

Application No: 12/2217C

Location: FORMER FISONS SITE, LONDON ROAD, HOLMES CHAPEL, CW4 8BE

Proposal: Reserved Matters Application pursuant to Outline planning permission 11/1682C proposing full details for the appearance, landscaping, layout and scale for a residential development comprising 224 dwellings, internal access road, open space and landscaping on the Former Fisons site, Marsh Lane, Holmes Chapel

Applicant: Bellway Homes Limited &, J S Bloor (Wilmslow) Limited

Expiry Date: 11-Sep-2012

SUMMARY RECOMMENDATION

APPROVE subject to conditions and signing of a S106 legal agreement

MAIN ISSUES

Principle of Development
Housing Land Supply
Sustainability
Design Considerations
Highway Safety and Traffic Generation
Landscape and Tree Matters
Impact on Setting of Adjacent Listed Building
Provision of Open Space
Impact on Protected Species
Impact on Residential Amenity
Contaminated Land
Flooding and Drainage
Provision of Affordable Housing
Impact on Education Capacity

REFERRAL

The application has been referred to Strategic Planning Board because it is a large-scale major development.

1. SITE DESCRIPTION

This application relates to part of the former Fisons site situated on the south-eastern edge of Holmes Chapel and accessed off Marsh Lane. The site was previously occupied by Sanofi Aventis, a company manufacturing pharmaceutical products who still occupy the adjacent premises to the south. The site falls within the Settlement Zone Line of Holmes Chapel as designated in the adopted Congleton Borough Local Plan First Review (2005).

The site is adjoined to the west by the former Fison's building (also known as 'Benger House') fronting London Road, to the northwest by the Manchester to Crewe railway line, recreational / sports facilities to the north, Marsh Lane and the grade II listed Marsh Hall to the north east, and open countryside to the south east. Retained offices / industrial facilities in the ownership of Sanofi Aventis adjoin boundaries to the south and west.

The site is irregular in shape and wraps around the northern and eastern perimeter of Sanofi Aventis. This application covers approximately 8ha of the larger 12 h site. The topography is generally flat. However, the site rises towards the north-eastern boundary, sloping gently towards the southwest. The majority of the site is previously developed. However, many of the buildings towards the western portion of the site have now been removed.

2. DETAILS OF PROPOSAL

This application seeks approval of the reserved matters (appearance, landscaping, layout and scale) for the residential element of outline planning approval 11/1682C. Members will recall that this granted permission (with details of access) for:

"the comprehensive redevelopment of the site for a mix of uses including up to 231 residential units; local needs retail foodstore (A1), commercial development comprising B1(a) offices, B1(c) light industrial, medical facility (D1), care home (C2) and children's day care facility (D1), part retention of the former Fisons building (frontage), demolition of rear wings and change of use to public house (A4), restaurant (A3), care home (C2) and hotel (C1) in addition to provision of public open space, landscaping and other ancillary works".

The residential units are to be focused on the eastern and southern portions of the site and it is this application which seeks to bring 224 of these forward.

3. RELEVANT PLANNING HISTORY

The applications site's lawful use as a pharmaceutical manufacturing plant pre-dates the advent of the Town and Country Planning Act in 1947. Accordingly there are no planning records associated with the original development of the site. Planning applications for the site post 1947 are associated with the plant's incremental growth and do not have any relevance to the current application.

The only application of relevance is outline planning approval 11/1682C as referred above. It was approved on 9th December 2011.

4. PLANNING POLICIES

National Policy

National Planning Policy Framework.

Local Plan Policy

PS3 Settlement Hierarchy
PS5 Villages Inset in The Open Countryside
GR1 New Development
GR2 Design
GR3 Residential Development
GR5 Landscaping
GR6 and GR7 Amenity and Health
GR9 and GR10 Accessibility, servicing and provision of parking
GR13 Public Transport Measures
GR14 Cycling Measures
GR15 Pedestrian Measures
GR16 Footpaths Bridleway and Cycleway Networks
GR17 Car parking
GR18 Traffic Generation
GR19 Infrastructure
GR20 Public Utilities
GR21 Flood Prevention
GR22 Open Space Provision
GR23 Provision of Services and Facilities
BH4 Listed Buildings Effect of Proposals
NR1 Trees and Woodland
NR2 Statutory Sites
NR3 Habitats
NR5 Habitats
H5 Residential Development in Villages
H13 Affordable Housing and Low-cost Housing

Other Material Policy Considerations

Cheshire East Local Plan – Draft Development Strategy & Policy Principles
Interim Planning Policy: Release of Housing Land (Mar 2012)
Interim Planning Statement: Affordable Housing (Feb 2011)
Strategic Market Housing Assessment (SHMA)
Relevant legislation also includes the EC Habitats Directive and the Conservation (Natural Habitats &c.) Regulations 1994

5. OBSERVATIONS OF CONSULTEES (EXTERNAL TO PLANNING)

Environmental Health

No objection subject to conditions / informative addressing the following:

- Recommend condition for supplemental contaminated land investigations on Plot B
- Submission of an Environmental Management Plan
- Require a condition for hours of construction and pile driving

Highways

No objections. The access to the site was determined at outline stage where it was agreed that a priority access to the site would be provided and a new roundabout constructed at the junction of Marsh Lane/Manor Lane.

There have been changes made to the internal layout following highway comments on the original submitted scheme. The main changes relate to the amount of shared surface being provided and that the internal roads will generally be at one level to promote lower traffic speeds and priority for pedestrian usage.

The proposed width of carriageways and service verges are now acceptable for the adoption of the internal roads to take place.

Education

No comments have been received. However, when the previous outline submission was considered, there were sufficient places within the local primary and secondary schools to accommodate the pupils generated by the development.

Environment Agency:

No objection, subject to the following comments / conditions:

- Submit a scheme to limit the discharge of surface water from the proposed development such that it does not exceed the run-off from the existing site.
- Submit a scheme to manage the risk of flooding from overland flow of surface water.
- A scheme for the provision and management of a buffer zone alongside the watercourses shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include; plans showing the extent and layout of the buffer zone around the River Croco and ditch; details of the planting scheme (for example, native species); details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term; details of any footpaths, fencing, lighting etc.
- Contaminated land conditions including development not to be occupied until a verification report to demonstrate that the remediation required by the contaminated land investigations is carried out.

United Utilities

No objection - the drainage details submitted are acceptable in principle. A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

English Heritage

There has been a recent listing request for the former Fisons building (referred to as 'Benger House'). Until a decision has been reached, it would be premature to determine the application. Nonetheless, the application should be determined in accordance with national and local policy and the Council's specialist conservation advice.

Network Rail

No objection subject provided the development does not encroach onto Network Rail land and subject to conditions relating to boundary treatment, drainage, construction, noise / vibration, landscaping including hard-standing.

Public Rights of Way (PROW)

The proposal does not affect a public right of way

6. VIEWS OF THE HOLMES CHAPEL PARISH COUNCIL

- In general terms the Council support the application because it follows the outline planning consent for the site
- The Council supports the inclusion of the proposed roundabout at the junctions of Manor Lane / Marsh lane / Station Road
- Notwithstanding the terms of the outline planning consent, it is still considered preferable to have two access / egress points to and from the site
- There should be appropriate conditions relating to the provision and maintenance of the open space
- There should be conditions relating to landscaping and tree planting to protect houses within the development from traffic noise and to protect the listed building at Marsh Hall
- Enquiries were made to see if the amount of public open space could be reduced to allow more affordable housing which would allow the developer to contribute towards improvements of other facilities in the village by way of s.106 money

7. OTHER REPRESENTATIONS

None

8. OFFICER APPRAISAL

The main issues in the consideration of this application are the suitability of the site, for residential development having regard to matters of planning policy and housing land supply, sustainability, design, highway safety and traffic generation, landscape and tree matters, provision of open space, ecology, amenity, drainage and flooding, affordable housing, education and loss of agricultural land.

Principle of Development

The principle of the development has already been accepted by the granting of outline planning approval ref; 11/01682C, which included the provision of up to 231 residential units.

This reserved matters application seeks to bring 224 residential units forward and the partial loss of this former wider vacant employment site has already been considered. The only material change since the outline application was considered is the introduction of the National Planning Policy Framework (NPPF).

NPPF Paragraph 215 of the National Planning Policy Framework (NPPF) indicates that relevant policies in existing Local Plans will be given weight according to their degree of consistency with the NPPF (the closer the policies are to the Framework, the greater the weight that may be given).

Housing Land Supply

The National Planning Policy Framework (NPPF) states at paragraph 47 there is a requirement to maintain a 5 year rolling supply of housing and states that Local Planning Authorities should:

“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.

The NPPF states that, Local Planning Authorities should have a clear understanding of housing needs in their area. This should take account of various factors including:

- housing need and demand,
- latest published household projections,
- evidence of the availability of suitable housing land,
- the Government’s overall ambitions for affordability.

The figures contained within the Regional Spatial Strategy proposed a dwelling requirement of 20,700 dwellings for Cheshire East as a whole, for the period 2003 to 2021, which equates to an average annual housing figure of 1,150 dwellings per annum. In February 2011 a full meeting of the Council resolved to maintain this housing requirement until such time that the new Local Plan was approved. It is considered that the most up-to-date information about housing land supply in Cheshire East is contained within the Strategic Housing Land Availability Assessment (SHLAA) which was adopted in March 2012.

The SHLAA has put forward a figure of 3.94 years housing land supply. Paragraph 47 of the NPPF requires that there is a five year supply of housing plus a buffer of 5% to improve choice and competition. The NPPF advocates a greater 20% buffer where there is a persistent record of under delivery of housing. However for the reasons set out in the report which was considered and approved by Strategic Planning Board at its meeting on 30th May 2012, these circumstances do not apply to Cheshire East. Accordingly once the 5% buffer is added, the Borough has an identified deliverable housing supply of 3.75 years.

The NPPF clearly states at paragraph 49 that:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.”

This must be read in conjunction with the presumption in favour of sustainable development as set out in paragraph 14 of the NPPF which for decision taking means:

“Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.”

The forthcoming Cheshire East Local Plan will set new housing numbers for the area and identify sufficient land and areas of growth to meet that requirement up to 2030. Progress has been made with the drafting of the Cheshire East Local Plan – Draft Development Strategy & Policy Principles, which Members have agreed the contents of. This will be published for consultation in January 2013 and will set the benchmark for the delivery of new housing across the borough.

With respect to this proposal, the site is already within the settlement zone line of Holmes Chapel and is predominantly previously developed land. Further, the provision of residential development on the site has already been accepted and therefore the principle is found to be acceptable and in accordance with national local and emerging policy.

Sustainability

In terms of sustainability, the application site is located on the south-easterly edge of the village. The village centre is only 600m to the north of the London Road frontage and the proposed access off Marsh Lane. Connectivity with the centre by would be improved by the provision of a Puffin pedestrian crossing near to the proposed Marsh Lane access which was secured at outline stage. This will ensure that the site is easily accessible on foot. The village hosts a range of shops and local services including health care facilities, primary and secondary schools and also a range of public transport services serving the local and wider area. These include bus stops and the nearby Holmes Chapel Railway Station. Taking this into account and the issues covered above, the site is considered to be in a sustainable location and therefore accords with the NPPFs aims of fostering sustainable development.

Design Considerations

In general terms, the proposed layout follows the general pattern of development as shown on the indicative masterplan that was tabled at the outline stage. The main difference is that there is now a mini roundabout proposed at the junction where Marsh Lane meets with Manor Lane, which has partly eaten into the site frontage. Additionally, the part of the site

immediately adjacent to the proposed roundabout and the existing access to the adjacent leisure facilities will accommodate residential units instead of the A1 local food retail store that was previously shown.

The Marsh Lane frontage is extremely prominent with views from Manor Lane directly terminating on the site. Following extensive discussions with the applicants and agent, the design and layout of the scheme has been amended to help address concerns regarding the need to provide a strong gateway into the site. Minor improvements on the Marsh Lane frontage have been made and whilst further improvements could be made, the impositions created by the inclusion of the roundabout need to be borne in mind. Although illustrative, the Masterplan accompanying the outline approval showed a less than attractive edge on this part of the site and the therefore the proposal as amended is improved.

Turning to the internal arrangements, the dwellings occupying the eastern portion of the site would be positioned around a central core of open space. The proposed dwellings would comprise a mixture of two to three storey buildings. This density would decrease towards the eastern perimeter of the site to ease the transition with the open countryside to the southeast and to maximise opportunities for planting and open space.

In respect to the internal street design, there has also been some minor improvement to include additional trees and landscape to help reduce the visual impact of frontage car parking. Details relating to hard landscape (i.e. the choice of materials) will be conditioned, to secure an appropriate palette alongside the soft landscaping as proposed in the revised plans.

With respect to the boundaries with the existing Sanofi Aventis site to the south, an easement has been provided to try to increase separation with the site and to safeguard the amenity afforded to the residential properties backing or siding on to the neighbouring site.

Given the mix and character of the area and having regard to the fact that the site would be self contained, the design of the dwellings would not appear out of keeping with the area. The design is considered to be acceptable and in accordance with relevant design policies of the local plan.

Highway Safety and Traffic Generation

Policy GR9 states that proposals for development requiring access, servicing or parking facilities will only be permitted where a number of criteria are satisfied. These include adequate and safe provision for suitable access and egress by vehicles, pedestrians and other road users to a public highway.

Access was determined at outline stage with the proposed residential units being served via a new access onto the A54 Marsh Lane. This new junction will be a simple priority junction and will be supplemented by a ghost island right turn lane system. Members will recall that there was concern regarding the existing junction where Marsh Lane meets with Manor Lane and, as a result, Members felt that it would be better served by a mini roundabout. To reflect this, a condition was added requiring the provision of a mini roundabout and this has now been incorporated into the proposed layout.

The right turn lane system coupled with the mini roundabout will assist with vehicle turning movements. This junction provision requires some widening of the A54 using part of the site frontage. This widening work will include both carriageway widening and the provision of a frontage footpath to carry pedestrians towards the railway station and village centre via a new proposed PUFFIN crossing located to the northwest, which was secured at outline stage.

There have been changes made to the internal layout following highway comments on the original submitted scheme. The main changes relate to the amount of shared surface being provided and that the internal roads will generally be at one level to promote lower traffic speeds and priority for pedestrian usage. As amended, the proposed width of carriageways and service verges are acceptable and will ensure that the internal roads can be formally adopted.

With respect to accessibility, pedestrian accessibility has been designed for permeability. The internal housing layout is conscious of the need for pedestrians to cross the A54 Marsh Lane to access the railway station and the village centre. Members will recall that the off-site proposals include a new Puffin crossing on the A54 which will enable pedestrians to cross to the village side of the A54.

Cycle access will use existing infrastructure and clearly the village centre plus other existing local facilities such as Brereton Heath are all within appropriate cycling distance via existing and good network routes.

Bus facilities are to be improved locally. The outline approval secured the provision of two new quality partnership bus stops on Marsh Lane.

Rail access is good with the local railway station in the immediate vicinity of the site. The provision of site frontage footpaths and the Puffin crossing will allow easy access to the railway station which is served by the main north/south Crewe line. The Strategic Highways Manager, whilst recognising that Holmes Chapel is a rural village, acknowledges that with the local nature of village amenities and the improvements on offer for pedestrian accessibility, this site should be considered sustainable as it is reasonably served by existing facilities.

Landscape and Tree Matters

In landscape terms, the most significant effect on public views resulting from the development is anticipated to be minor adverse for receptors using Marsh Lane, Manor Lane and Mill Lane where there would be views towards the proposed dwellings. Views would diminish as the landscape framework matured.

It is inevitable that there will be change to its landscape character. In the long term, it appears that with the Landscape Framework, the development proposed can be accommodated without significant visual impact. In the short term, the loss of the tree screening on Marsh Lane will have a significant visual impact, allowing clear views both of the new development and of the retained offices on the site. Nevertheless, notwithstanding the suggestion in the submission that views from within the site to the Sanofi Aventis site

would be mitigated by a strong landscaped buffer proposed using the 5m easement on the site boundary, it is considered that the mitigating benefits of such planting would be limited. However, they would not be so significant as to warrant a refusal.

Conditions to cover tree and hedgerow protection, works to retained trees, submission of arboricultural method statements, submission of landscape and boundary treatment details are recommended. In addition, a mechanism for securing the management of the proposed areas of POS and all the buffer areas (including retained plantation woodland), together with a mechanism to ensure that a framework of advanced boundary planting was established at an early stage rather than be provided piecemeal as the site is developed.

The planting close to Marsh Lane is on mounding and includes Sycamore, Ash, Beech, Scots Pine, Norway Maple and Poplar species. A further plantation is located on the south east boundary and extends some distance north into the site. This planting was originally intended to provide screening of the previous industrial buildings on the site and to degree offers some screening of the buildings that remain.

The proposed development would result in the loss of trees throughout the site, comprising:

- significant sections of the linear plantations adjoining Marsh Lane,
- a large mid site plantation extending into the site from the south east,
- a small number of trees close to the access with London Road and part of a group of trees to the south of the sports ground.

The Implications Assessment states that the most numerous and significant tree losses will be incurred in the loss of the plantation trees, to the detriment of the screening, landscape delineation, wildlife and habitat values currently provided.

The level of screening to the industrial works currently afforded by trees on the eastern boundary is considerable and their removal would open up views into the site when viewed from Marsh Lane and the junction of Manor Road.

It is considered that it will be possible to mitigate for the significant tree losses. However, the provision must be for planting to include a significant proportion of trees with a large mature size and for planting to be implemented to a sufficiently high standard to ensure that the ultimate size and longevity of trees will not be compromised particularly along the Marsh Lane frontage.

It should be noted that the plantations were planted to screen an industrial use, and given their character and form, they may not be appropriate for retention in the context of a new mixed use development which needs to be integrated into Holmes Chapel. In the light of a new use for the site, on balance the losses are deemed to be acceptable.

In respect of hedgerows, there are two sections of hedgerow on the site both worthy of retention. On the southeast boundary of the site there is a well establish mixed species hedge with trees. On the boundary of the site with Marsh Lane, running from the junction with Mill Lane, there is a Hawthorn hedge. It appears that the new access arrangement would result in minor hedgerow loss along Marsh Lane.

Impact on Setting of Adjacent Listed Building

Marsh Hall, a grade II listed residential property is situated towards the east of the site on the opposite side of Marsh Lane.

Previously, the owner of this property has raised concerns with reference made to the impact that the proposed access off Marsh Lane would have on the setting of Marsh Hall. In response to this, prior to the outline submission, the access was moved towards the west as far as practicable to help minimise any impact whilst having regard to highway safety requirements. As access has already been determined, the impact that this would have on the adjacent listed building has already been determined.

Nonetheless, the position of the access would not be situated directly adjacent to the listed building. Marsh Hall's boundary along Marsh Lane is well screened and only glimpses of the listed building can be obtained. This has led to Marsh Hall 'turning its back' on the Marsh Lane frontage. Additionally, the nearest part of the proposed built development (i.e. along the eastern boundary), has been set back approximately 30 metres to help minimise the visual impact from Marsh Lane and assist in the retention / provision of a landscape buffer along the eastern boundary. Conditions can be imposed to ensure that this landscaping buffer is retained and supplemented as far as is practicable.

Taking this into account, the listed building would not be read in the context of the proposed access or the nearest part of the built development. Whilst the development and proposed access would feature from views of Marsh Lane, the proposal would not cause significant detrimental impact on the setting of the listed building. This view is supported by the Council's Conservation Officer Provided that the landscaping along the eastern boundary can be supplemented..

Provision of Open Space

As per the outline application, the scheme proposes the provision of both green amenity space and Public Open Space (POS) within the development. The developer has explained that this will be provided in accordance with the Council's Supplementary Planning Guidance and will be maintained by a management company.

The eastern portion of the site will be arranged around a central core of open space which will also encompass a Locally Equipped Area for Play (LEAP). A second LEAP will also be provided in the far north-western corner of the site. Given the size of the proposal, and its location on the outer perimeter of the village, such provision is preferable to a reliance on existing facilities in the village. Such provision was outlined within the S106 pursuant to the outline application.

Subject to comments being received from the Council's Greenspaces section, this detailed scheme is found to be in accordance with SPD6.

Impact on Protected Species

This reserved matters application has been supported by an updated protected species survey in line with the requirements of the outline approval. The Council's Nature

Conservation Officer (NCO) has advised that the impacts of the development upon protected species are still of the same scale as anticipated when the outline consent was granted. As such, the NCO has no objection, subject to conditions. Such conditions relate to the implementation of the proposed protected species mitigation and a breeding birds condition. Further comments are also made in respect of the landscaping.

The proposed landscaping and in particular the amount of tree planting/retention proposed is reduced in comparison with that shown on the outline indicate plan particularly to the north of plots B80 – A112 and to the boundary north of B35 – B69. A small block of existing woodland is present to the southern tip of the site. This woodland does not appear on the proposed landscape layout. It is advised that this woodland should be retained and incorporated into the proposed landscaping scheme for the site. Given that this area is not proposed for development, it is considered that this could be secured through condition.

Similarly a relatively important hedgerow was identified along the south-eastern boundary of the site. This hedgerow is not clearly shown as being retained as part of the proposed landscaping plans. It is recommended that the hedgerow should be retained and incorporated into the proposed landscaping for the site. Subject to this, the proposal is deemed to be acceptable in ecological terms.

Impact on Residential Amenity

According to Policy GR6, planning permission for any development adjoining or near to residential property or sensitive uses will only be permitted where the proposal would not have an unduly detrimental effect on their amenity due to loss of privacy, loss of sunlight and daylight, visual intrusion, and noise. Supplementary Planning Guidance Note 2 advises on the minimum separation distances between dwellings. The distance between main principal elevations (those containing main windows) should be 21.3 metres with this reducing to 13.8 metres between flanking and principal elevations.

The proposed layout enjoys generous separation (approximately 50 metres) with the nearest neighbouring property Marsh Hall and as such the proposal would not materially harm neighbouring amenity by reason of loss of light, visual intrusion or overlooking.

The proposed layout and the orientation of the properties have been designed to respect the advised separation distances. There are examples where some plots fall short of the required distance. However, these are only marginal and therefore not significant. There are some flanking elevations (for example on corner plots) that will need to have permitted development rights for openings removed in order to control the introduction of any future openings. Additionally some of the smaller plots will require permitted development rights to be removed for extensions etc to protect future amenity. Such measures can be imposed by condition.

Those properties sharing boundaries with the neighbouring commercial / industrial uses would exceed the minimum separation. All of the proposed units will enjoy an adequate provision of private amenity space having regard to the size of the unit that it would be intended to serve. As such, the residential amenity of future occupants would be acceptable in terms of overlooking, privacy, and daylight.

With regard to noise, a Noise Assessment was submitted to support the outline application. The assessment recommended a series of mitigation measures to be carried out to reduce the impact of noise on the future occupants of the proposed dwellings, primarily from the adjacent Crewe to Manchester Railway Line and adjacent commercial and industrial uses. The assessment concluded that any harm could be addressed through the incorporation of appropriate glazing, acoustic ventilation and materials in the development to help minimise any noise impact. This was conditioned at outline stage. The Councils' Environmental Protection Unit is satisfied that the noise considerations and therefore the scheme is deemed to accord with local plan policy GR6.

Contaminated Land

Owing to the previous land uses, parts of the site have been subjected to contamination and require remedial works. Detailed site investigation reports have been submitted with the outline application and subsequent reports have followed.

The far eastern part of the site is relatively unaffected by contamination and is likely to be developed in the first phase of the development. It is envisaged that the remaining part of the site, i.e. the limb that adjoins the western portions of the former Fison's site will be remediated whilst the first phase is being built. It is understood that this remediation has already begun. The Council's Environmental Protection Unit has reviewed the site investigation reports and has offered no objection, subject to conditions.

Flooding and Drainage

Part of the application site is located within Flood Zone 2 as shown on the Environment Agency Flood Map. However, this area represents a small parcel of land situated along the River Croco and no development is proposed on or within the vicinity of this land. The site is largely located within Flood Zone 1 indicating that the site is not at risk from fluvial or tidal sources.

In accordance with the NPPF and local policy, the applicant has considered the impact on the surface water regime in the area should development occur. The Environment Agency has confirmed that the redevelopment of the site is considered to be acceptable with the use of appropriate conditions. Such conditions include a drainage scheme for surface water run-off, a scheme to manage the risk of flooding from overland flow of surface water, a landscape management plan along the River Croco. These conditions were imposed on the outline approval and do not need to be repeated.

Provision of Affordable Housing

The proposed development will provide 67 affordable units (44 affordable or social rent and 23 for intermediate tenure) within the proposed 224 units. 57 of the properties are 3 bed houses and 10 are 2 bed properties. Although this mix of properties does not meet the highest need for social rented housing identified from Cheshire Homechoice (the choice based lettings system used to allocate social housing in Cheshire East), it does meet the highest need for property type in Holmes Chapel identified from the SHMA 2010. As such, the Housing Strategy and Needs Manager has stated that this provision is acceptable and that it accords with the Interim Affordable Housing Statement requirements that

developments of this scale should provide a minimum of 30% affordable housing within the scheme and of which 65% should be social rented (with potential for affordable rent) and 35% should be intermediate tenure.

Impact on Education Capacity

The proposed development is of a scale which has the potential to create greater demand on schools in the local area. The Education department has confirmed that there is sufficient capacity within local primary and secondary schools to accommodate the likely number of pupils generated. As such, no contribution has been requested.

10. REASONS FOR APPROVAL

The proposal involves the redevelopment of a brownfield site within the settlement boundary, for residential use, the principle of which has already been accepted at outline stage (planning ref; 11/1682C). The scheme also has a number of other positive planning benefits, including the remediation of the site, the removal of potentially heavy industrial uses and more crucially it will assist in meeting the Council's 5 year housing land supply requirement and in the delivery of much needed affordable housing within a sustainable location.

As amended, the general layout and design is found to be acceptable with suitable Public Open Space. The impact on the local landscape would change as a result of the proposal due to the removal of a former screening bund and some planting. However, the proposed density and scale of development would not be as significant as the former buildings on site that the bund was designed to screen and the impact on the local landscape would not be significant, provided that it can be supplemented along the eastern boundary with Marsh Lane.

With regard to the traffic generation from this site, such impacts were considered and dealt with at outline stage and this proposal does not result in any change to these considerations. The only deviance in highways terms is the provision of a mini roundabout at the junction where Marsh Lane meets with Manor Lane. However, this was requested by Members previously and the Strategic Highways Manager has not objected to the detail. The development will provide accessibility options which include pedestrian, cycle, bus and rail modes of travel, including new puffin crossing along Marsh Lane and other highway improvements which will improve connectivity with Holmes Chapel Village Centre.

The proposals are considered to be acceptable in terms of their impact on the adjacent listed Marsh Hall and the development is not anticipated to result in increased risk of off-site or on site flooding.

The developer has offered to provide 30% affordable housing based on 65% social rented and 35% intermediate tenure, and to be provided in a variety of unit sizes to meet local requirements.

Any impacts on protected species have been minimised through appropriately agreed mitigation.

Subject to conditions, the residential amenity of future occupants would be adequately mitigated for and the contamination on parts of the site can be remediated appropriately. The proposal complies with the relevant local plan policies and accordingly it is recommended for approval subject to a Section 106 agreement and appropriate conditions.

11. RECOMMENDATION

APPROVE subject to comments from Greenspaces and the following conditions:-

- 1. Standard**
- 2. Approval for reserved matters relates only to Plots A & B (residential element of outline approval 11/1682C)**
- 3. Approved Plans / amended plans**
- 4. Notwithstanding detail shown – landscaping scheme to be submitted to show retention/management of area of woodland to south of site, retention of hedgerow along south-eastern boundary and supplementary planting along Marsh Lane frontage**
- 5. Implementation of Landscaping Scheme**
- 6. Retention of trees and hedgerows**
- 7. Submission of Arboricultural Impact Assessment**
- 8. Submission of Arboricultural Method Statement**
- 9. Submission of Comprehensive tree protection measures**
- 10. Materials to be submitted inc hard-landscaping and surfacing**
- 11. Recommendations and mitigation within submitted Protected Species survey to be carried out**
- 12. Breeding birds survey**
- 13. Further contaminated land investigations / mitigation for Plot B (western portion of site)**
- 14. Detailed design and construction drawings for the proposed access junction, related carriageway widening and footway provision and mini roundabout. Delivered prior to first occupation**
- 15. Submission of Environmental Management Plan**
- 16. Submission of existing and proposed levels survey**
- 17. Removal of Permitted Development Rights Classes A-E on selected plots**
- 18. Removal of Permitted Development Rights for openings including obscured glazing requirement on selected plots**

(c) Crown copyright and database rights 2012. Ordnance Survey 100049045, 100049046.

