicated area of hard surface, ideal for activities like kickabout or roller skating. Designated meeting spots for children will also be considered.

NEAP

Allotments with approx 600m2 cultivation space and a communal area with facilities such as toilet, water supply, composting area, cycle stands and seating. The area will be secured by 1.2m high ball top metal railings with gated access and an ornamental hedgerow

A533

Entrance feature such as engraved stone within low shrub planting to highlight the entrances

ROSE WAY

LAPs to be integrated into their surroundings and a natural play area created using ornamental shrubs, trees, boulders and low play mounds. Shrubs shall also provide an element of enclosure so there is minimal fencing needed

LAP

Meadow to the development edge to blend the site into its rural surroundings and enhance biodiveristy

Potential SUDs basins to be seeded with a wetland meadow mix and include swathes of native shrubs to the banks and marginal planting where possible (subject to drainage proposals)

COLDMOSS DRIVE

COLLEY LANE

WOODLAND MIX (Planted at 1.5m centres)

PLANT SPECIES	SIZE	
Alnus glutinosa	125-150cm ht, 2x, B	5
Betula pendula	125-150cm ht, 2x, B	14
Betula pubescens	125-150cm ht, 2x, B	5
Carpinus betulus	125-150cm ht, 2x, B	3
Quercus petreaea	125-150cm ht, 2x, B	55
Sorbus aucuparia	125-150cm ht, 2x, B	18

NATIVE BUFFER MIX (Planted at 1m centres)

PLANT SPECIES	SIZE	%
Cornus sanguinea	60-80cm ht, 1+2, B	15
Corylus avellana	60-80cm ht, 1+2, B	15
Crataegus monogyna	125-150cm ht, 2x, B	20
Ilex aquifolium	60-80cm ht, 3L pot	5
Malus sylvestris	60-80cm ht, 1+2	20
Prunus padus	125-150cm, B, 2x	10
Prunus spinosa	80-100cm ht, 1+2, B	10
Viburnum opulus	60-80cm ht, 1+2, B	5

ORNAMENTAL SHRUBS

PLANT SPECIES	SIZE	DENSITY (/m2)
Ajuga reptans	3L cover pot	8
Alchemilla mollis	3L cover pot	8
Aucuba japonica 'Rozannie'	5L pot 30-40 cm	4
Ceanothus thyrsiflorus repens	5L pot 40-60 cm	4
Choisya ternata 'Aztec Pearl'	5L pot 30-40 cm	4
Cornus alba 'Elegantissima'	5L pot 60-80 cm	4
Euonymous fortunei 'Emerald Gaiety'	5L pot 30-40 cm	4
Geranium macrorrhizum 'Bevans Variety'	5L cover pot	6
Hebe 'Champagne'	3L pot 30-40cm	5
Hedera colchica 'Dentata Variegata'	2L 40-60cm	2
Heuchera 'Purple Palace'	3L cover pot	6
Hydrangea arborescens 'Annabelle'	5L 40-60cm	4
Hylotelephium 'Herbstfreude'	3L pot	5
Hypericum 'Hidcote'	5L 30-40cm	4
Lavandula angustifolia 'Hidcote'	5L pot 20-30 cm	4
Lonicera pileata	5L 30-40cm	4
Photinia x fraseri 'Little Red Robin'	5L pot 30-40 cm	4
Potentilla fruticosa 'Abbotswood'	5L pot 30-40 cm	4
Prunus laurocerasus 'Otto Luyken'	5L 40-60cm	4
Pyracantha 'Orange Glow'	3L 60-8cm	3
Rosa 'Kent'	5L pot 20-30 cm	4
Skimmia japonica 'Rubella'	5L pot 30-40 cm	4
Stipa tenuissima	5L pot	4
Viburnum davidii	5L pot 40-60 cm	4
Vinca minor 'Alba'	3L cover pot	6

SPECIMEN SHRUBS

PLANT SPECIES	SIZE
Amelanchier 'Ballarina'	6-8cm g 250-300 cm B
Fatsia japonica	10L pot 60-80 cm
Magnolia 'Susan'	10L pot 125-150 cm
Photinia x fraseri 'Red Robin'	10L pot Half standard Bushy Head
Viburnum plicatum f. tomentosum Kilimanjaro	25L pot 80-100cm

BULBS

PLANT SPECIES	SIZE (BULB GRADE)	DENSITY (/m2)
Hyacinthoides non-scripta	6/7	20
Narcissus pseudonarcissus	7+	10
Crocus bicolour mix	5/6	10

CLIMBERS

PLANT SPECIES	SIZE
Hedera helix 'Green Ripple'	100-150cm, 10L, Caned
Parthenocissus henryana	100-150cm, 10L, Caned

KEY

EXISTING LANDSCAPE FEATURES

- Site boundary
- Trees/vegetation to be retained
- Hedgerow to be retained
- Root Protection Area (RPA)
- Existing vegetation to be removed
- Trees with TPO
- Watercourse/waterbody
- Public Right of Way (PROW)
- Existing sewer with 8m easement

PROPOSED LANDSCAPE FEATURES

- POS Trees
- Indicative front garden trees
- Orchard trees
- Native mixed hedgerow
- Native hedgerow, single species
- Ornamental hedgerow & structural planting
- Native mixed shrubs
- Native mixed woodland
- Indicative ornamental groundcover, shrubs & herbaceous planting
- Meadow grass such as Emorsgate EM1 Basic General Purpose Meadow Mixture
- Species rich meadow grass such as Emorsgate EM3 Special General Purpose Meadow Mixture
- Open space amenity/mown grass such as Emorsgate ELI Flowering Lawn Mixture
- Mown path
- SUDs wetland meadow grass such as Emorsgate EM8 Meadow Mix for Wetlands
- Development parcels
- Indicative bench/picnic bench seat location
- Indicative litter bin/dog bin location
- Listed building
- Interpretation signage for ecology conservation area to include text "Conservation area, please keep to paths"
- Entrance feature
- Indicative location of LEAP/LAP
- Indicative low grass mound
- Pedestrian route- Formal/informal
- Shared pedestrian/cycle route
- Timber knee rail to ecology conservation area
- Indicative allotments

0 50 100 m

N

Landscape Masterplan

Land East of Sandbach

Client: Bloor Homes

DRWG No: P24-0000_EN_0001

SHEET: S1 REV: E

Drawn by : KG Approved by: KC

Date: 19/12/2024

Scale: 1:1000@ A0

PEGASUS GROUP

Rev	Date	By	Note
D	2025.07.17	KG	Updated in line with new layout. Allotments added
C	2025.07.10	KG	Minor amend and Arb Retention Plan updated
B	2025.01.09	KCH	Amends in line with ecologist comments
A	2025.01.08	KCH	Amends in line with ecologist comments
–	2024.12.19	KG	First draft

Rev	Date	By	Note
E	2025.08.28	KG	Updated in line with new layout and Arb retention plan