

Application No: **10/2647C**

Location: **Land North Of, Twemlow Lane, Twemlow Green**

Proposal: **Erection Of 13 No. Affordable Houses, Associated Parking And Landscaping And New Vehicular Access.**

Applicant: **McInerney Homes & Plus Dane Group**

Expiry Date: **13-Oct-2010**

Ward: **Congleton Rural**

Date Report Prepared: 21st January 2011

SUMMARY RECOMMENDATION: Approve with conditions, subject to the completion of a Section 106 Agreement relating to affordable housing and management of the Public Open Space and the retained trees within the site.

MAIN ISSUES:

- **Principle of the Development**
- **Housing Need**
- **Highways and Parking**
- **Amenity**
- **Design and Layout**
- **Landscaping and Trees**
- **Jodrell Bank Telescope**
- **Section 106 Agreement – Affordable Housing and Management of the Public Open Space and Trees Retained within the site**

REASON FOR REFERRAL

This application has been referred to the Southern Planning Committee, as the scheme is a major development for more than 10 houses.

DESCRIPTION AND SITE CONTEXT

The application site comprises part of a triangular parcel of land, bounded by Twemlow Lane on the south west side, Goostrey Lane on the eastern side and the former Ministry of Defence fuel storage site to the north. The eastern boundary with Goostrey Lane

contains a variety of types of residential properties; to the southwest on the opposite side of Twemlow Lane are dwellings that were former Local Authority properties.

The site is 0.82 hectares in size and comprises bushes and trees, some of which are subject to protection orders, and rough grassland, which is mostly level with a slight fall from east to west across the site. The site is defined as being within the Open Countryside and is adjacent to the infill boundary line of Twemlow, as defined in the adopted local plan.

DETAILS OF PROPOSAL

The proposal is for the development of 13 affordable houses that would be constructed by McInerney Homes and then acquired and managed by the Plus Dane Group, which is a registered social housing company. The tenure is proposed to be a mix of rented and shared ownership, which should the application be approved would be secured by a Section 106 Legal Agreement. An Affordable Housing Statement and Local Housing Need Justification Statement has been submitted with the application and this will be discussed in the main body of the report.

Originally the proposal comprised 14 dwellings, which following negotiations with officers, has been reduced to 13 in order to achieve a more acceptable layout, and recognise concerns in relation to the Jodrell Bank Telescope. The layout of the site would comprise a vehicular access taken from Twemlow Lane, with an area of informal, public open space to the northwest of the access. Six of the dwellings would be sited on the south eastern side of the access road, which would then have a turning head and an entrance to a private parking courtyard, this would provide parking and vehicular access to the five properties, facing on to Twemlow Lane. These five dwellings would take the form of two semi-detached units at either end and a terrace of three in the centre, the central one would be slightly set back from the semi-detached properties on either side. The properties would comprise eight 2 bed and five 3 bed houses.

RELEVANT HISTORY

07/1227/FUL	2008	Refused application for 16 dwellings
07/0165/FUL	2007	Withdrawn application for 16 dwellings
06/0120/FUL	2006	Withdrawn application for 16 dwellings

POLICIES

National Guidance

PPS1 Delivering Sustainable Development
PPS3 Housing
PPS9 Biodiversity and Geological Conservation

PPG13 Transport
PPS23 Planning and Pollution Control

Regional Spatial Strategy

Regional Spatial Strategies (RSS) were revoked by the Secretary of State for Communities and Local Government on 9 July 2010 under Section 79 (6) of the Local Democracy, Economic Development and Construction act 2009. However, the Regional Spatial Strategy for the North West has been reinstated (protem) as part of the statutory Development Plan by virtue of the High Court decision in the case of Cala Homes (South) Limited and the Secretary of State for Communities and Local Government and Winchester City Council on 10 November 2010.

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP4 Making the Best Use of Existing Resources and Infrastructure

DP5 Manage Travel Demand: Reduce the Need to Travel, and Increase Accessibility

DP7 Promote Environmental Quality

DP8 Mainstreaming Rural Issues

DP9 Reduce Emissions and Adapt to Climate Change

RDF1 Spatial Priorities

RDF2 Rural Areas

RDF4 Green Belts

L2 Understanding Housing Markets

L4 Regional Housing Provision

L5 Affordable Housing

RT2 Managing Travel Demand

RT9 Walking and Cycling

EM1 Integrated Enhancement and Protection of the Region's Environmental Assets

Congleton Local Plan 2005

The site is not allocated in the Local Plan but the following policies apply:

PS8 Open Countryside

H1 & H2 Provision of New Housing Development

H6 Residential Development in the Open Countryside and Green Belt

H13 Affordable and Low Cost Housing

H14 Rural Exception Sites

GR1 New Development

GR2 & GR3 Design

GR6 Amenity and Health

GR9 Parking and Access

GR10 New Development & Travel

GR18 Traffic Generation

NR1 Trees & Woodlands

GR22 Open Space Provision

SPG2 Provision of Private Open Space in New Residential Developments

SPD6 Affordable Housing and Mixed Communities

OTHER MATERIAL CONSIDERATIONS

Draft Interim Planning Statement on Affordable Housing

The Council has recently produced a Draft Interim Planning Statement on Affordable Housing. This document sets out the Council's definition of affordable housing and specific site requirements, as well as providing guidance on development considerations and means of securing their provision. It also sets out the Council's requirements for achieving mixed and balanced communities including the housing needs of specific groups.

The statement has been produced within the framework of the three adopted Local Plans for the former District authorities of Crewe and Nantwich, Congleton and Macclesfield, the Council's Strategic Housing Market Assessment (SHMA) and government guidance as expressed in national planning guidance and policy statements. It is also consistent with the Council's Corporate Objectives and the Sustainable Community Strategy. The draft statement was approved by the Strategic Planning Board on 6 October 2010 and is currently out to public consultation until 17 December 2010, it will be put before Strategic Planning Board again on 26th February 2011.

Strategic Market Housing Assessment (SHMA)

The SHMA carried out on behalf of Cheshire East Council has been published and reports that there are 57 households in need in the Holmes Chapel Rural Area (the area within which Twemlow falls) and a need for 8 dwellings per annum within the Holmes Chapel Rural Area between 2009/10 to 2013/14.

OBSERVATIONS OF CONSULTEES

Housing:

Although it has to be borne in mind that some of the information available is drawn from a housing survey that was conducted 4 years ago it is believed that the need for housing is increasing rather than decreasing. The relevant points are:

- The evidence indicates that there could be a need for up to 14 affordable homes in Twemlow. The applicant did organise an event for local residents to attend however Cheshire East Council was not involved in this and therefore does not have names and addresses of applicants as has been the case on some other rural sites
- The mix in terms of types of homes required would be for a 60/40 split between 2 and 3 bedroomed homes and any provision for disabled facilities would be welcomed.

- The type of tenure that is required is a mixture of rent and intermediate tenure.

The Strategic Housing and Development Manager is happy for the proposed tenures of the dwellings to be selected from those put forward by the Plus Dane Group.

Environmental Health:

No objection subject to conditions relating to the potential for land contamination, limits on the hours of construction and deliveries and limits on the hours of piling if it is necessary.

United Utilities:

No objections subject to the site being drained on a separate system, with only foul drainage being connected to the main sewer. Surface water should discharge directly into the soakaway/watercourse.

Strategic Highways Manager:

The Traffic Statement shows that the traffic generation and impact from the site will have a negligible effect on Twemlow Lane and once past the nearest junctions the traffic will split and there would be no adverse impact on the local network.

The analysis of sustainable modal choice for the site shows the requisite information on: walking, cycling, bus and rail travel, and shows site has options for all of those choices. In addition the proposal offers 200% parking ratio against dwelling numbers and states that this is designed to mitigate against displacement parking onto the public highway.

The visibility available for the proposed junction is in accordance with standards set against the measured approach speeds and the SHM is satisfied that visibility to the nearside kerb is available in both directions.

The SHM considers that the Transport Statement appropriately addresses the traffic issues associated with the site and whilst sustainable modal choice is available, the SHM considers that this aspect of the analysis clearly shows these choices to be rural in nature with all of the general limitations that can bring. Walking options have limited footways, cycling is a real option, bus services have a rural timetable and the rail link is a reasonable option from Goostrey and Holmes Chapel. The SHM also acknowledges the realistic parking provisional ratio and considers this to be robust.

The SHM recognises the constraints of this site, yet would express comment that the parking court is a necessity given the proposed layout, yet does not comfortably align with the sort of quality design that Manual for Streets advocates. From a different stand point the parking arrangements are reasonably secure by passive surveillance.

The SHM does consider that the site should provide a roadside 2 metre footpath for the frontage of the site between the new junction and the eastern boundary. It is acknowledged that there is a secondary footpath on this frontage which serves plots: 1

– 6, however the additional footpath would serve the rest of the site and provide the significant refuge for pedestrians which this site demands by its rural nature. This is considered to be an essential link and will prevent the need for pedestrian use of the verge.

In principle the Strategic Highways Manager has no objection to the development and recommends conditions relating to the provision of a frontage footpath, the provision of tactile paving and dropped kerbs and the submission of a detailed suite of design drawings for the proposed junction.

University of Manchester – Jodrell Bank Observatory:

The University of Manchester opposes this application, as it would harm the efficient operation of the telescopes at Jodrell Bank Observatory. The potential electrical interference generated from the proposed development is of considerable concern, particularly because they lie to the south west of the observatory, and are also less than 3 miles from the site.

As an example, an interfering signal from this location would be 4 times greater than if it came from a unit in Holmes Chapel.

The telescope can only make many of its most important observations by pointing in this direction when it is very vulnerable to stray radiation from electrical devices on the ground.

VIEWS OF TOWN/PARISH COUNCIL

11th August 2010

There were concerns regarding the current speed of traffic on Twemlow Lane and the dangers when pulling out of properties. Residents were already fighting hard to reduce the speed limit as it was viewed to be too high and now this application was intending to add even more pressure on traffic congestion and in the public's view a dangerous B road. One single access was intending to serve another, possible twenty eight cars at peak travelling times. It needs to be pointed out that the speeds submitted in the application were not top speeds just a mean average which could be a distorted figure to move towards the passing of the application.

The pavement on Twemlow Lane is narrow and not serviceable to walk on and street lighting is limited. This creates a danger when people need to travel by foot on winter mornings / evenings when it will be dark especially over the station bridge heading towards Goostrey. The local primary school is in Goostrey and there will be the need to transport children to and from the school presumably by foot or bus. It is viewed to be unsafe when walking to and from the station or bus Stop, (Apparently Goostrey Primary School is currently full so has there been a consideration of where the primary age school children will go to school ?).

Many residents from Twemlow Lane still have great issues with the utilities especially the water supply. The water pressure is not great enough in the morning to let one lady have a shower until 10.00am. The surface water generally floods gardens after a large rainfall as the gullies can't cope with the volume of water. The sewage system apparently is only designed to accommodate the current houses and even though the application states that these things have been considered when 14 more properties have been built they are very worried that their situation will deteriorate further. The cascading ruling put forward in the application still gives the builders, after only two criteria, the chance to bring people to reside from outside Twemlow. After Twemlow there may be the need to move towards Goostrey for residents. The application would mean an increase of 20% of homes in the hamlet of Twemlow and if the need is greater in Goostrey then 14 houses would have a lot smaller impact in Goostrey as the village is a lot bigger. Residents are very worried that people in Twemlow don't need these houses and then outsiders from other areas would be offered the properties.

The concluding view is that Twemlow is not a sustainable location for 14 affordable houses.

24th November 2010

The Council's views were the same as previously and the amendment to the initial application made no difference to their view. The change of style of houses (two semis and one group of three houses) was in fact not in keeping with a rural area at all.

OTHER REPRESENTATIONS

36 other representations have been received relating to this proposal 34 in opposition and 2 in support. The objectors express concern over the following issues:

- The development would alter the character of Twemlow and is not in keeping with the existing development
- Overdevelopment of the area
- Disproportionate increase in the housing stock in Twemlow parish
- Lack of proven housing need in Twemlow
- Local infrastructure could not sustain additional housing
- Infrequent bus services, leading to an increase in traffic
- Lack of amenities in the area
- Local primary school is not safely accessible on foot
- Lack of available spaces in the local primary school
- Risk of accident for secondary school children walking to the bus stop
- Lack of footpaths on existing roads
- Inadequate access to local services
- Inadequate utilities in the local area – electricity, water drainage
- Adverse impact on highway safety due to an increase in traffic on Twemlow Lane and over the narrow railway bridge
- Unsafe vehicular access opposite existing properties
- Encroachment on Greenfield land

- Land is neglected but could be returned to agricultural use
- Precedent would be set for further development to the rear of the site and on the Ministry of Defence site
- Noise and light pollution
- Interference to the Jodrell Bank telescopes
- More suitable sites available in Holmes Chapel
- Proximity to the former Ministry of Defence site
- Underhand tactics by the developers
- Local residents would not want affordable housing to be built in Twemlow

The 2 letters in support came from the same source and expressed the need for affordable housing in Twemlow. They state that 60% of housing in Twemlow was affordable 20 years ago, now there are only 2 affordable houses left.

APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement:

This document gives an overview of the context of its site and surroundings, the national and local policy context and the history of the site. An explanation of the development in terms of its layout, scale and appearance, landscaping and ecology, public open space, access and accessibility by non-car modes and sustainability and climate change.

Affordable Housing Statement and Local Housing Need Justification Statement:

This document addresses the issues of local and national guidance relating to affordable housing, outlines the available housing need surveys, analyses the evidence of need, the housing provider, the economic downturn and the requirement for a Section 106 Agreement to secure the affordable housing and concludes that there is a case for allowing the development in order to ensure provision of affordable housing.

Utilities Statement:

This document addresses the issues of foul and surface water drainage, provision of mains water, electricity, gas and telecoms.

Tree Survey:

This document gives an assessment of the trees within the site, addresses protection methods and the retention value of the trees on the site.

Transport Statement:

This document assesses the transport issues relating to the site and comes to the following conclusions: The development would have a safe and efficient access, is accessible by a range of non-car modes, would have an adequate level of parking and would not have a material impact on the local highway network.

Desk Study Report:

This document gives an assessment for the potential for contamination on the site.

Ecological Assessment:

This document gives an assessment of the ecology of the site and recommends mitigation measures to protect species on the site.

Climate Change Statement:

This document addresses issues relating to sustainability and climate change, including materials used, re-cycling of water and waste and sustainable transport to and from the site.

OFFICER APPRAISAL

Principle of Development

The site is designated as being within the Open Countryside where Policy PS8 states that development will only be permitted if it meets one of several criteria. The relevant criterion is that it is for affordable housing in compliance with Policy H14. Policy H14 relates to rural exception sites and requires that development is close to existing or proposed services and facilities, comprise a small scheme appropriate to the locality, consists in its entirety of housing to be retained as low cost in perpetuity, is supported by a survey identifying local housing need and is subject to a legal agreement ensuring properties are occupied by local people in housing need, cannot be disposed of on the open market and has a mechanism in place for management of the scheme. National policy PPS3 states:

“In providing for affordable housing in rural communities, where opportunities for delivering affordable housing tend to be more limited, the aim should be to deliver high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns or villages. This requires planning at a local and regional level adopting a positive and pro-active approach which is informed by evidence, with clear targets for the delivery of rural affordable housing. Where viable and practical, Local Planning Authorities should consider allocating and releasing sites solely for affordable housing, including using a Rural Exception Site Policy. This enables small sites to be used specifically for affordable housing in small rural communities that would not normally be used for housing because, for example, they are subject to policies of restraint. Rural exception sites should only be used for affordable housing in perpetuity. A Rural Exception Site Policy should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.”

An assessment of housing need has been submitted with the application and is discussed below.

Twemlow is a very rural parish but the Transport Statement submitted with the application concludes that the site is accessible by non-car modes and the nearby parish of Goostrey would provide access to public transport, shops, community facilities

and schools. It is therefore considered that this parcel of land would provide a relatively sustainable site for this rural exception housing scheme.

Housing Need

The application is accompanied by an Affordable Housing Statement and Local Housing Need Justification Statement, which outlines the housing need surveys that have been undertaken, and analyses the results of these. The surveys comprise the Congleton Borough Council Survey 2004, the Congleton Borough Rural Housing Needs Survey 2005, the Housing Waiting List February 2010, the Choice Based Lettings System June 2010.

The Congleton Borough Rural Housing Survey 2005 concluded that in Twemlow there was a need for 18 new affordable homes. The Choice Based Lettings system has now been introduced in Cheshire East and at the time of the submission of the application, shows that there is a very high demand for properties that become available in rural areas.

In 2009 the Rural Housing Enabler for Cheshire East undertook an assessment of affordable housing need in the parish of Twemlow, using the Congleton Borough Rural Housing Needs Survey and his conclusion was that although the survey was conducted four years previously, there was a need for a minimum of 14 affordable houses in the parish of Twemlow. In addition there is also significant need in the neighbouring parishes and the type of tenure required is affordable rented and rent to buy properties.

The results of a survey undertaken by the Plus Dane Group in April 2010 were submitted with the application and had a response rate of 62%. The results showed that 7 of those surveyed wished to form a new household or needed their own accommodation in the near future and that of the 17 people who had moved out of the area, 15 would not have done so if there was cheaper housing available to them. The results also showed that the majority of people surveyed were not in favour of a development of affordable housing in the parish to meet the needs of those having a local connection to the parish.

As stated previously the Strategic Housing Market Assessment gives figures for the Holmes Chapel Rural area, which Twemlow is part of and these show a 57 households in housing need and a requirement for 8 dwellings per annum in the period 2009/10 to 2013/14.

Taking the above information into account it is considered that there is an identified need for affordable housing in the area. Should members approve the application the houses would remain affordable in perpetuity in accordance with Policy H14 and SPD6, and secured by Section 106 Agreement.

Highways and Parking

Several of the objectors have expressed concerns about highway safety and parking in relation to this application. The application was submitted with a Transport Statement

and the Strategic Highways Manager has assessed this statement and the proposal. It is considered that the Transport Statement appropriately addresses the traffic issues associated with the site. In principle there are no objections to the development subject to conditions relating to tactile paving and dropped kerbs, submission of a detailed suite of drawings of the junction and the provision of a frontage footpath. The first two are considered to be acceptable however, as discussed in the landscaping and trees section below, this could have an adverse impact on the trees on the boundary of the site. Given that a footpath is to be provided within the site, linking the properties to the access road and Twemlow Lane, it is considered that this would not be necessary, and subsequent discussion with the SHM has concluded that a satisfactory alternative could be achieved within the site. This issue can be dealt with by condition.

As the proposal is considered to be acceptable in terms of highway safety and parking provision, a refusal on highway safety grounds could not be justified.

Ecology - Protected Species & Nature Conservation

The Nature Conservation Officer originally had concerns that the Ecological Assessment did not include the results of a protected species records search; this was subsequently submitted and showed that roosting bats, badgers and Great Crested Newts do not present a constraint to the site. He is now satisfied with the information submitted. He recommends conditions to ensure the protection of breeding birds and that the hedgerow on the eastern boundary of the site should be retained and it is considered that these would meet the necessary tests in Circular 11/95.

Amenity

Policy GR6 requires that new development should not have an unduly detrimental effect on the amenities of nearby residential properties from loss of privacy, loss of sunlight or daylight, visual intrusion, environmental disturbance or pollution and traffic generation access and parking. Supplementary Planning Document 2 (Private Open Space), sets out the separation distances that should be maintained between dwellings and the amount of usable residential amenity space that should be provided for new dwellings. Having regard to this proposal, the required separation distances would be fully complied with and the residential amenity space provided for the new dwellings would be satisfactory. It is considered however that permitted development rights for extensions should be removed in order to protect the amenities of residents in the future. In addition at the western end of the site, an area of informal open space is to be provided.

Having regard to the residential amenities of neighbouring properties, it is important that conditions are imposed to limit the hours of construction and any piling that may be required. Subject to these conditions, the proposal is considered to be acceptable in terms of residential amenity.

Design and Layout

The revised proposal, comprising 13 dwellings would be accessed from Twemlow Lane, with a road that would sweep round to a parking court at the rear, with 6 of the dwellings, all semi-detached facing onto this road. The remaining 7 properties would

face on to Twemlow Lane, with a central terrace of 3 dwellings and semi-detached properties to either side, these properties would be largely screened from Twemlow Lane by the existing trees and bushes on the boundary. It is considered that the layout would make good use of the available land and would not be out of character with the varied pattern of development in the area.

The dwellings would be of a simple design constructed of brick with tiled roofs. The surrounding development consists of a mix of house types and sizes, including large detached dwellings and cottages to the west and former Local Authority, semi-detached properties to the southeast. It is considered that the development would be in keeping with the character and appearance of the area and would not have any significant adverse impact on the street scene.

Landscaping and Trees

Trees on the northern boundary and many of the several trees on the Twemlow Lane frontage are protected by the Twemlow Lane TPO 2007. The trees on and adjoining the site provide a wildlife corridor, a screen and a prominent landscape feature in this section of Twemlow Lane and it is considered important that they be retained. The central area of the site appears unmanaged and supports grassland and ruderal vegetation.

Overall the proposed internal site layout is sympathetic to trees. The proposed new access would be taken at a point where the tree cover is minimal and with the exception of a small number of stems to be removed in this area (not subject to TPO protection), subject to appropriate management, it should be possible to retain the majority of healthy specimens. The principle of retaining the trees outside the curtilage of individual properties and in the area of public open space would provide greater opportunities for their long term retention and maintenance. (The applicants have indicated that future management would be undertaken by the Plus Dane Group). It would be desirable to secure some additional planting and a management plan for retained trees. In addition several of the trees would benefit from remedial works. These issues could be covered by conditions.

Whilst not indicated on the plans, it is noted that the Transport Statement makes reference to a proposed new footway on the northern side of Twemlow Lane, between the proposed new access and the south east corner of the site. In pre-application discussions it was requested that consideration be given to avoiding provision of a footway in this location to ensure that the root protection areas of the trees could be protected. The suggestion was made that an internal footpath could be provided with a link to a suitable crossing point on Twemlow Lane. It is noted that an internal path and link are indicated on the site plan and therefore the need for the external path is not justified. The Council's Strategic Highways Manager has indicated in his initial consultation response that a footway should be provided, however given that a footpath is to be provided within the site, linking the properties to the access road and Twemlow Lane, it is considered that this would not be necessary. The SHM has subsequently agreed that an alternative solution could be found, which would not have an adverse impact on the trees on the site, therefore a condition should be imposed requiring

details of an alternative footpath within the site, to be submitted for approval by the LPA. In addition it is recommended that conditions be imposed requiring tree protection measures, submission of a landscaping scheme for approval by the LPA and a long term management scheme for the public open space and the tree belt.

Jodrell Bank Telescope

The University of Manchester has objected to this proposal as it considers that it would harm the efficient operation of the telescopes at the Jodrell Bank Observatory. They state that the potential for electrical interference caused by the proposed development is of considerable concern given that it is less than 3 miles to the southwest of the observatory.

Jodrell Bank Observatory is a major local asset to the Borough and the Council would not wish to cause harm to its efficient operation, however this has to be balanced against the nature of the site, size of the development and the recognised need for affordable housing in the area.

The site is triangular and already bounded on two sides with residential properties and the development has been reduced in size to just 13 dwellings. It is therefore considered that given these factors and the recognised need for affordable housing in the area, that this issue could be satisfactorily mitigated against, by the use of measures recommended by the Observatory on other developments. These involve installing targeted screening on the roof and those walls that face towards Jodrell Bank and to have no screening on walls that face away from the telescope. This can be achieved by using plasterboard with aluminium foil backing, Pilkington 'K glass' for the windows, reflective insulating material for use in the walls and loft and doors that are either metallic or incorporate an aluminium foil barrier. The use of these materials can be secured by condition should the application be approved by members.

Other Matters

Concerns have been expressed about the existing water pressure in the area, however this is an issue that should be addressed by the water supplier and not through the planning process.

The Parish Council has expressed concerns about the ability of the local drainage system to cope with the new development, however United Utilities were consulted on the application and had no objections. In addition a condition will be imposed requiring the submission of detailed drainage plans for approval prior to the development commencing.

Section 106 Agreement

Should the Council be minded to approve the application, then a Section 106 Agreement would be required to include the following matters:

- The dwellings will be retained as affordable housing in perpetuity and that occupation is restricted to those in genuine need who are employed locally or have local connections to the parish of Twemlow and then cascaded initially to adjoining parishes before being offered to residents of other areas of the Borough (it is likely that this would initially be the parish of Goostrey, then the former Congleton Borough, then the wider Cheshire East Borough, although the final details of this are still to be agreed).
- A management plan for the area of public open space and the trees retained within the site.

CONCLUSIONS

In conclusion, it is considered that the principle of rural affordable housing in this location is acceptable and is supported by local and national policies. The specific proposal for 13 dwellings in Twemlow is acceptable and it is considered that there is sufficient evidence to demonstrate that a need exists in this location for at least 13 affordable dwellings. The siting, layout and design of the scheme is considered to be acceptable as are the access and parking arrangements. It is not considered that the proposal would result in any significant adverse impact on the amenity of nearby residents, on existing trees on the site or on protected species.

The objections of the University of Manchester have been given careful consideration, however it is considered that on balance the importance attached to the provision of affordable housing should be given prominent weight. In taking this decision appropriate mitigation measures are considered to alleviate some of the harm to Jodrell Bank. There are no other material planning considerations that would warrant the refusal of the application, which for the reasons outlined within the report, is considered to be acceptable subject to the following conditions and the prior completion of a Section 106 Agreement.

RECOMMENDATION:

Approve subject to the prior completion of a Section 106 Agreement and the following conditions:

1. Commence development within 3 years
2. Development in accordance with agreed drawings
3. Submission of details/samples of external materials
4. Electromagnetic protection (Jodrell Bank)
5. Submission and implementation of detailed access and junction plans
6. The dwellings shall not be occupied until the access and junction are completed in accordance with the approved details
7. Provision of tactile paving and dropped kerbs
8. Submission and implementation of details of a footpath within the south western boundary of the site
9. Submission and implementation of surveys and mitigation methods for the protection of breeding birds

10. Submission of a scheme of landscaping of the site including the retention of the hedgerow on the eastern boundary of the site
11. Implementation of approved landscaping scheme
12. Submission and implementation of details of boundary treatments
13. Submission and implementation of a tree protection scheme
14. Submission and implementation of an arboricultural method statement
15. Submission of a detailed drainage scheme
16. Submission of a Phase 1 land contamination survey
17. Limits on hours of construction
18. Limits on hours of piling
19. Removal of permitted development rights for extensions

Location Plan: Cheshire East Council Licence No. 100049045

