

Application No 23/3619M

Location: Heatherley Woods, Alderley Park, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TG

Proposal: Proposed redevelopment of the site to create a single Integrated Retirement Community (Use Class C2) comprising 139 no. Extra Care units; associated healthcare, wellbeing, support and amenity facilities; pedestrian and vehicular access; with associated parking, landscaping, utility infrastructure and other associated works. (resubmission of application - 22/2819M)

Applicant: C/o Agent, Symphony Park Holdings Ltd

Expiry Date: 18-Jan-2024

SUMMARY

This application is for full planning permission (the time limit for submission of reserved matters under a previous outline having expired) for this one remaining undeveloped parcel in the southern campus area of Alderley Park. It is considered that the proposals are appropriate development in the Green Belt and in line with the general policies in the Development plan, NPPF and the Alderley Park Development Framework.

The previous application, was refused for 4 reasons, essentially:

1. Inappropriate form of development within the Green Belt
2. The development is considered to constitute over development of the site
3. It's size scale and mass in relation to the residential properties on Morris Drive
4. Insufficient provision for affordable housing

The application seeks to address the reasons for refusal on the previous application in the following ways:

- The proposals have been revised to reduce the scale of the development, by removing a floor off most of the buildings, and in particular the scale and massing of the building in relation to the properties on Morris Drive.
- The development now proposes to provide 30% affordable housing in the form of an offsite housing contribution agreed with CEC Housing.
- Additional supporting information has been provided in relation to a number of matters including viability, the impact of lighting and how the application satisfies the principle Green Belt policy matters and is considered to be appropriate development in the Green Belt.

Whilst the previous application was finely balanced, changes made to the application, and in particular changes to the scale, form and massing of the development, and the provision of a policy compliant contribution to offsite affordable housing, has changed that balance. There are now no objections from any internal or statutory external consultees.

The original policy allocation in the Local Plan was to support life science development at Alderley Park. This development will make an important contribution to that overall policy objective and given the above changes; it is therefore recommended for approval.

RECOMMENDATION

Approve subject to a Section 106 Agreement and conditions.

OFFICIAL

SITE DESCRIPTION

This application relates to a cleared site at the north of an area referred to as Heatherley Woods. The site has clearly defined boundaries, with woodland to the north and east extending some distance to the boundaries of Alderley Park. To the west is a narrower woodland belt, with watercourse, separating the site from the main access road from the A34 entrance to Alderley Park. Finally, to the south is the Bellway housing development which now understood to be fully occupied. The two sites are separated by a boundary fence, and the houses closest to the boundary consist largely of 3 storey properties fronting the site.

The site, whilst adjoining residential properties to the south is in an area with a mixed character, with the Royal London offices and Leisure Centre to the west across the access road, and to the north the site lies the main commercial area of Alderley Park – Mereside. Glasshouse a refurbished office building and communal space is the closest building to the north.

The site itself has been the subject of extensive earthworks following the clearance of former Astra Zeneca warehouse type structures, and although generally flat, there are piles of material towards the western boundary, and there is a distinct level change adjacent to the Bellway housing site, with this site being at a higher level.

Access to the site is provided to the north-west corner from an existing roundabout.

The whole of Alderley Park lies entirely within the North Cheshire Green Belt but is a Major Developed Site within the Green Belt. All the areas subject to this application are defined as being previously developed land in the Local Plan and Development Framework.

There are no heritage assets within the immediate vicinity of the site, and none would be impacted by the development. Woodland to the north, east and west of the site are covered by the Nether Alderley – Alderley Park No.3 Tree Preservation Order.

PROPOSAL

This resubmitted application seeks full permission for the redevelopment of the site to create a single Integrated Retirement Community (Use Class C2) comprising 139 no. Extra Care (Use Class C2) units; associated healthcare, wellbeing, support and amenity facilities; pedestrian and vehicular access; with associated parking, landscaping, utility infrastructure and other associated works.

The proposals consist of the following:

- 139 Extra care units in a building ranging from 2 to 6 storey's high, in 3 linked "blocks", ranging from 1 to 3 bedroom units.
- Two points of access utilising the existing access, and a new secondary access through the woodland belt
- Car parking to the north of the site and servicing areas located off the secondary access
- A landscaped mound along the southern site boundary separating the site from the Bellway development

- Areas of communal space & incidental landscaping within the site area, mainly in an internal space and to the eastern boundary.

In addition to the usual plans/reports the application is supported by an Environmental Statement & the following reports which are highlighted:

- Fire Statement (Due to building height)
- Planning Need Assessment
- Updated Viability Assessment
- Lighting Impact Assessment

Since the submission the following documents have been submitted/updated:

- Amended Arboricultural Impact Assessment (AIA)
- Updated Biodiversity Net Gain (BNG) Technical Update
- Additional lighting assessments
- Draft Construction Environmental Management Plan (CEMP)

RELEVANT PLANNING HISTORY

Alderley Park has been the subject of a significant number of planning applications in recent years, including a series of applications associated with the residential development of the southern campus, re development of the Parklands office block (now occupied by Royal London), a new leisure complex and more minor developments in the Mereside area. Of direct relevance to this application is the previous submission:

22/2819M Full planning application proposing redevelopment of the Site to create a single Integrated Retirement Community (Use Class C2) comprising 159 no. Extra Care units; associated healthcare, wellbeing, support and amenity facilities; pedestrian and vehicular access; with associated parking, landscaping, utility infrastructure and other associated works. Land at Heatherley woods, Alderley Park, Congleton Road, Nether Alderley, Macclesfield. This application was refused planning permission at SPB in March 2023 for the following reasons:

1. The proposal is an inappropriate form of development within the Green Belt, as defined by the Development Plan. The total number of units proposed is in excess of the number of residential units in criteria ii. of policy LPS61, has a greater impact on the openness of the Green Belt than the existing development, and it is not considered that the applicant has demonstrated very special circumstances to outweigh the harm caused by virtue of inappropriateness. The development is therefore contrary to policies PG3 Green Belt, LPS 61 Alderley Park Opportunity Site and para. 147-149 of the NPPF.
2. By virtue of the size, scale and massing of the development, together with the lack of parking and adequate landscape provision, the development is considered to constitute over development of the site, which is harmful to the visual amenities of the area, contrary to policies SE1 Design, and Appendix C: Parking Standards in the LPS and Gen 1 Design Principles, HOU 14 Housing Density and ENV5 Landscaping in the SADPD
3. The proposed development, by virtue of it's size scale and mass in relation to the residential properties on Morris Drive, will be harmful to the residential amenities of the occupiers of these properties contrary to policy HOU 12 Amenity of the SADPD

4. The proposed development makes Insufficient provision for affordable housing, contrary to policies SC5 Affordable Homes in the LPS and HOU2 Specialist housing in the SADPD

Also directly relevant is the following application:

15/5401M Full planning permission for the demolition of a number of specified buildings; and outline planning permission with all matters reserved for a mixed-use development comprising the following: • Up to 38,000 sqm of laboratory, offices and light manufacturing floorspace (Use Class B1); • Up to 1,500 sqm of retail, café, restaurant, public house and / or crèche floorspace (Use Classes A1, A3, A4 and D1); • Up to 275 residential dwelling-houses, where up to 60 units could be for retirement / care (Use Classes C2 and C3); • Up to a 100 bed hotel (Use Class C1); • Sport and recreational facilities including an indoor sports centre of up to a 2,000 sqm (Use Class D2); • Up to 14,000 sqm of multi-storey car parking providing up to 534 spaces (sui generis); • A waste transfer station of up to 900 sqm of (sui generis); • Public realm and landscaping; • Other associated infrastructure – Approved June 2016

This application covered the whole of the Alderley Park Site, and the approval included land use and building heights parameters. It is important to note this permission has now expired. The southern part of the site subject to this application, has the benefit of outline planning permission:

19/3286M Outline application with all matters reserved except for access for a residential development of up to 25 dwellings with associated landscaping and infrastructure. Heatherley Woods, Alderley Park, Congleton Road, Nether Alderley – Approved 20 August 2020

The site was also subject to an application for a sports pitch.

17/0530M Reserved matters application for demolition of existing waste transfer station and redevelopment for a Full-Sized Sports Pitch (Use Class D2) including ground engineering works, erection of site boundaries and landscaping. Alderley Park, Congleton Road, Nether Alderley – Withdrawn 6 April 2020

To the south of the site is the Bellway development which is now understood to be fully occupied:

18/0403M Reserved matters application following outline approval 15/5401M for detail of access, layout, scale, landscaping and appearance for a residential development comprising 50 residential dwellings in addition to new internal roads, boundary treatments and associated landscaping and infrastructure. Land at Hatherley woods, Alderley Park, Congleton Road, Nether Alderley – Approved 20 April 2018

Finally, the application is linked to an application approved by SPB in March 2023 for commercial development in Mereside:

22/3512M Hybrid planning application comprising full planning for the demolition of buildings on site and ground clearance; and outline planning for the development of life science uses comprising two office/ laboratory buildings (Use Class E(c) and E(g)) with ancillary retail and café provision (Use Class E(a) and E(b)) with all matters reserved

including (Access, appearance, landscaping, layout and scale) Land at Mereside Campus, Alderley Park, Congleton Road, Alderley Edge

POLICIES

Cheshire East Local Plan Strategy – 2010-2030

PG 2 Settlement Hierarchy
PG 3 Green Belt
SC 5 Affordable Homes
SE 1 Design
SE 3 Biodiversity and Geodiversity
SE 4 The Landscape
SE 5 Trees, Hedgerows and woodland
SE 9 Energy Efficient Development
SE13 Flood Risk and Water Management
CO 1 Sustainable Travel and Transport

LPS 61 Alderley Park Opportunity Site

SADPD

GEN 1 Design principles
ENV 1 Ecological network
ENV 2 Ecological implementation
ENV 3 Landscape character
ENV 5 Landscaping
ENV 6 Trees, hedgerows and woodland implementation
ENV 7 Climate change
ENV 14 Light pollution
ENV 16 Surface water management and flood risk
HOU 2 Specialist housing provision
HOU 8 Space, accessibility and wheelchair housing standards
HOU 12 Amenity
HOU 13 Residential standards
INF 1 Cycleways, bridleways and footpaths
INF 3 Highway safety and access
INF 9 Utilities
REC 3 Open space implementation

Other Material Considerations

The National Planning Policy Framework

Alderley Park Development Framework

Alderley Park Design Principles – Addendum Revision A (Approved as part of the outline approval 15/5401M)

National Planning Practice Guidance

CONSULTATIONS

Health and Safety Executive – Whilst no formal response has been made to this application, in response to the consultation on the previous application (in relation to Fire Safety), they raised no objections, but sought confirmation on the type of external cladding proposed.

As materials are not sought for approval as part of this development, it is considered this matter can be conditioned, to avoid “relevant” materials being used. The HSE will need to be consulted on the discharge of the condition.

United Utilities – No objections subject to a number of conditions/informatives

Environment Agency – No objections, subject to recommended conditions regarding land contamination. These are already addressed in Environmental Protection’s comments.

Highways – No objections

Environmental Protection – No objections subject to conditions/informatives

Housing – Raise no objections as 30% affordable housing is proposed. This is discussed in more detail below.

Flood Risk – Whilst raising no objections, clarification has been sought in relation to management/maintenance of the SuD’s “asset”.

Economic Development - The CEC Economic Development Service draws attention to the significant economic benefits associated with this proposal. These are set out in the viability/economic case section below.

VIEWS OF THE PARISH COUNCILS

Nether Alderley Parish Council - Following significant debate and comments from the four members of the public the Parish Council objects to this application in the strongest terms for the following reasons:

1. The original PP in 2015 states 275 homes maximum. There are now 350 and this approval would take it to 500! Almost double the initial PP
2. When the residents of Morris drive purchased their homes the plan for this application site was for houses of similar size and height as their own. These residents are now confronted with a very large and very intrusive four-storey development which is totally out of scale and out of keeping with the local area. It will dominate them.
3. 3) Its massing and scale constitute serious over development
4. The “brutal” design of the flats has nothing in common with the residential vernacular and is very much aligned with the design of the large commercial buildings elsewhere on the site. It presents a totally aesthetic mismatch with the homes on Morris Drive and will ruin the visual appeal of the area.

5. It is acknowledged in the application that there is insufficient parking provision because residents will have valet parking at the Glass House Car Park with their cars being brought to them and parked for them. However, despite this it is very likely they will be left on site and visitors will also park on site. This will demonstrate parking provision insufficiency.
6. There appears to be an oversupply of this sort of accommodation in nearby towns and it is likely that the aims of this development will not be realised and a change of occupancy will follow from its current exclusive purchase for wealthy older people, further exacerbating the parking provision shortfall.
7. One of the aims of overdeveloping the Heatherley Woods site seems to be to provide funding to invest in the commercial growth of Alderley Park. The commercial elements on Alderley Park should be self- funding and not paid for or subsidised by residential use.
8. Housing provision on Alderley Park should have some provision for people who are employed on site in terms of sustainability. The aim of this development is for retired people who will have no employment on site.
9. There is still a total lack of retail provision on the site such a convenience shop for the benefit of the circa 500 residents on site. This proposed development will add several hundred more.
10. The development will significantly increase traffic from these new residents and their deliveries of food and goods. They are very likely to use the south entrance given the road layout and severe humps when using the North Entrance.
11. The woods will be decimated in terms of its abundant wildlife.
12. There will be noise and traffic and disturbance during the long construction

Over Alderley Parish Council - Objection:

1. Impact on Green Belt - Light pollution:

That the proposed development site, which lies within the parish of Over Alderley, will have a significant impact upon the rural character of this Green Belt parish by further exacerbating unwelcome light pollution from the Alderley Park site.

2. Design sympathetic to the surrounding rural landscape and ancient woodland:

The proposed development is not sympathetic to the surrounding rural landscape, which includes ancient woodland. The proposed scale of the development introduces a new significant urbanising feature at the periphery of the overall Alderley Park development which does not demonstrate a sensitive approach to development within the rural setting nor provides an appropriate or sympathetic transition between the urban style science centre and surrounding rural landscapes.

3. Detrimental impact on wildlife:

There is concern that the proposed development is likely to have a detrimental impact upon wildlife currently present in the surrounding rural area.

4. Impacts on the population, services and infrastructure:

There is concern that the proposed development will lead to a significant increase in population at the site. As a consequence, this will increase the number of vehicles within the wider development site further impacting on local wildlife together with general air quality. The proposal to include leisure, spa and beauty facilities together with a restaurant, bar and coffee lounge will also contribute to the cumulative impact of the development on wildlife and air quality by the need for multiple, regular deliveries to the site.

The proposed development, which includes provision of 50 on site car parking spaces and the lease of a further 116 car parking spaces from a nearby site, indicates the need to rely on transport by car for both prospective residents and employees of the development. The need to lease off site car parking spaces appears to indicate that the development design is not self-sustaining nor does it appear to reconcile with the target resident demographic. The provision of two chauffeur driven vehicles, available free of charge to residents, does not appear consistent with a development of 139 units and further demonstrates the exclusive 'luxury' nature of the proposed development which is considered a barrier to social cohesion in the locality.

5. Removal of trees:

Removal of trees from the site, for convenience purposes, is not considered acceptable.

The requirement to remove trees solely for fire tender access reveals a weakness in the design solution and a consequent diversion from policy. The re-development of Alderley Park has successfully created permeable walkable neighbourhoods linking thoughtfully landscaped development into the parkland and woodland setting, promoting health and wellbeing through an inclusive approach to design and access. This proposal strikes a major departure from the preceding strategy in providing a private, exclusive enclave strictly for Symphony Park residents only. Together with the creation of a large monoculture, this serves to reinforce a sense of separation from the adjacent context.

6. Impact on neighbouring development:

The proposed development, due to the significant scale and massing, is likely to negatively impact upon the residential amenity of dwellings in the neighbouring development site (Bellway Heatherley Woods).

7. Artificial lighting:

Artificial lighting being used, "provide the reception team with visibility across the development" is not considered to be an acceptable approach within the rural setting of Over Alderley. The use of non-essential external artificial lighting which will negatively impact upon the surrounding rural area, wildlife and residential amenity does not demonstrate a sensitive approach.

A key component of the emerging Over Alderley Neighbourhood Plan is a dark skies policy which will seek to eliminate light pollution to reinforce the rural, agricultural character of the parish and to protect wildlife.

8. Impact on adjacent open landscape-viewpoints:

Previous concerns have been raised regarding the approach to assessing the impact of the development on the surrounding open landscape. Previous concerns included that the points chosen were not natural viewpoints, and the revised documents do not appear to address the issues raised as some of the viewpoints now presented appear to focus on a different location (rather than a different angle to the same target location).

It is not realistic to assume that come dusk that ALL the lights will be off. The images provided do not appear to accurately represent the likely visual impact of the proposed development, particularly potential light pollution. Given that the development is targeted towards retired occupants, the potential light pollution from artificial light (both internal and external) is increased due to the likely safety needs and residential occupancy habits of the intended residents.

Over Alderley Parish Council question the accuracy of the proposed images and elevations of the proposed development given the stark variance in size of tree illustrations.

9. Socio-economics and health:

ES Chapter 10 - Socio-economics and Health - There are many local societal impacts that are missing from this document. All figures used are either national or Cheshire East-wide. There is no mention of Over Alderley, the parish in which the development sits. At the last count there were 322 electors in Over Alderley. This development will add 240 more (using Symphony Park's breakdown of occupancy) which is only 29 less than the previous, refused scheme for this site. It will nearly double the adult population. It will shift the entire parish from one of agricultural and teleworking to one dominated by a non-working retired population. It will change the nature of everyday life in terms of priorities, needs and social cohesion. This is overlooked by all the documents that form part of the application, including the socio-economic chapters.

10. Affordable housing:

It is not considered the proposals address local housing need.

11. CIL contribution:

The Cheshire East Council Public Map Viewer clearly shows that the proposed development site lies within the Parish of Over Alderley, therefore, should the application be approved, the associated CIL contributions must be allocated in accordance with national policy and Cheshire East Council policy.

12. Conclusion:

In summary, Over Alderley Parish Council objects to the proposed development on the grounds that the significant negative consequences on the surrounding rural landscape, wildlife and residential amenity cannot be justified. The intrusive scale of the proposed building, coupled with the associated light pollution and encroachment into the dark rural landscape are not considered acceptable. The lack of provision of affordable housing which would meet local needs, together with the creation of a distinct, retired, residential enclave are not considered to offer socio-economic benefits to the community of Over Alderley. Overall, the proposed development is considered to be out of character and an unwelcome intrusion into a highly valued rural area.

OTHER REPRESENTATIONS

CPRE – Object to the application on the following grounds:

Green Belt

Although the site is within a wider 'Development Opportunity Site' as identified in the adopted Local Plan with a published development brief, it is not suitable for the construction that is proposed. The application is not compliant with criterion ii of Policy LPS 61 of the Cheshire East Local Plan Strategy (LPS) in terms of the number of homes on the site, which are already over the maximum number.

Over-development and visual harm

The size, scale and massing of the building and inadequate landscape provisions constitute over-development of the site and would be harmful to the visual amenity of the area.

Amenity

By reason of its size, scale, mass and resultant overbearing effect, the building would be harmful to the occupiers of neighbouring properties, particularly in Morris Drive.

Affordable housing

Whilst acknowledging that the revised proposal offers financial provision for affordable housing, CPRE also notes that this would be off-site and is not convinced that this would satisfy the requirements of Policy.

Car parking

The inadequacy of car parking provision on-site would not be alleviated by the leasing of further spaces off-site, which would be impracticable for daily use by residents and visitors, in spite of a proposed escorted service to the building.

Wildlife

There is potential for harm to the wildlife in the Ancient Woodland, as described by the Nature Conservation Officer in his report dated 23rd January, 2023.

Light pollution

The provision of internal and external lights would have a significantly detrimental effect on the residents of Morris Drive and Pitfield Way as well as on the wildlife in the surrounding woodland area. Lights would need to be lit at night for safety reasons, in a landscape where dark skies are a defining characteristic in the parish.

Trees

The proposal would result in the further loss of trees, including those to be felled in the creation of an additional entrance.

A significant number of residents have commented on the application, with a letter of general support for their concerns from the officer of Esther McVey MP. Their concerns can be summarised as follows:

- The tree buffer will not screen the houses as they will take time to grow
- Concerns about parking and traffic congestion on all roads in Alderley Park. Using the multistorey car park is not workable

- The buildings are too tall for the site
- Would result in overdevelopment of the site
- Properties too close to properties on Morris Drive leading to concerns of overlooking and massing impacts
- There is a level difference between the two sites not reflected in the images submitted
- Light and noise pollution concerns, particularly during the construction phase
- The architectural design and aesthetics of the proposed building are incongruent with the surrounding area.
- Concerns about impact on wildlife, as there are many different species in the Park
- Impact on/loss of protected trees
- Concerns about increased risk of flooding
- Lack of on site facilities to support new residents
- Impact on the Green Belt
- Exceeds the number of permitted units
- There is no demand for this high end use
- Impact on nearby conservation areas/listed buildings

[NB. to be clear there are no conservation areas in Alderley Park, the nearest is in Nether Alderley some distance from the site. The nearest listed building is the Churchill Tree PH again some distance from the site].

In addition letters of support have been received from individuals and organisations including the Medicines Discovery Catapult, the Cheshire and Warrington Local Enterprise Partnership, the Northern Powerhouse Partnership and the Chief Scientific Officer at Bruntwood SciTech and Director of Alderley Park, all setting out the need to invest in Alderley Park to continue its success, and how important this cross subsidy has been and will be to providing the centre of excellence Alderley Park is to the region, and the country. In addition, the need for this type and quality of accommodation is highlighted, by residents and the Peaks & Plains Housing Trust have written to express their support as the proposals would help deliver much needed affordable housing in Macclesfield.

OFFICER APPRAISAL

Principal of Development/Green Belt

As set out above, the whole of Alderley Park falls within the Green Belt, but as set out in the policy section above, the built up areas of the site, which include the application site, are covered by policies LPS 61 Alderley Park Opportunity Site in the Cheshire East Local Plan. The Alderley Park Development Framework, which builds on the LPS policy, clearly identifies the site as Previously Developed Land, which under policy LPS 61 allows for the construction of new buildings (Criteria 3) so long as they meet the criteria set out at 1.

1. Development shall be:

- i. For human health science research and development, technologies and processes; or*
- ii. For residential (around 200 to 300 new homes) or other high value land uses demonstrated to be necessary for the delivery of the life science park and not prejudicial to its longer term growth; or*
- iii. For uses complimentary to the life science park and not prejudicial to its establishment or growth for this purpose.*

In terms of the overall amount of development within Alderley Park, the addition of this development would exceed the quantum of development for residential or other high value land uses envisaged under Criterion 1(ii) of Policy LPS 61. However, the quantum of residential development allowed is expressed in terms of “around” 200 to 300 new homes, which could give a limited degree of flexibility in this matter if considered appropriate. The key consideration in terms of the overall quantum should be whether this development is demonstrated to be necessary for the delivery of the life sciences park and not prejudicial to its longer-term growth.

The application confirms that an enhanced land receipt will be delivered from this site, which will contribute to filling the existing viability gap to deliver a new office development (minimum £16 million needed) and laboratory development (minimum £11.35 million needed) at Alderley Park. In terms of compliance with Criterion 1(ii) and footnote 96, it is clear that the proposals would release funds to subsidise the delivery of the life sciences park. A key question however will be whether these funds do actually “enable delivery of the life sciences park”, as required under footnote 96.

Reviewing the application documentation, it was not clear how much of the existing funding gap would be filled by the land receipt from this scheme and it is not clear what other opportunities exist to fill the remaining funding gap. If the land receipt from this scheme fills a substantial proportion of the funding gap and there are other realistic opportunities to fill the remaining gap to enable delivery of the offices and laboratory space, then the scheme can be seen as “enabling delivery of the life sciences park”. However, if the land receipt fills only a small part of the funding gap and there is no realistic prospect of alternative sources of funding to fill the remaining gap, then it seems uncertain that the office and laboratory development would come forward, even with the land receipt from this scheme. If this is the case, then it would be questionable whether the scheme can be considered to “enable the delivery of the life sciences park” as required under the policy.

This matter is further considered in the viability section below, where the applicant’s viability assessment is independently assessed.

The applicant has sought legal advice as part of their submission on the issue of numbers and that has highlighted that scheme is high value and residential and that a sensible view needs to be taken / considered by decision maker to achieve overall policy objectives of LPS 61.

2. Development shall be in accordance with the Alderley Park Development Framework.

In the Alderley Park Development Framework the site is clearly shown as “Potential residential” in the indicative masterplan.

Whilst the indicative masterplan submitted in connection with the outline application, indicated the site could be used for a sports pitch, this permission has expired, and more significantly following the submission of a sports pitch application in 2019 it soon became apparent it would not work on this site due to the level changes, and the close proximity of trees making a pitch unworkable. The application was withdrawn.

3. Construction of new buildings for uses in criterion 1 above shall be restricted to the Previously Developed Land (PDL) on the site unless:

- I. *very special circumstances are demonstrated to justify use of other land on this site outside the PDL; and*
- II. *an equivalent amount of PDL on the site is restored to greenfield status, the restored land should be of an equivalent or better quality than the greenfield land that is used, so there is no overall increase in the developed footprint.*

This site is Previously Developed Land (PDL) so reverts back to criterion 1.

4. Development would not have a greater impact on the openness and visual amenity of the Green Belt and the purposes of including land within it than existing development.

Criterion 4 requires that development on the site would not have a greater impact on the openness and visual amenity of the Green Belt and the purposes of including land within it than the existing development. The LPS was adopted in 2017 and pre-dates the latest version of the NPPF. Under the current NPPF (para 149g), the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use”, remains as “not inappropriate” where the proposals would not have a greater impact on the openness of the Green Belt than the existing development.

However, the current NPPF also includes a further exemption to inappropriateness to be applied if the proposals would “not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority”.

So, where proposals re-use PDL and would contribute to meeting an identified affordable housing need within the area of the local planning authority, the test of inappropriateness is now whether the development would cause substantial harm to the openness of the Green Belt, (rather than whether the proposals would have a greater impact on the openness of the Green Belt).

5. Development shall preserve or enhance the significance of listed buildings, the conservation area and other heritage and landscape assets on and around this site. A Heritage Impact Assessment must be undertaken to determine the level of development that can be achieved.

This is not considered a significant issue on this site, and the Council's Design Officer has confirmed the impact on the Historic Parkland at Alderley Park (the only heritage asset in close proximity to the site) is not of significance given its previous use and location within that setting.

These policies are reflected in the NPPF which at Paragraphs 143-147 considers development in the Green Belt. Whilst the construction of new buildings in the Green Belt should be regarded as inappropriate development – which is by definition harmful, there are exceptions listed at Para 145 including:

- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

In summary then the test of inappropriateness is now whether the development would cause substantial harm to the openness of the Green Belt, (rather than whether the proposals would have a greater impact on the openness of the Green Belt). In this case it needs to be seen in the context of the built form around the site, and the form of the buildings previously located on this site – which although now demolished, were to be replaced under the outline approval.

In terms of the context, whilst this is looked at in more detail in the design and landscape sections below, the site is in a transition area of the Park, seen in the context of Glasshouse, the new Leisure Centre and the Royal London building, surrounded on three sides by a substantial tree/woodland belt(s).

Condition 4 of the hybrid consent (15/5401M) restricted the total net increase in the volume of the built development across the entire site to be no more than 16% above the existing volume of built development. It is noted that at August 2022 of the 16% only a 5.4% increase in volume has been built as a result of the reserved matters and separate applications since the hybrid consent. Whilst it is acknowledged that consent has expired, it is still considered to be a material consideration. As the overall volume of development proposed is significantly less than that it replaces, the overall impact on openness could be considered less in absolute terms. This assessment is only of the macro impact, the other individual material impacts (including of course visual impact) are examined in the report.

The NPPF advises that substantial weight must be given to the harm to the Green Belt. Any other harm additional to that of inappropriateness must also be considered. The proposal will not cause substantial harm to the openness of the Green Belt, and cause no other harm to the purposes of Green Belt (NPPF para. 143).

In conclusion then, the development is considered to constitute appropriate development in the Green Belt and to comply with the strategic policies in the Development Plan, and therefore there are no objections in principle to the site being developed for the proposed use.

The applicant's agent has set out how, should be application be determined as "inappropriate development", very special circumstances (VSC's) exist to outweigh this harm. Whilst this is not considered necessary in this case, for completeness the VSC's are set out briefly below:

- There is no harm to the purposes of the Green Belt
- There is no 'other' harm due to impact on Landscape, Ecology etc
- Supporting the investment in life sciences at Alderley Park
- The need for older peoples housing
- Contributions to affordable housing
- Health and welfare benefits to residents
- Economic benefits
- Landscape and ecology benefits
- Redevelopment of PDL in the Green Belt

It is important to point out that some of these VSC's would be afforded more weight than others.

Need for the use

The proposed C2 use is referred to as an Integrated Retirement Community, as distinct from retirement housing – with minimal facilities, or a care home with 24-hour care. The use stems from The Mayhew review: Future-proofing retirement living Nov 2022. The development of one, two and three bedroom apartments would provide self-contained homes, but with 24 hour on site staff with optional care or domiciliary facilities available. Typical facilities include:

- Resturant and café
- Leisure club including gym and swimming pool, with exercise classes
- Communal lounge
- Hairdressers
- Gardens
- Activity (hobby) rooms
- Guest suite
- Social events programme

The applicant considers there is unmet demand for this private extra care facility (aimed at the over 75's) in their defined 7mile catchment area of some 648 units.

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

The 2019 Cheshire East Residential Mix Assessment estimates that the total required additional provision of specialist housing for older people up to 2030 is 12,435 units. It is important to note that it is unlikely that all of the identified needs for older people will be met by the delivery of specialist accommodation and many householders identified as need specialist accommodation will choose to remain in their own homes with appropriate assistance from social care providers, assistive technology and suitable adaptations; or downsize to more suitable accommodation. In addition, the health, longevity and aspirations of older people mean that they will often lead increasingly healthier lifestyles and therefore future housing needs may be different from current identified needs.

SADPD Policy HOU 2 'Specialist housing provision' supports the delivery of specialist housing where it meets an identified need. It also notes that schemes should contribute to maintaining the balance of housing stock in the locality (i.e. there should not be an over-concentration of specialist housing types in any particular area); and provide easy access to services, community and support facilities including health facilities and public transport.

In conclusion it is accepted there is a need for more elderly people's accommodation in Cheshire East, and that this proposal will contribute to that provision. However, as the accommodation is very specialist, it cannot be given significant weight in this case. The contribution it makes to offsite affordable housing is however of more significance.

Highways

Access

As indicated above there is an existing roundabout which will provide a new arm to provide vehicular access to the building. There is also a secondary access to the site located on the site frontage about 60m south of the roundabout this would be for servicing and refuse collections.

Parking

Applying CEC car parking standards, the recommended standards for a C2 use would be 151 spaces. The development will provide a total of 188 parking spaces for residents and staff with an additional 2 spaces for deliveries and emergency services.

There will be 52 on-site car parking spaces and an additional 140 spaces in the nearby Glasshouse MSCP. The disabled and EV charging spaces will be provided in the on-site car park for residents with mobility issues. The level of car parking provision overall conforms with CEC parking standards.

Whilst residents have raised concerns about the practicalities of this approach, the development meets (and exceeds) the required levels of parking and would be a management issue for the site owners and Alderley Park to ensure this operates effectively. A parking management plan is not proposed, but should it be considered necessary it could be conditioned – in a similar way to that applied to the Churchill Tree PH development.

Cyclists can access the site via the main access and it is proposed to provide 16 short stay cycle parking and 20 long stay spaces which are located within a secure cycle store located on the northern boundary of the site. The level of cycle parking is above the CEC cycle parking standards.

Accessibility

The site lies within Alderley Park that has a private network of internal roads and footpaths and this site will be connected to this network. Cycle parking has been provided in accordance with LTN 1/20, 16 short stay spaces at the entrance and 20 secure and covered spaces by the reception area.

A shuttle bus does operate within Alderley Park and peak times and residents will be able use this service, there is also an internal bus service 130 that residents are able to use.

It is proposed for two vehicles to be available for chauffeured trips that are local between the hours of 0800 and 2300hrs daily.

Traffic Impact

The traffic generation from the development is relatively minor and is not peak based. The Trics trip rates indicate that 16 am two-way trips and 12 pm two-way trips will be made. This level of generation is not at a level that would cause any capacity problems on the road network.

Summary

The proposed supported living residential units are not typically high peak trip generators and there are no concerns regarding capacity problems on the local road network. There is a need for car parking for residents and parking has been provided either on the site or within a reasonable walking distance of the site and is in excess of CEC standards.

The site is reasonably accessible with links to public transport and the internal footway network and also to nearby cycling facilities.

The internal roads within Alderley Park are all private and not the responsibility of the Highway Authority, the main road within the park is subject to an advisory 20mph speed limit and has traffic calming in place to reduce traffic speeds.

The application is considered to be acceptable in regard to its highway impact and no objections are raised.

Landscape and visual Impact

Building size, scale and massing

The Area Comparison Plan shows the footprint of the currently proposed building compared to the refused building. The current building footprint has increased resulting in a slight reduction (of 4%) in the overall landscaped area. The building has been extended at the north eastern corner into an area that was previously proposed as paved open space, and also at the south western corner into an area that was previously proposed woodland & scrub planting.

The drawings show that the height and mass of the building has been reduced compared to the refused application. The scale of the proposed building in relation to the Morris Drive dwellings is also shown in the Design and Access Statement with the relevant heights and offsets.

The proposed building heights at the southernmost extents of the apartment block are now the same as the Morris Drive dwellings (110m AOD) and the overall visual impact of the development on those properties would be reduced compared to the refused scheme.

Communal Landscape Provision

There is a footpath route through the eastern area of the site leading to the central courtyard. The eastern area includes seating areas, wildflowers, ornamental plants and grasses and woodland edge planting. The central courtyard has slightly increased in size (by about 250m²), and the design is now informal and includes more soft landscaping than the refused scheme. The revised design creates a series of 'outdoor rooms' providing seating areas that are partially enclosed by mounding and planting. There is also a petanque area for communal games, pergolas and other ornamental features.

The communal open space is not extensive, but the hard and soft landscape scheme would be high quality, attractive and well maintained. The residents would also benefit from the mature woodland setting and would have access to the surrounding woodland and parkland.

Southern tree belt

The proposed tree belt along the southern boundary has not increased in width. It is generally 6m wide increasing to about 12 metres at the easternmost end. It comprises a 1.8m high evergreen hedge marking the boundary of the residents' communal and private areas. Trees, native scrub, and wildflowers are proposed on the southern side of the hedge. The proposed trees include evergreen and deciduous species planted as semi-mature specimens with initial heights of between 4.5 to 8.0 metres.

The tree belt would be planted in advance of the building works so that the trees and shrubs would have about 2.5 year's growth when the development is complete. The potential growth over a 15-year period is shown on the revised landscape elevations and cross sections.

If the application is approved, some amendments to the proposed species is recommended and further details for the planting and guying of the semi-mature specimens on the bund will be required. The tree belt would be densely planted and as it matured there would be competition for space, light, water, etc. An irrigation system should be installed, and a detailed plan for the establishment and long-term management of the tree belt would be required.

Landscape Elevations and Cross sections

Elevations:

The Southern Elevation Drawings show the extent of the development viewed from the south and the array of windows and balconies facing onto the Bellway development. Growth rates are based on plant nursery guidance and would be subject to soils, microclimate, and appropriate ongoing maintenance.

Elevation 1 illustrates the likely height and width of the trees at planting (prior to construction) and after 2.5 year's growth, and Elevation 2 shows the potential growth after 7 and 15 years.

Southern Elevation D04 on sheet 2 shows that after 7 to 15 years growth the taller Pine, Birch and Alder trees would potentially be above the height of the south-east and south-west wings of the building and that the tree belt would filter views of the lower part of the development.

Cross sections:

The cross sections illustrate the tree belt in relation to the Bellway dwellings and in proximity to the proposed apartments. They show the likely height and width of the trees over the same time periods (0-15 years).

Cross sections 2 and 4 show that after 7 to 15 years growth, the faster growing species (pine, alder, and birch) are likely to be higher than south-east and south-west wings of the building. However, they also show that the tree belt is likely to cast shade on the gardens, windows and balconies of the lower, south-facing apartments, particularly on the western wing of the building. In the longer-term there could therefore be pressure from the apartment residents to remove trees or to reduce their height and crown spread. This would require careful management.

Landscape & Visual Impact Assessment (LVIA)

An updated LVIA was submitted with this application. The assessment is generally the same as that submitted with the refused application. The planning policy context has been updated in line with the 2023 NPPF and the adoption of the SADPD. The assessment methodology, the landscape and visual receptors and the agreed representative viewpoints all remain the same.

Although the height of the proposed building is lower than the refused application, the assessment of likely landscape and visual effects for both the construction phase and the operational phase are exactly the same as the LVIA submitted with the refused application.

No significant Landscape Effects are predicted for either the construction or the operational phases.

Visual Effects

Significant Visual Effects are predicted during the construction phase including moderate adverse effects on business users, on-site footpath users and transient recreation users plus a major-moderate adverse effect on the adjacent residential properties. All Visual Effects during the operational phase are judged to be minor beneficial/negligible or negligible.

The visual effect on the adjacent residential properties is judged to decrease from moderate-major adverse during the construction phase to minor beneficial/negligible during the operational phase.

The commentary, which is accepted by the Council's Landscape officer, for the operational effects on the residential properties includes the following:

These receptors will experience the greatest magnitude of change with those closest to the boundary experiencing the largest change in view. However, the views will experience existing buildings in the background and therefore the development will be characteristic, and the proposed landscaping will aid in the assimilation into the landscape against the existing built form and woodland cover.

A 27.5m development offset between the proposed development and the closest dwellings at Morris Drive has been established and the proposals will incorporate advanced planting to create a robust belt of new Green Infrastructure.

A combination of semi-mature trees, shrubs and scrub planting will provide a layering of intervening vegetation. Proposed clear-stem trees will be 4m – 6m high at planting plus larger trees including Pine up to 8m high at planting. A mix of deciduous trees interspersed with evergreen stock including Holly, Yew & Holm Oak is proposed to provide year-round visual filtering and screening.

Properties behind Morris drive will be largely screened by the intervening development with only glimpsed views towards the upper reaches of the tallest components of the scheme against a backdrop of woodland and in the context of the wider built form of Alderley Park resulting in largely negligible effects.

Beneficial effects are envisaged as a result of the quantum and quality of the proposed landscaped bund where new tree planting will assist with heavy filtering views into the site and contributing to the landscape infrastructure and integration of the proposed development into its context.

The proposed boundary planting will be in place approximately 2 years in advance of completion and occupation. The minor beneficial effects therefore take this into account noting that the proposed built form will be viewed beyond an established tree belt on the site's boundary.

Variation in the building line and roofscape will help to break up the mass of the built form as experienced from the south of the site which coupled with the recessed balconies, a reduction in glazing on the southern interface of the development (compared with the other elevations), and a step down in unit heights from 6 storeys at the development core to 2 and 3 storeys at the site's southern boundary, combine to further reduce the effect on views through a considered architectural design response and high quality landscape treatment.

Night-time Assessment

The methodology is the same as the previous night-time assessment.

The likely landscape and visual effects are judged to be exactly the same as the night-time assessment submitted with the refused application:

The potential night-time landscape residual effects on all identified Landscape and Townscape Character Areas were assessed as Minor adverse/negligible - with no change to the ILP (Institute of Lighting Professionals) Environment zone category.

The potential night-time residual Visual effects on receptor groups were mostly minor adverse/negligible effect - with no change to the zone category, except for the Bellway residential receptors beyond the southern boundary which were assessed as Moderate-Adverse effect with no change to the ILP Environment zone category, which is significant.

The commentary, which is accepted by the Council's Landscape officer, on night-time effects on the Bellway residents is as follows:

The proposed development & lighting strategy aims to reduce both glare and light spill. Much of the on-site light sources will be screened by intervening residential properties. A moderate change is predicted when considered against the baseline scenario. The illuminated backdrop associated with the surrounding Alderley Park Estate urban uses and the existing construction area compound and street lighting reduces the extent to which the proposed lighting would be considered uncharacteristic.

The lighting experience would be notable for adjoining north facing residents and result in some direct light spill and glare from upper storeys, but this is not uncharacteristic and no different to inter-house lighting experienced in a residential street. Overall moderate effects are predicted with no change to the zone categorisation and the effects would not result in the creation of statutory nuisance.

The night-time assessment concludes:

Overall, no significant night-time effects have been predicted. The lighting does not result in any changes to the identified ILP Environment Zone categories, nor does it result in the creation of any statutory nuisance.

Two further lighting study documents are also submitted with this application – a Lighting Impact Assessment and Exterior Lighting Design and an Environmental Lighting, and Illumination Profile.

Summary

The size, scale and massing of the building has reduced compared to the refused development. The building footprint occupies a large proportion of the site and the landscape provision is therefore not extensive but it would be high quality, attractive and well maintained. The residents would also benefit from the mature woodland setting and have access to the surrounding woodland and parkland.

The AVRs and wire frame images show the building in-situ. They show that views of the development from within Alderley Park would generally be seen in context with the large-scale commercial buildings and would not be uncharacteristic. The development would be screened by the ancient woodland and would not be visible from the wider landscape to north and east beyond Alderley Park. It would be visible but not prominent in longer-distance views from the Chelford area. It's considered that the proposed development would not be harmful to the visual amenities of Alderley Park or the wider landscape.

The development would have a visual effect on the Bellway residents, particularly those on Morris Drive, especially compared to the existing situation, and compared to the likely impacts of the previously consented scheme, but the overall visual impact of the development on those properties would be reduced compared to the refused scheme. The landscape elevations and cross sections and the AVR from VP4 illustrate how the proposed tree belt could potentially filter or screen views of the development over a 15-year period. The success of the tree belt would depend on appropriate long-term management.

Trees/Woodland

The application site is bordered by established protected woodland on 3 sides, woodland W5 to the west and woodland W6 to the north and east which are afforded protection by the Cheshire East Borough Council (Nether Alderley – Alderley Park No.3) Tree Preservation Order 2018, also recorded as Ancient Replanted woodland on Defra's Magic Map. A new residential development is located to the south of the development area.

As with the previous application Section 3 of the revised AIA has assessed the arboricultural impacts of the proposed development however it is unclear whether the assessment takes into account the proposed design changes brought about by the amended scheme and what if any impacts (if any) there are on retained trees.

Secondary Access Road and Bridge

Section 3.11 addresses arboricultural matters relating to the secondary access and bridge and includes details of expected tree losses, bridge design and a heads of terms method statement. A total of five trees have been identified for removal (shown at Table 3.1) comprising of one moderate (B) category Yew (T18); a moderate (B) category

Oak(T21), two low (C) category Goat Willow (T22), one Goat Willow (T23) deemed unsuitable for retention (U category) and crown reduction of a moderate (B) category Sycamore (T30). The trees are located within the established woodland which is identified as a priority woodland habitat and afforded protection by the Cheshire East Borough Council (Nether Alderley – Alderley Park No.3) Tree Preservation Order 2018. These proposed tree losses are identified in the previous application 22/2819M.

In response to the tree officer's comments on 22/2819M, the applicant's consultant confirmed their justification for the secondary access is absolutely necessary for the provision of larger vehicle movements and that appropriate mitigation and compensation is provided.

It should be noted from the Council's Nature Conservation Officers consultation comments that the loss of trees represents a 0.03ha loss of priority woodland habitat and has a local adverse impact and that under Policy SE3/5 if the impact from the secondary access is unavoidable compensatory habitat creation/replacement tree planting will be required to compensate for the loss.

Proposals for new planting are considered at Section 3.18 of the AIA and include:

- New areas of semi-natural habitat across the Ancient Woodland buffer area.
- New planting along the southern site boundary
- Provision of 164 new trees, hedgerow planting across the site

Previous consultation comments refer to the proposed tree planting strategy which it is agreed will result in a net gain in the number of trees. However, having regard to the comments raised by the Council's Nature Conservation Officer it shall be necessary to determine whether the extent of replacement planting is an acceptable basis for suitable compensation and should be assessed against the use of the Biodiversity Metric to determine whether this is sufficient to compensate for the loss of habitat.

Footprint of Block 2 and T7

The relationship of Block 2 to Oak (T7) is considered in previous consultation comments. It is noted that the revised AIA the current relationship of the building to Oak T7 does not appear to have changed from the previous submission and the tree officer remains of the view that the relationship to the tree will lead to requests for regular pruning. This matter has been previously considered by the applicant's consultant who agrees that periodic pruning of the tree will be required, however it has been previously asserted that there was limited flexibility in the design of the building and that moving the building away from the tree would encroach closer to the Ancient Woodland to the east. The impact of the scheme on the Ancient Woodland would be significantly greater than on one individual tree.

Drainage Proposals

Drainage proposals and impact on trees were addressed under the previous scheme and remain similar. The revised AIA includes an arboricultural construction methodology which was acceptable under the previous submission and can be adequately dealt with by condition.

Should planning consent be granted conditions are recommended.

Design

The design of the proposed extension was discussed at the pre application stage, where the general approach was endorsed. The principle of development has been established in previous consents and will comply broadly with the parameters set out for the site at the outline stage. The Maximum Building Heights Parameter Plan approved under the previous outline planning consent (15/5401M) set a general height parameter for Heatherley Wood of 10.5m (above FFL) to Ridge Height, with a small block on the western side of the area with a maximum height parameter of 14.5m (above FFL) to Ridge Height. The outline consent has now expired but the original vision for this site is worthy of consideration given the height and scale of this proposal. The site sits within the non-designated Historic Parkland of Alderley Park. As the site sits within a transitional area of tall buildings, it is not considered that there is any impact on the non-designated heritage asset, therefore the considerations of the application are contained to Design Policy.

Whilst concerns have been raised regarding the parameters of development, there has long been a principle of development accepted to a similar height parameter as now submitted. The revised proposal is within broad accordance with the height parameters set for this part of the site within the outline consent/therefore will be complementary to the existing buildings on Morris Drive. The design and its visual impact are considered acceptable and an improvement from the previous application.

The materiality of the scheme has been changed to a softer palette. Window proportions have been changed and the introduction of further framing, emphasising the residential scale of the building towards Morris Drive and the introduction of living walls will also soften the built form and harmonise with the surround landscape. This is further aided by the introduction of brick bays which also take their influence from the local vernacular.

The overall impact of the proposed building has been improved from the first submission. A full storey has been removed from the tallest element of the scheme and the roof terraces have also been removed. The reduction in height has been further increased by a 525mm reduction in some of floor-to-floor heights across the development. The building now steps down to two storeys in part facing on to Morris Drive. Balconies along this face are now recessed rather than projecting and have been reduced in number from twelve to nine. The reduced the scale and mass of the elevation on to Morris Drive is below the ridge height of the existing housing but also increased this distance to between 22.6-27.5m. Further mitigation on impact has been implemented by reduction in the glazing facing on to Morris Drive by 17%. Some living walls have also been introduced along this elevation.

There will be some visual impact overall as the site is currently underdeveloped and the proposed building beyond the Morris Drive part of the scheme, are set at the upper limits (and over) those approved at outline. However, the proposed development sits broadly within these parameters and is considered acceptable in design terms, which will produce a high-quality development that will contribute positively to Alderley Park and will be seen largely in the context of the other tall buildings within this part of Alderley Park/Mereside. The area is still considered a transitional area, further landscaping will assist with responding to the sensitive far-reaching views and also existing development within the site, which is considered, based on the revised proposals is considered to be acceptable.

The proposed subject to conditions on landscape, materiality and lighting are considered to meet the objectives of Design policy SE1.

Residential Amenity

The previous application was refused (Reason 3) for the following reason;

“3. The proposed development, by virtue of its size scale and mass in relation to the residential properties on Morris Drive, will be harmful to the residential amenities of the occupiers of these properties contrary to policy HOU 12 Amenity of the SADPD”

The revised application proposes the following changes (taken from the Supporting Planning Statement):

- Reduction in floor-to-floor heights and removal of a storey from the majority of the development including two storeys in part of the Morris Drive element.
- Reduction of units from 159 down to 139.
- Reduction of 11,820m³ (12.3%) built volume.
- Reduction in gross internal area of 1.265m²/5.2%.
- Separation distance between the nearest buildings and the houses on Morris Drive increased from 25m to 27.5m.
- Balconies facing Morris Drive reduced in number and now recessed rather than projecting.
- Reduction in glazing in the elevation facing Morris Drive by approximately 17%.
- Architectural design & materials soften to be more residential.

Whilst the design and landscape sections touch on amenity, the previous application was assessed against SADPD policy HOU 13 Residential standards, as set out in Table 8.2 Standards for space between buildings, sets out the required separation distances.

Table 8.2 Standards for space between buildings

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

As concluded with the previous application, whichever standard is applied (1, 2 or 3 above) the development exceeds or greatly exceeds the required distances. The revised proposals setting the buildings back and stepping them even more results in further improvements.

As set out in the previous report, this of course is only part of the potential impact and only covers privacy standards, there is still the issue of massing, which is particularly important here as clearly the proposed development is on a much larger scale overall than the existing individual properties, and the height (within the site to the north) overall significantly greater.

Whilst there are elements of the development that are 5 (previously 6 or 7) storeys high, they are located to the northern part of the site – furthest away from the Bellway properties, and the development is stepped down to the south. In addition, the development is arranged in “wings” so the mass, whilst still significant is not constant with open areas breaking it up. Finally, a landscaped mound is proposed along the boundary to filter views of the development further reducing its mass.

The previous officers report concluded that, whilst the new development by virtue of its sheer scale and size would have had an impact on the occupiers of the Bellway properties, it was considered that there would have been an acceptable relationship between the two. The amendments to the application have in particular concentrated on the relationship to Morris Drive and are considered to have made a significant improvement in this relationship.

Ecology

Ancient Woodland/Local Wildlife Sites (LWS)

The ‘Radnor Mere and Woods Local Wildlife Site (LWS) occurs immediately adjacent to the northern boundary of the site and the Alderley Park LWS is located immediately adjacent to the sites eastern boundary. Sites of this type receive protection though Local Plan policy SE3.

Both of these Local Wildlife sites support ancient woodland habitats. Ancient Woodland receive specific protection through the NPPF as irreplaceable habitats.

It is advised that the proposed development will not result in the direct loss of habitat within the ancient woodland Site. The proposed development however, has the potential to have an adverse impact upon the ancient woodland in a number of well evidenced ways:

- The tipping of horticultural waste from adjacent landscaped areas.
- Direct loss of habitat due to the unauthorised extension of gardens into the woodlands.
- The introduction of non-native invasive species from adjacent landscaped areas.
- Contamination resulting from garden pesticides and herbicides.
- Disturbance associated with increased road traffic.
- Hydrological changes.
- Increased predation from domestic cats.
- Disturbance impacts occurring during the construction phase.

Current best practice guidance specifies an undeveloped buffer zone of a minimum of 15m consisting of semi natural habitats/informal open space should be provided adjacent

to the ancient woodland to address the potential adverse impact of the development upon it.

In this instance a maximum width buffer of only a maximum of 5m along the northern boundary and a buffer of between 5m and 14m to the east.

It is therefore advised that the buffer as proposed is less than required by best practice. It is however acknowledged that the application site formally supported building and hard standing up to the boundary of the ancient woodland/LWS.

The submitted drainage strategy confirms that it is intended for the discharge of surface water to the west. This is the same as the drainage for the previous development that occupied the application site. No impacts on the ancient woodland associated with changes in the site's hydrology are therefore anticipated.

If planning consent is granted, it is recommended that a condition requiring the submission and implementation of a Construction Environmental Management Plan, which includes measures to safeguard the adjacent woodland/LWS from noise, dust, lighting during the construction phase.

Priority Woodland (outside the of a Local Wildlife Site)

There is an area of priority woodland located along the site's eastern boundary. Habitats of this type are a material consideration for planning and receive protection through Local Plan Policy SE3. The proposed development will result in the loss of 0.03ha of this habitat to facilitate the secondary site access. It is advised that this loss of habitat will result in an adverse impact which is significant at the Local Level.

In the event that the impacts resulting from the secondary access are considered unavoidable then compensatory habitat creation will be required. Whether the extent of replacement planting proposed is sufficient to fully compensate for that lost can be assessed through the use of the Biodiversity Metric discussed below.

Native Bluebells

This priority plant species, which is a material consideration for planning, is present within the area of priority woodland affected by the proposed secondary access. It is advised that the proposed development would have a minor adverse impact upon this species.

Great Crested Newts and other amphibians

A number of ponds are located within 250m of the proposed development. The nearest known GCN population is however some distance from the application site. The application site however offers very limited habitat for great crested newts and the proposed development would not result in the fragmentation or isolation of great crested newt habitat.

The potential impacts of the proposed development are limited to the low risk of any newts, or other amphibians, that venture onto the site being killed or injured during the construction process. In order to address this risk the applicant's ecological consultant has recommended a suite of 'reasonable avoidance measures'

It is advised that provided these measures are implemented the proposed development would be highly unlikely to result in a breach of the Habitat Regulations. Consequently, it is not necessary for the Council to have regard to the Habitat Regulations during the determination of this application.

If planning consent is granted a condition requiring the proposed development to proceed in strict accordance with the Reasonable Avoidance Measures set out in the submitted Environmental Statement.

Hedgehog

It is advised that there is a Low risk that this priority species may be present on site and affected by the construction of the secondary access through the priority woodland.

Bats

A number of trees are proposed for removal to facilitate the secondary access through the priority woodland. These trees have been subject to a further bat activity survey. No evidence of roosting bats was recorded during the surveys.

Precipitation is recorded as 'heavy' during the 27th July emergence survey, the applicants ecological consultant has however confirmed that the rain stopped by the time bat emergence would be expected to peak. It is therefore advised that the proposed tree removals are not reasonable likely to affect roosting bats.

Badgers

A badger survey has been undertaken in support of this application. No evidence of badgers was recorded, and it is advised that this species is not reasonable likely to be present or affected by the proposed development.

Nesting birds

If planning consent is a condition would be required to safeguard nesting birds:

Lighting

To avoid any adverse impacts on bats resulting from any lighting associated with the development it is recommended that if planning permission is granted a condition should be attached requiring the lighting to be implemented in accordance with the recommendations of the submitted Lighting Impact and Assessment and Design.

Biodiversity Net Gain

Local Plan Policy SE 3(5) requires all development proposals to seek to contribute positively to the conservation of biodiversity. In order, to assess the biodiversity losses and gains resulting from the proposed development the applicant has undertaken a calculation using the Biodiversity Metric methodology.

The previous iteration of the metric calculation showed that the proposed development would result in a net gain for biodiversity, but the 'trading rules' however were not satisfied. This occurs when there is a failure to replace lost higher value habitats with new habitats of the required quality. In this instance this has occurred due to the loss of Priority Woodland, which was not being adequately compensated for on a like for like basis.

The application is now supported by proposals to enhance a block of woodland elsewhere in Alderley Park. The additional proposals are sufficient to satisfy the trading rules and the proposed development would lead to an overall net gain of 95.77%.

A section 106 agreement will be required to secure the submission and implementation of 30-year habitat management plan and monitoring strategy for the offsite woodland enhancements to deliver the biodiversity benefits detailed in the submitted letter from

Tyler Grange dated 20th December 23. This should be submitted prior to the commencement of development.

A condition will be required to secure the implementation of the on-site habitat creation method statement and a 30-year habitat management plan for the retained and newly created habitats on site.

This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with Local Plan Policy SE 3.

It is therefore recommended that the applicant submits an ecological enhancement strategy prior to the determination of the application or if planning permission is granted a condition should be attached which requires the submission of an ecological enhancement strategy.

Secondary access

Both the Arboricultural and Ecology Officer have questioned the need for this access, as there are negative impacts. The applicant considers it is vital for the following reasons:

- During the multi phases of construction the secondary access will speed up and simplify construction movements within the site and deliveries
- When the first phase of development is underway, owing to the way the development needs to be constructed, the secondary access becomes part of the primary construction access. Both access points are required.
- When the build out is complete the secondary access becomes a service only entrance which is necessary for the ongoing functioning of the building
- Whilst explored extensively at the pre app stage and as discussed in meetings, this development cannot operate without the access strategy as proposed, therefore there is no reasonable alternative to having a secondary access

The relative negative impacts are discussed in both the tree and ecology sections and if the access is needed to allow this form of development to take place as indicated then the harm is done (to trees and ecology) at that point. Mitigation is only going to go so far to address the impacts so keeping it open beyond the construction phase has limited additional harm.

Flood Risk/Drainage

Whilst the Flood Risk Team raise no objections to the application, they have asked some questions/sought clarification about management/maintenance of the proposed installations. Alderley Park is well understood from a drainage/flooding perspective and lies in Flood Zone 1 (least risk of flooding). The applicant has confirmed that management/maintenance will be the responsibility of a Building Management Company which will be set up prior to completion of the development. It is considered that a suitably worded condition can address this matter.

Noise

In support of the application, the applicant has submitted an acoustic report ref EIA Scoping report vol.2 chapter 9 dated Feb 2022.

The impact of the noise from existing mechanical plant on the proposed development has been assessed in accordance with:

- BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings
- BS4142:2014 Methods for rating and assessing industrial and commercial sound

An agreed methodology for the assessment of the noise source.

The report recommends noise mitigation measures designed to achieve BS8233: 2014 and WHO guidelines; to ensure that future occupants of the properties are not adversely affected by plant noise from the development.

The reports methodology, conclusion and recommendations are accepted.

In addition to the above it is noted a number of residents have expressed concern about disturbance during the construction period, and the impact of light pollution. In order to demonstrate how this can be addressed the applicant has submitted a draft CEMP (Construction and Environmental Management Plan) and an Illumination Impact Profile. Environmental Protection have endorsed these assessments and (subject to some recommended additions to the CEMP) raise no objections to the development on these grounds.

Air Quality

A Travel Plan has already been adopted for Alderley Park (15/5401M).

This project has proposed to provide 52 onsite parking spaces. The developer has proposed to install Electric Vehicle infrastructure on all onsite parking. This is acceptable in air quality terms.

The Infrastructure plan shall aim to meet the following specification:

- A single Mode 3 compliant Electric Vehicle Charging Point per property with off road parking. The charging point shall be independently wired to a 30A spur to enable minimum 7kW Fast charging or the best available given the electrical infrastructure.
- Should the infrastructure not be available, written confirmation of such from the electrical supplier shall be submitted to this office prior to discharge.
- Where there is insufficient infrastructure, Mode 2 compliant charging may be deemed acceptable subject to the previous being submitted.

The infrastructure shall be implemented and maintained throughout the use of the development.

This scheme does not require an air quality impact assessment. This is because under the IAQM and EPUK guidance, this development does not meet the requirement to carry out a full air quality impact assessment.

Also, an air quality assessment was undertaken in 2015 for the outline planning application for the wider Alderley Park site (planning ref: 15/5401M). This assessment predicted that the annual mean NO₂ concentrations at all existing receptor locations considered in the assessment were below the relevant air quality objective.

Contaminated Land

The application is for a proposed use that would be particularly vulnerable to the presence of contamination.

Residential developments are a sensitive end use and could be affected by any contamination present or brought onto the site.

The application area has a history of laboratory use and therefore the land may be contaminated.

Should any soil be imported to site for use in areas of garden/landscaping, this should be demonstrated to be chemically suitable for its proposed use in line with Environmental Protection's Developer's Guide, in the absence of any other agreement for the site.

The report submitted in support of the application (NX Consulting Limited, reference NX444, dated 24th May 2022), investigated the site and found no contamination to be present in soil or groundwaters. Gas monitoring was undertaken, and one location exhibited elevated concentrations of carbon dioxide and methane. Gas protection measures were recommended due to time constraints but given the results overall and the lack of a significant source it may be prudent to investigate this area further.

Should gas protection measures be proposed, a site plan showing the exploratory locations in relation to the proposed layout should be submitted as well as the technical drawings and specifications for the measures. This needs to be agreed prior to commencement.

The report did not reference which Generic Assessment Criteria (GAC) was utilised, only listed the values. It's good practice to include a reference within the assessment table, and where applicable, a justification for the value, for each determinand. The GAC for lead should also be reviewed to ascertain it is correct.

As such, and in accordance with paragraphs 174, 183 and 184 of the NPPF 2021, Environmental Protection recommends that conditions, reasons and notes be attached should planning permission be granted.

Housing

Policy SC 5 (Affordable Homes) in the Cheshire East Local Plan Strategy (CELPS) sets out the thresholds for affordable housing in the borough. In residential developments, affordable housing will be provided as follows: -

- i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable;
- ii. In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sqm) in Local Service Centres and all other locations at least 30% of all units are to be affordable;
- iii. In future, where Cheshire East Council evidence, such as housing needs studies or housing market assessments, indicate a change in the borough's housing need the above thresholds and percentage requirements may be varied;

This is a proposed development of 139 retirement dwellings (C2 Classed) in the Open Countryside. Therefore, under policy SC5 of the CELPS, there is a requirement to provide 42 (41.7) affordable dwellings for this application.

Under the Housing Supplementary Planning Document (HSPD) C2 classed housing can be included into the calculations for the provision of affordable housing under paragraph 8.12.

The proposed site is within the area covered by the Local Plan Strategy (LPS) site LPS 61 'Alderley Park Opportunity Site'. The LPS 61 specifically requires the provision of affordable housing in line with Policy SC 5.

Current Housing Need in Alderley Edge (specifically older persons).

The HSPD in paragraph 8.11 states the following:

Recently, some innovative models of private sector housing for older people have been developed. These schemes are characterised by the availability of varying degrees of care, 24-hour staffing and ancillary facilities. The Council recognises that such models can contribute to meeting affordable and special needs housing, thus the Council will seek an affordable housing contribution from these schemes where the dwellings trigger the thresholds set out in CELPS SC5 (affordable homes).

The current need for older person (Over 55) rented units show a total of 41 on the Cheshire Homechoice register with Alderley Edge as their first choice. From this data there is a need for 1- and 2-bedroom dwellings.

Commuted Sum in Lieu of Onsite Provision of Affordable Homes.

The applicant states in their Supporting Planning Statement as the site falls into the land under LPS 61 that other applications offer an offsite contribution of 15% offsite site contribution. On this application the applicant is offering an offsite contribution of 30%.

The Housing Supplementary Planning Document (HSPD) states that in exceptional circumstances and where it can be justified, as a first alternative, affordable housing will be accepted off-site; this must be robustly justified and on a site that is agreed with the Council as being in a suitable location, relative to the housing need to be met. The HSPD goes on further to say where it can be justified, as a second alternative, a financial contribution will be accepted.

Due to the type of accommodation proposed, the location and the targeted demographic Housing support the fact that this development cannot provide onsite affordable housing provision.

In the Supporting Planning Statement, the applicant states that they have been working with Peaks and Plains Housing Trust, who are a Registered Provider (RP) on using any contribution due for offsite affordable provision in the nearest town of Macclesfield. From the Cheshire Homechoice data there is a need for 226 over 55 dwellings for affordable rent. There is also a significant need to all types of affordable accommodation within Macclesfield in which a financial contribution could be utilised to bring forward additional provision.

Any commuted sum will have to follow the HSPD requirements.

The RP will have to apply to the council's housing team to use the received commuted sum for the bring forward the 3 sites in Macclesfield mentioned in the Supporting Planning Statement. Under the HSPD any commuted sum will have to be secured via a Section 106.

Conclusion.

Housing have no objection to this application on the premise that the commuted sum is provided under the HSPD requirements and that the sum is secured via a S106 agreement. Peaks and Plains Housing Trust, or any other RP will have to apply for the use of the commuted sum for the provision of affordable housing off site. The proposed contribution is set out in the 106 Section below and agreed with Housing.

Viability/Economic case

This is a vital component of this application, that both underpins the Green Belt case, and how the development will cross subsidise the life sciences developments at Alderley Park, the core policy and economic reason for the importance of the role Alderley Park plays at both a local and national level.

This importance is set out very well in the comments from the Economic Development Team in the consultation section above, where they identify a number of the economic benefits in a number of submitted documents, particularly Chapter 10 of the Environmental Statement produced by Avison Young, and the Viability Assessment of Sep 23 produced by Cushman and Wakefield.

Economic benefits identified include:

- Construction phase expenditure and associated temporary construction employment The documentation estimates that construction costs will be in the order of £78 million over a circa 2.5 year period – equating to circa £31 million of construction spend per annum. Based on 9.6 jobs per £1m of annual construction expenditure the submitted reports estimate this will yield approximately 300 construction jobs each year throughout the construction period. This includes jobs on-site and off-site in construction supply chains.
- Permanent on-site employment This would include such employment as leisure operatives, cleaners, maintenance staff, food and drink operatives and professional health-care staff. The ES estimates that the proposed development could create in the region of 35 to 60 FTEs. Based on half being part time positions, the lower estimate would equate to 54 actual jobs (18 full-time and 36 part-time).
- Permanent off-site employment including that derived from residents' off-site expenditure. Based on Homes England Additionality Guidance the submitted documentation suggests the development will generate further off-site employment in Cheshire East equating to 33 to 38 off-site job.
- Economic benefits stemming from cross subsidised employment development The Viability Assessment, prepared by Cushman and Wakefield, submitted in support of this application, suggests that Grade A laboratory and office space granted planning permission at Mereside in 2023, based on predicted rents and cost, is not currently viable. It sets out that the Symphony Homes development at Heatherley Woods would generate a land receipt significantly greater that that generated by a more typical housing development, and that this enhanced return would be reinvested to reduce the viability gap on this approved employment development at Mereside. If the approved laboratory and office space development can be

brought forward, the report identifies that this will generate in the order of 1,600 new jobs and support an additional 320 off site jobs.

The Economic Development Service ask that appropriate weight is given to these significant economic benefits.

If the contribution to benefits associated with the delivery of the laboratory and office scheme approved on Mereside (22/3512M) is a significant factor in the decision to approve this current development and it would not be approved without the cross subsidisation benefits set out, it is requested that the LPA consider how to secure this cross subsidisation, if necessary via an obligation set out in a S106 agreement, similar to that attached to the original outline permission for residential development on this site.

As with the previous application the applicant has submitted a viability assessment, which has been updated, to demonstrate the funding gap for the life sciences development approved by members last March under ref: 22/3512M, and how this is unviable without additional funding. Savill's were instructed to undertake an independent review of the 'Updated Viability Assessment on the Delivery of the Alderley Park Vision to be a National Centre of Excellence for Life Sciences', dated September 2023, produced by Cushman and Wakefield with development appraisals undertaken by CBRE. They conclude:

"In conclusion, the development appraisals demonstrate that without the capital receipts from the sale of land, the schemes are unviable. Furthermore, it is unlikely that the capital receipts from the land will be enough to make both schemes viable and therefore additional funding will be required. In addition to this, it is likely that the costs for the developments could increase, which could lead to further viability issues if occupiers are unwilling to fund such increases. As evidenced in the sensitivity analyses, rents would have to significantly increase alongside any cost increases to reach a positive land value which we believe is extremely unlikely in the short term. We are therefore content that the conclusions within the viability submissions are fair and reasonable and reflect the reality of this type of development in Alderley Park."

In short, the land sale from the development subject to this application are needed to cross fund the life sciences development already approved, which would deliver much needed state of the art facilities for which Alderley Park is renowned, and the economic benefits this would bring. This is fully supported by, and in line with the Alderley Park planning polices LPS 61 and the Alderley Park Development Framework set out at the start of this report.

SECTION 106

A Section 106 Agreement is required to secure the following:

- Profits to be re invested in life science development via the Alderley Park Reinvestment Reserve ("APR");
- Offsite contribution to affordable housing equivalent to 30% at an agreed figure of £3.154m
- That the Extra Care development shall be operated in perpetuity for Use Class C2 purposes in accordance with the Town and Country (Planning) Use Classes Order (as amended) with minimum criteria
- Offsite woodland enhancements in line with BNG requirements

CIL REGULATIONS

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010, it is necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following: a) Necessary to make the development acceptable in planning terms; a) Directly related to the development; and b) Fair and reasonably related in scale and kind to the development. It is considered that the contributions required as part of the application are justified meet the Council's requirement for policy compliance. All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of development. The non-financial requirements ensure that the development will be delivered in full. On this basis the scheme is compliant with the CIL Regulations 2010.

CONCLUSIONS

This application is for full planning permission (the time limit for submission of reserved matters under a previous outline having expired) for this one remaining undeveloped parcel in the southern campus area of Alderley Park. It is considered that the proposals are appropriate development in the Green Belt and in line with the general policies in the Development plan, NPPF and the Alderley Park Development Framework.

The previous application, was refused for 4 reasons, essentially:

1. Inappropriate form of development within the Green Belt
2. The development is considered to constitute over development of the site
3. It's size scale and mass in relation to the residential properties on Morris Drive
4. Insufficient provision for affordable housing

The application seeks to address the reasons for refusal on the previous application in the following ways:

- The proposals have been revised to reduce the scale of the development, by removing a floor off most of the buildings, and in particular the scale and massing of the building in relation to the properties on Morris Drive.
- The development now proposes to provide 30% affordable housing in the form of an offsite housing contribution agreed with CEC Housing.
- Additional supporting information has been provided in relation to a number of matters including viability, the impact of lighting and how the application satisfies the principle Green Belt policy matters and is considered to be appropriate development in the Green Belt.

Whilst the previous application was finely balanced, changes made to the application, and in particular changes to the scale, form and massing of the development, and the provision of a policy compliant contribution to offsite affordable housing, has changed that balance. There are now no objections from any internal or statutory external consultees.

The original policy allocation in the Local Plan was to support life science development at Alderley Park. This development will make an important contribution to that overall policy objective and given the above changes; it is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to a Section 106 Legal Agreement to Secure:

Section 106	Amount	Triggers
Alderley Park Reinvestment Reserve	Agreed mechanism to be agreed with the LPA in line with previous agreeme	Prior to the commencement of development
Offsite affordable Housing	Equivalent to 30% provision at £3.154m	£1m Prior to the Commencement of the Development £1m Prior to occupation of the apartments £1.154m on Occupation of 80% of the Extra Care Apartments
Extra Care Use (C2)	Definition to be agreed in writing by the LPA	Prior to the commencement of development
Offsite woodland Enhancements	Works to be agreed in writing with the LPA	Prior to the commencement of development

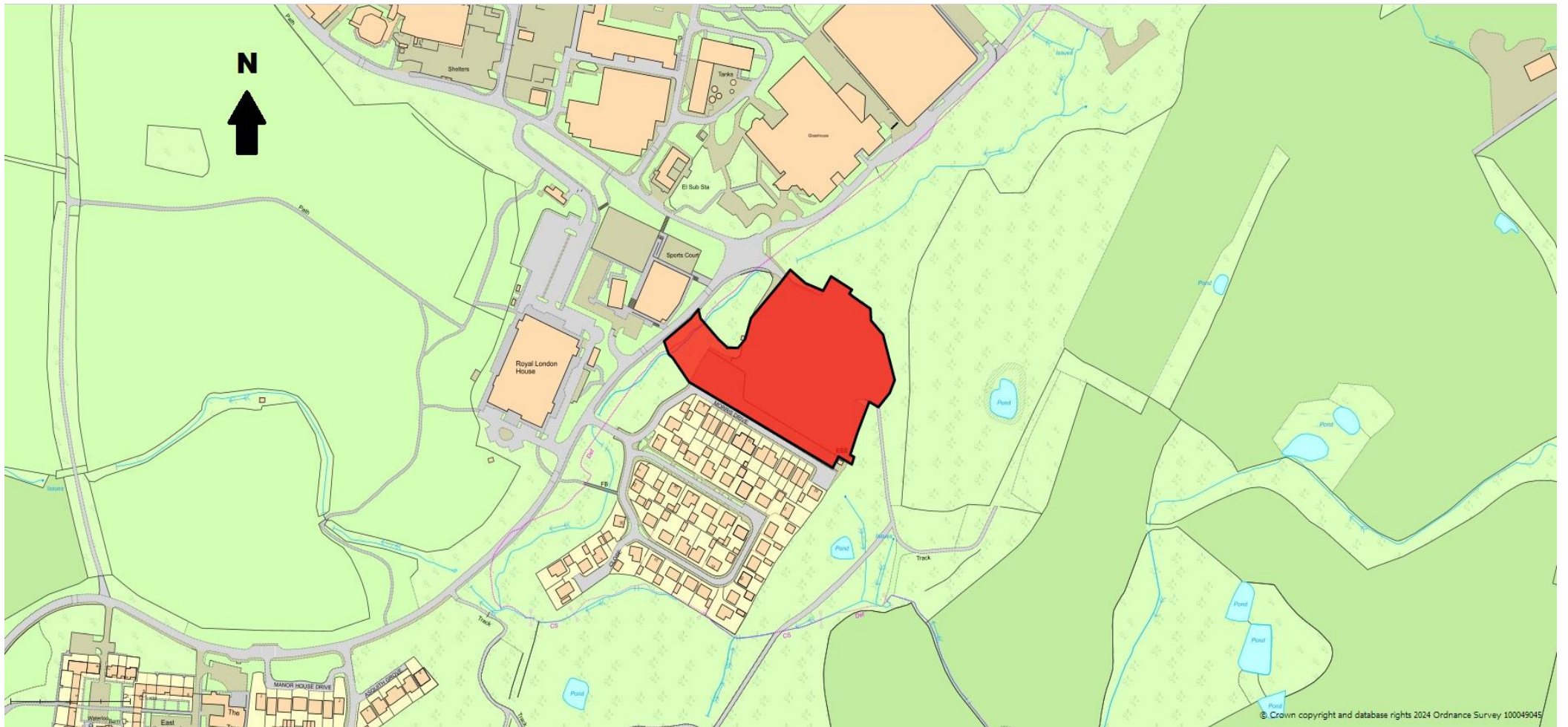
And the following conditions:

1. Standard 3 year consent
2. Approved Plans
3. Materials
4. Full hard and soft landscape details –planting plans and specifications, specifications for planting and guying the semi-mature trees and details for an irrigation system, all furniture & features.to include boundary treatment
5. Implementation of landscaping and 5 year replacement
6. Details for the new bridge - decking, parapet and abutment facing materials
7. A Landscape & Ecology Management Plan including tree belt for a minimum 30-year period. (in accordance with BNG).
8. Submission of a scheme for the protection of the retained trees, and an arboricultural method statement
9. Submission of a detailed Construction Specification / Method Statement for the proposed secondary access and associated bridge in accordance with the Heads of Terms identified in the submitted AIA
10. Existing and proposed levels, contours and cross sections, including sections through the site boundaries and woodland edges.
11. Submission of a detailed strategy / design, ground investigation, and associated management / maintenance plan for the drainage of the site
12. Separate drainage systems for foul and surface water
13. Electrical vehicle infrastructure
14. Approval of noise mitigation
15. Approval of a contaminated land remediation strategy
16. Contaminated land verification report
17. Soil tests for contamination
18. Measures to deal with unexpected contamination
19. Full details of existing and proposed levels and contours

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20. Submission and implementation of a Construction Environmental Management Plan, which includes measures to safeguard the adjacent woodland/LWS from noise, dust, lighting during the construction phase.
21. Implementation of Great Crested Newt Reasonable Avoidance Measures.
22. Safeguarding of Nesting Birds
23. Implementation of lighting in accordance with the submitted strategy.
24. Submission and implementation of habitat creation method statement and 30 year monitoring and management plan.
25. Incorporation of features to increase the biodiversity value of the development (Bat and bird boxes etc.).

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



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