

Application No: 15/5401M

Location: ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY,  
MACCLESFIELD, CHESHIRE, SK10 4TF

Proposal: 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 dwellinghouses, 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

Applicant: Mr Joe Broadley, Alderley Park Limited

Expiry Date: 21-Mar-2016

## **SUMMARY**

Following AstraZeneca's announced departure from Alderley Park, a series of important interventions have taken place to ensure that the impact of disinvestment is managed and mitigated. The proposals demonstrate a continued commitment to the parks development as a world class hub for the Life Sciences.

The proposals will provide high-quality and flexible purpose-built facilities in the short-term for both new and existing companies at the BioHub, thus ensuring that that talent and skills associated with AstraZeneca can be re-deployed on site before becoming dissipated.

A range of uses is proposed on the site, and whilst the residential use is proposed to "pump prime" the life science development, the other uses are very much complimentary to the site as a whole.

All the proposed development, with the exception of some re-located sports pitches, are within the defined area of Previously Developed Land.

The proposed development will have some impact on openness and as such is considered to be inappropriate development. Very Special Circumstances are however demonstrated in this case sufficient to outweigh this harm, with the economic case for the life science business being particularly important.

A high quality of development is proposed, and although the application is in outline, parameters and design principles will help ensure this at the reserved matter stage(s).

There is no significant highway impact and cycle/pedestrian access will be improved by the development.

Any ecological impacts can be addressed through appropriate mitigation.

A full Environmental Statement has accompanied the application.

S106 Contributions are set out at the end of the report

Subject to the outstanding comments, the overall scheme is considered to constitute sustainable development with a firm emphasis on the economic benefits of the proposal.

## **RECOMMENDATION**

**Minded to Approve subject to referral to the Secretary of State, and subject to conditions and S106 Agreement**

## **DESCRIPTION OF SITE AND CONTEXT**

### **Allocations:**

The site is located in the North Cheshire Green Belt and is identified as a Major Development Site in the Green Belt in the Macclesfield Local Plan.

### **Background:**

As detailed within the Alderley Park Development Framework, which was endorsed by the Council on 30<sup>th</sup> June 2015, Alderley Park is a research and development site renowned for the discovery and development of innovative new medicines. It is a key part of the North West Life Science Ecosystem. Opening more than 40 years ago, the site has a rich heritage of important advancements in medical treatments. As the lead centre for cancer research, Alderley Park currently houses the global Advanced Lead Discovery Centre, and its world class laboratories offer unique facilities for drug discovery and development.

When AstraZeneca announced its intention to transition the majority of its research and development function from Alderley Park to a new purpose-built centre in Cambridge, it was immediately recognised that the potential negative economic impacts of this decision were considerable. Following rapid intervention at Ministerial level, senior stakeholders came together, as the Alderley Park Taskforce, to devise a strategy for the site which would sustain high-value employment and investment beyond AstraZeneca's planned withdrawal.

AstraZeneca had already begun to establish a cluster of research and development life science companies on site at the BioHub. The Taskforce therefore set out a vision for the site which would build on that BioHub model, devising a strategy to re-purpose the site to offer facilities which complement existing life science resources across the region.

In March 2014, Manchester Science Partnerships (MSP) successfully bid to acquire the site, confirming its ambition to build on the BioHub concept, adapting the site's state-of-the-art research facilities to enable the development of a community of life science businesses specialising in different aspects of the drug discovery chain.

AstraZeneca's phased decant of the site is progressing and the applicant is now keen to begin the task of re-purposing the site. It is critical that work is undertaken to remodel the site for multioccupier use quickly such that talent and skills associated with AstraZeneca can be re-deployed on site before becoming dissipated and to ensure the world class facilities on site are properly maintained and do not become obsolete.

The proposals will therefore create high-quality accommodation capable of attracting continued investment in the Life Sciences at Alderley Park.

Alderley Park Limited is the applicant for this planning application. It wholly owns Alderley Park and is made up of Bruntwood, a property developer specialising in providing commercial premises across a range of business sectors (51% controlling share in Alderley Park Limited), as well as Manchester Science Partnerships (39%) and Cheshire East Council (10%).

Bruntwood in turn has controlling shares (64%) in Manchester Science Partnerships, a Greater Manchester based public-private partnership and science park operator whose other shareholders consist of:

- Manchester City Council (12%);
- University of Manchester (12%);
- Manchester Metropolitan University (4%);
- Cheshire East Council (3%);
- Central Manchester Hospital Foundation Trust (3%); and
- Salford City Council (2%).

National policy and Government funding alone is insufficient to ensure the successful future of Alderley Park as a world-class hub for the life sciences. Short-term investment and finance is required to provide the upfront capital necessary to transform the site from single occupancy (previously by AstraZeneca), to one that is capable of attracting and accommodating a multitude of specialised companies. It is on this basis that a planning application is submitted to the Council which seeks to enhance the employment offer at Alderley Park through, in part, the development of alternative and high value uses on-site which will release, at least in part, the

funds required to enable the delivery of the first phases of improvement works, thus ensuring the future strength of Alderley Park in this specialised market.

### **Historic context:**

Sir Thomas Stanley bought the manor of Nether Alderley from the Fittons of Gawsworth in 1572. The Stanley family first resided at Alderley Old Hall, until it was destroyed by fire in 1779. After the fire the family moved to the Park House, a farm bailiff's house at the southern end of the park. From 1810 onwards a programme of building improvements was undertaken and there survives today the extensive stabling arranged around two courtyards linked by an archway.

The new house was erected to the east of this complex and, like the stables, was built in stages. It was designed in a plain classical style, low and spreading, with various rambling extensions, faced in stone or stucco. By the end of the 19th century the house had 40 principal bedrooms but in 1931 was struck by fire once again, and, already too large and costly to maintain, was demolished two years later.

In 1938 the family's estate began to be broken up for financial reasons and the 400-acre park was bought by a Mr Crundall, a London developer. During World War II large parts of the site fell into decay, but in 1950, after the failure of the developer to gain consent for housing in the park, the estate was acquired by I.C.I. for the establishment of a scientific research facility. The park and gardens were restored as the generous setting for a huge complex of offices and laboratories which were subsequently owned and operated by I.C.I.'s successor AstraZeneca.

### **World Class Facilities:**

Alderley Park is now a world-class research and development site renowned for the discovery and development of innovative new medicines. It is a key part of the Northwest Life Science

Ecosystem. Opening more than 40 years ago, the site has a rich heritage of important advancements in medical treatments. As the lead centre for cancer research, Alderley Park currently houses the global Advanced Lead Discovery Centre, and its world-class laboratories offer unique facilities for drug discovery and development.

In 2013 AstraZeneca announced its intention to transition the majority of its research and development functions away from Alderley Park to a new, purpose-built centre in Cambridge. It was immediately recognised that the potential negative economic impacts of this decision were considerable. Following rapid intervention at ministerial level, senior stakeholders came together as the Alderley Park Taskforce to devise a strategy for the site which would sustain high-value employment and investment beyond AstraZeneca's planned withdrawal. The Task Force was jointly chaired by Chris Brinsmead, Life Sciences Business Advisor to the Government, and Clive Morris, the Vice President of AstraZeneca, and comprised representatives of key local stakeholder groups including:

- Cheshire East Council;
- Cheshire and Warrington Local Enterprise Partnership;
- Manchester City Council;
- BioNow;
- University of Manchester; and
- David Rutley, MP for Macclesfield.

AstraZeneca had already begun to establish a cluster of research and development life science companies on site at the BioHub incubator. This is powered by BioCity which helps to create and grow successful life science companies. This is achieved by creating the optimum environment for emerging businesses to thrive by offering world-class, state-of-the-art laboratories and commercial office space, shared services, training, business support and access to investment. The success of this formula is supported by the 91% survival rate of BioCity-based companies over the past 12 years, making BioCity an international hub for entrepreneurial activity in the life sciences sector

The Taskforce therefore set out a vision for the site which would build on the success of the BioHub incubator model, devising a strategy to re-purpose the site to offer facilities which complement existing life science resources across the region. This strategy recognised that there is likely to be a need for a degree of flexibility regarding land uses to deliver, grow and sustain the vision for the Life Sciences Park. In March 2014, MSP successfully bid to acquire the site, confirming its ambition to build on the BioHub incubator concept, adapting the site's state-of-the-art research facilities to enable the development of a community of life science businesses specialising in different aspects of the drug discovery chain.

AstraZeneca's phased decant of the site is progressing at speed and the applicant is keen to begin the task of re-purposing it. Critical to this is the imminent remodelling of the site for multi-occupier use so that the talent and skills associated with AstraZeneca can be re-deployed on site before dissipating; and to ensure that the world-class facilities on-site are properly maintained and do not become obsolete.

A planning application for the refurbishment and partial redevelopment of Block 15 (formally known as the Central Toxicology Laboratories) was approved by the Strategic Planning Board in December 2015 (ref. 15/4472M) and represents a critical first step in this process. It will

provide high-quality and purpose-built facilities in the short-term for both new companies to Alderley Park and existing companies already at the BioHub looking to expand.

### **Site / Topography:**

The application site covers approximately 49 hectares of previously developed land within the wider lands of Alderley Park; a 160 hectare rural estate with large areas of historic and agricultural parkland and managed woodlands within the Civil Parishes of both Nether Alderley and Over Alderley. The settlement of Nether Alderley is located immediately to the north of Alderley Park, beyond which is the town of Alderley Edge. Macclesfield lies approximately 4.2km to the east.

The previously developed areas of the site comprise the distinct areas of Mereside, Parklands and the South Campus. As described above, each has developed over a number of years for a variety of uses resulting in varied characters throughout the site. Indeed, the scale of built form is unusually varied, showing juxtaposition in scale and architectural style due to development of different uses over different eras, ranging from 4 to 6 storey office and laboratory buildings to 2 storey historic structures. Outside of these three key areas, the remainder of the site comprises woodland, farmland and parkland.

### **Mereside:**

Mereside is the main focus of the site's state of the art chemistry and biological facilities and includes the energy centre, newly created BioHub, modern offices, a high-quality conference centre, restaurant and associated parking. This zone sits alongside Radnor Mere, providing an exceptionally high-quality setting. However, included within some of these world-class facilities are a number of older and poorer quality buildings that have reached the end of their operational and useful lives. The demolition of these assets therefore provides an excellent opportunity for the development of new and modern employment facilities.

### **Parklands:**

Parklands is sited centrally within the built up area of the site and contains a modern office building together with other large scale buildings and extensive areas of surface car parking. This zone is bisected by the main site circulation road. Whilst the Parklands office building is a high-quality, award winning structure, the industrial style buildings to the east and the car parking which lies adjacent to them are no longer required for the Life Sciences Park going forward. This area of the site, which is surrounded by woodland, thus offers significant potential for redevelopment.

### **South Campus:**

The South Campus is the historical part of the site where Alderley Hall once stood prior to its demolition in 1931. This zone contains a range of buildings including a substantial double courtyard complex of former stables, the former Ballroom and, to the east, Alderley House, a complex of office buildings originating from the 1960's, with later additions. Closely associated with the main buildings complex within the South Campus is the 'AZ' Sports Club, including a sports hall, associated car parking areas and formal recreation provision, including football, tennis courts and cricket pitch. Key environmental assets in this area also include the

'Serpentine', ornamental water body, and a sunken walled garden containing a formal pond built for the early nineteenth century Alderley Hall. Many other historic features associated with Alderley Hall are visible in this area of the site including the former stables, dovecote and arboretum.

### **Woodland, Farmland and Historic Parkland:**

The historic parkland and farmland is located within the southern and western parts of Alderley Park, with the woodlands (including some ancient woodland) to the north and east. Connecting these assets are a series of pathways and tracks which, when opened up to the public, would provide access to over 70 hectares of highly valuable recreational and ecological space.

### **Previous Developed Land:**

The extent of Previously Developed Land (PDL) was first identified in the Development Prospectus in January 2014, and this same area was maintained in the Alderley Park Development Framework June 2015, and before that in the Cheshire East Local Plan Strategy submitted to the Secretary of State for Communities and Local Government in May 2014, under Policy CS29. Whilst the majority of this area would be defined as brownfield, there are areas of landscaping and sports pitches which would not. This matter is discussed in more detail below.

### **Access:**

The park lies just off the A34 allowing access by road to Manchester International Airport in around 20 minutes and to Wilmslow in 7 minutes. From Alderley Edge railway station, Manchester city centre is accessible by train in 30 minutes and Manchester Airport in only 10 minutes. The Arriva 130 bus serves the site between Macclesfield and Alderley Edge every half hour Monday to Friday and hourly on Saturdays, the service also runs directly through the site during the weekday AM & PM periods. In addition, from Monday to Friday the 27A bus also passes through the site twice a day in either direction between Macclesfield and Knutsford.

There are existing bus stops on the internal access road and on the A34 Congleton Road, with the southern access to South Campus being within 500m of stops on the A537 Chelford Road. There are also significant levels of amenity open space and outdoor sports facilities present on-site with the application site by its nature being in a parkland and woodland setting. A number of ancillary retail, cafe and restaurant uses are already present at Alderley Park and serve the needs to workers; as well as a postbox, cash machine, indoor sports facility. Furthermore, there is a petrol filling station with associated convenience store, postbox and cash machine, as well as a Day Nursery, all located off-site on the Monks Heath crossroads approximately 1km to the south.

### **Surrounding Land Uses:**

The site adjoins agricultural land to all boundaries, with an area of woodland to the north east off Hocker Lane. There are very few properties adjoining the site, but to the north are some dwellings to the south of Nether Alderley, and off Hocker Lane.

## DETAILS OF PROPOSAL

The application has been submitted in 'hybrid' form seeking both full and outline planning permission for various components under the Town and Country Planning Act 1990. The application seeks 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 uses:

- Laboratory, offices and light manufacturing (Use Class B1) 38,000 m<sup>2</sup> (GIA);
- Retail, café, restaurant, public house and / or crèche (Use Classes A1, A3, A4 and D1) 1,500 m<sup>2</sup> (GIA);
- Residential and / or retirement (Use Classes C2 and C3) 275 units;
- Hotel (Use Class C1) 100 beds;
- Sport and Recreational (Use Class D2) (indoor sports 2,000 m<sup>2</sup> (GIA);
- Multi Storey Car Parking (*sui generis*) 14,000 m<sup>2</sup> (GIA) /
- 534 spaces;
- Waste Transfer Station (*sui generis*) 900 m<sup>2</sup> (GIA)
- Public realm and landscaping; and
- Other associated infrastructure.

### The Proposed Masterplan

The following paragraphs provide a brief description of the proposed development for each of the four key character areas:

#### Mereside

Mereside is where the majority of the proposed employment uses are to be focussed. The proposals seek to retain the good quality buildings in Mereside (such as the BioHub8) whilst removing and redeveloping those of poorer quality in order to create a better relationship between buildings (existing and proposed) and a more open character within the Life Sciences Park. This redevelopment allows for the creation of a high-quality and shared street along an east-west alignment providing for improved pedestrian access and outdoor gathering spaces. As well as greatly enhancing the external environment and connections of Mereside, this street will allow the surrounding landscape influences to infiltrate the development, sensitively integrating the built form into its surrounding landscape setting. Furthermore, the temporary car park to the northwest of Mereside is to be retained as permanent surface car-parking to meet the needs of the site as set out in the Car Parking Management Strategy.

#### Parklands

Parklands is to provide a number of replacement sports facilities, as set out in the Sports Facilities Reprovision Strategy, alongside a new residential development including “*key worker*” type housing for eligible employees at the Life Sciences Park. The new sporting facilities will help to create a strong connection between the primary employment area of Mereside and the predominantly residential area of the South Campus.

#### The South Campus

The South Campus is to provide a new residential community carefully integrated with a number of associated and ancillary commercial uses such as a farm shop, hotel, restaurant and public house within the main historic courtyard that showcases the site's key heritage assets. Important open features such as the arboretum and cricket pitch will be retained, with residential enclaves provided throughout. Furthermore, the existing sporting and recreational facilities will be fully reprovided both within the Parklands area and within a small area of parkland.

### **Woodland, Farmland and Historic Parkland**

The remaining woodland, farm and heritage parkland are to be a focus for enhanced recreational access. As well as some replacement sporting and recreational facilities, the existing array of pathways within the site will be opened up for public use allowing for the first time enjoyment by the local community and wider public; as well as provide connections and links to the surrounding public footpath and bridleway network. This will enable recreational linkages with existing routes through to National Trust land around Alderley Edge.

### **Site Access:**

Vehicular access to the site will remain as existing, with access via the 3 access points, 2 off the A34, one off Congleton Road. The Movement Parameters Plan indicates where pedestrian/cycle links could be made linking the site to the existing highways and rights of way network.

### **RELEVANT HISTORY**

Since its purchase by I.C.I in the early 1950s, the application site has had a complex planning history as it has grown into the expansive world-class scientific centre present today. Other than a number of ancillary or historical uses within the site (such as general infrastructure, restaurants, a public house, energy centre and conference centres), the remainder of the existing buildings benefit from a series of planning permissions for research laboratories, office accommodation and associated uses, all falling within Use Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Following a review of the Council's records it is evident that there have been a number of applications for numerous buildings, and significant landscaping improvements across the Alderley Park Estate, however these are not directly relevant to this application proposal as these proposals commence the start of a new chapter of development in the parks history.

### **POLICIES**

By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development plan unless material considerations indicate otherwise.

### **National Planning Policy: NPPF**

Since the NPPF was published, the saved policies within the Macclesfield Borough Council Local Plan are still applicable but should be weighted according to their degree of consistency with the NPPF. The Local Plan policies outlined above are broadly consistent with the NPPF and therefore should be given weight accordingly.

- The NPPF sets out a clear presumption in favour of sustainable development. Paragraph 7 defines sustainable development as having three dimensions: economic, social and environmental;
- Paragraph 9 of the Framework explains that pursuing sustainable development involves *'seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life'*;
- Paragraph 14 sets out the presumption in favour of sustainable development, which should be *'seen as a golden thread running through both plan-making and decision-taking'*;
- Paragraph 17 outlines 12 core land-use planning principles that should underpin both plan-making and decision-taking;
- Paragraph 18 of the NPPF sets out that: *'the Government is committed to securing economic growth in order to create jobs and prosperity'*;
- At paragraph 19 identifies that *'the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth'*;
- Paragraph 21 identifies a number of measures for local planning authorities to consider when drawing up their plans to assist investment in business, which it is identified *'should not be over burdened by the combined requirements of planning policy expectations'*;
- Amongst the measures identified in paragraph 21, is the need to support existing business sectors and to build in flexibility to be able to respond to changes in economic circumstances;
- Paragraph 32 indicates that developments generating significant amounts of movement should be supported by a Transport Statement/Assessment;
- Paragraph 24 states that local planning authorities should apply the sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date Local Plan;
- Paragraph 26 requires an assessment of impact on existing, committed and planned public and private investment and the impact on town centre vitality and viability;
- Paragraph 56 highlights that good design is a key aspect of sustainable development;
- Paragraph 61 sets out that development should address the connections between people and places and the integration of new development into the natural, built and historic environment;
- Paragraph 80 outlines the five purposes the Green Belt serves;
- Paragraph 109 states the planning system should contribute to the enhancement of the natural and local environment and protect and enhance value landscapes, minimise impact on biodiversity and provide net gains where possible;
- Paragraph 111 sets out that *'planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land)';and*
- Paragraph 118 states Council's should aim to conserve and enhance biodiversity through principles such as mitigating and compensating for significant harm that cannot be avoided.

In addition there are further paragraphs covering housing, design and wellbeing also have a wider relevance to the consideration of the application.

## **Local Plan Policy:**

The application site lies within the Green Belt as defined by the Macclesfield Borough Local Plan. The relevant Local Plan policies are considered to be: -

### Environment

- NE2 Protection of Local Landscapes
- NE5 Historical landscapes, parklands and gardens;
- NE11 Nature Conservation;
- NE17 Major developments in the countryside
- BE1 Good Design;
- BE21-24 Archaeology;
- BE22 Scheduled Monuments;

### Green Belt

- GC1 New development in the Green Belt;
- GC4 Major Developed Sites in the Green Belt;

### Recreation

- RT7 Cycleways, bridleways and footpaths;

### Employment

- E1 Employment Land Policies;

### Transport

- T1 General Transportation policy;
- T2 Public Transport;
- T5 Provision for cyclists;
- T6 Highways improvements and traffic management;

### Implementation

- IMP1 Development sites;
- IMP2 Transport Measures;

### Development Control

- DC1 High quality design for new build;
- DC5 Measures to improve natural surveillance and reduce crime

- DC6 Circulation and Access;
- DC8 Requirements for Landscaping;
- DC9 Tree Protection
- DC17 Water resources
- DC18 Sustainable drainage systems
- DC63 Contaminated land

### **Cheshire East Local Plan Strategy – Submission Version (CELPS) March 2014:**

The following are considered relevant material considerations as indications of the emerging strategy:

- Policy MP 1 Presumption in Favour of Sustainable Development
- Policy PG 1 Overall Development Strategy
- Policy PG 2 Settlement Hierarchy
- Policy PG 3 Green Belt
- Policy PG 6 Spatial Distribution of Development
- Policy SD 1 Sustainable Development in Cheshire East
- Policy SD 2 Sustainable Development Principles
- Policy CS29 Alderley Park Opportunity Site
- Policy IN 1 Infrastructure
- Policy IN 2 Developer Contributions
- Policy EG 1 Economic Prosperity
- Policy EG 3 Existing and Allocated Employment Sites
- Policy EG 5 Promoting a Town Centre First Approach to Retail and Commerce
- Policy SE 1 Design
- Policy SE 2 Efficient Use of Land
- Policy SE 3 Biodiversity and Geodiversity
- Policy SE 4 The Landscape
- Policy SE 5 Trees, Hedgerows and Woodland
- Policy SE 6 Green Infrastructure
- Policy SE 7 The Historic Environment
- Policy SE 8 Renewable and Low Carbon Energy
- Policy SE 9 Energy Efficient Development
- Policy SE 13 Flood Risk and Water Management
- Policy CO 1 Sustainable Travel and Transport
- Policy CO 2 Enabling Business Growth Through Transport Infrastructure
- Policy CO 4 Travel Plans and Transport Assessments
- Policy CS 29 Alderley Park Opportunity Site

### **Other Material Considerations:**

- The Alderley Park Development Framework (June 2015);
- The Nature Conservation Strategy Supplementary Planning Document (October 2006);
- Supplementary Planning Guidance on s106 (Planning) Agreements (May 2004);
- Trees and Development Guidelines (February 2004);
- The Cheshire East Employment Land Review (March 2012);
- The Cheshire East Economic Development Strategy (June 2011);
- The Local Plan Strategy Employment Background Paper (March 2014);

- The SQW Report on the Economic Impact of Disinvestment (January 2014);
- The SQW Assessment on Future Demand (February 2014);
- The National Planning Policy Framework (March 2012); and
- The Planning Practice Guidance (March 2014)

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

Relevant legislation also includes the EC Habitats Directive and the Conservation (Natural Habitats etc.) Regulations 2010.

## **CONSULTATIONS (External to Planning)**

**United Utilities:** No objections are raised, but they recommend a drainage condition and make a series of recommendations with regards to water supply and drainage matters.

**Environment Agency:** No objections, but recommend conditions relating to a remediation strategy to deal with the risks associated with contamination, together with separate conditions relating to verification of the works set out, and if contamination is found how will it be addressed. A condition is also recommended with regards to requiring the approval of piling or other penetrative methods of foundation design to avoid risk to groundwater. Informatives are also recommended with regards to reuse of materials on site, waste removal from site, and they recommend that the EA is consulted prior to more site investigation works.

**Historic England:** No objections are raised. They are “happy” the supporting information has demonstrated there will be a negligible impact on the high grade listed buildings Haymans’s House and four buildings in the Nether Alderley Conservation Area, and recommend that the Council determine the application on the basis of national and local policy guidance, and its own specialist advice.

**Cheshire Archaeology Planning Advisory Service:** Agree the site has “low-nil potential to contain below-ground archaeological deposits that would be affected by the proposals”. They note however the heritage statement recommends mitigation in the form of research and recording of the history and historic development of the parkland landscape and historic buildings, and that this should be conditioned.

**Health and Safety Executive:** Makes no comments on this application

**Natural England:** They consider the proposals are unlikely to impact on statutory nature conservation sites: with regard to protected species & ancient woodland recommend standing advice is followed and that Green Infrastructure should be incorporated into the development, together with biodiversity and landscape enhancements.

**Sport England:** A holding objection has been received. They are satisfied the applicant has demonstrated the quantitative but not the qualitative requirements of policy (Para.74 of NPPF) to provide an “equivalent or better quality and of equivalent or greater quantity” of provision. Sport England has stated conditions can deal with a number of the matters that can be addressed, but not the quality issue. Detailed negotiations have taken place with the applicant’s agent, and they have commissioned an agronomy report (detailed site investigation) the results of which and recommendations will be sent to Sport England in

advance of the committee meeting. Whilst at the time of writing the report, it was considered that sport England's requirements could be met, their comments will be reported as a Late Item.

**The Cheshire Gardens Trust:** Whilst they support the maintenance of Alderley Park as a world class science facility, they feel too little attention has been paid to the "designated historic landscape" (their description), and as such resulted in a lower value of significance being afforded to landscape impact. Whilst they acknowledge the impact on the historic parkland will not be significant, they are particularly concerned about the proposals for the replacement of the water garden restaurant with a modern 4 storey building, and proposals to build in the walled garden which they feel will have a detrimental impact. In short they object to the application, but should approval be recommended they recommend conditions requiring a full assessment of the historic landscape, and this should be used to review proposals for the south campus. In addition they recommend a condition protecting the parkland from future development.

**Manchester Airport:** No objections but they do recommend conditions with regards to a detailed landscaping scheme, a detailed drainage scheme, approval of the design & operation of the Waste Transfer Station and approval of any renewable energy measures. All the conditions are recommended to avoid attracting birds which could endanger the safe operation of aircraft.

**Environmental protection:** Whilst a number of possible issues have been identified with regards to noise and vibration, especially during the demolition and construction phase of the development, conditions including an Environmental Management Plan and at the operational phase of the development lighting and noise conditions are recommended. With regards to air quality, the assessment concludes there will be a traffic impact of a minor adverse magnitude. Conditions are recommended to address this issue. Finally with regards to contaminated land, a condition and informative are recommended.

**Highways:** It is noted that proposed changes will result in a 6-8% loss of employment floorspace on site, and a net reduction in car parking across the site. The traffic assessment is considered acceptable, and is based on the 'worst case' i.e. that the site is fully occupied. Expressed in percentage terms at each junction it is estimated that the impacts will be between a 2 & 5.5% increase. This is not considered a severe impact. Looking at the wider area, the A34 Congleton Road/A537 Chelford Road has existing congestion problems, with long queues in the peak hours. Whilst the proposed development will have some impact it is not significant, although it is considered that a contribution for improvements to this junction is sought as problems at this junction will only get worse if mitigation measures are not put forward.

Although there are peak hour bus services to the site, general access is limited and is currently reliant on the car. It is however important the site is linked into the surrounding footpath and cycle network and it is recommended a link be made from the site to the end of the Alderley Edge bypass/Melrose Way. If a contribution is made to the A34 Congleton Road/A537 Chelford Road junction improvements, and a cycle link is made there are no objections to the proposal on highway grounds.

**Strategic Housing Officer:** Whilst current policy requires the provision of 30% affordable housing, the Alderley Park Development Framework states that “opportunities should be explored to deliver some affordable housing” as part of the development and as such we would like to see some on-site affordable housing. The same report also states that “any proposals which suggest a relaxation on normal affordable housing policy must be supported by a detailed viability appraisal.”

They acknowledge that normal policy requirements may not be applied here as it is for an important supporting development and as such a reduced affordable housing requirement is likely to be acceptable. They also acknowledge offsite provision via a Section 106 Agreement could be acceptable, but care needs to be taken over the definition of “key worker housing” on site, as currently proposed.

**Flood Risk:** Comments awaited

**Greenspaces:** Comments awaited

**Education Officer:** They report that Nether Alderley Primary Academy is the only primary school and Wilmslow High School and The Falibroome Academy are the 2 secondary schools. The contributions have been based on current numbers on roll and 5 year pupil forecasts at these 3 schools.

The current pupil yields applied by Cheshire East Council equate to 19 primary and 15 secondary pupils per 100 dwellings. Therefore 275 dwellings is expected to generate 52 primary and 41 secondary aged pupils.

Current numbers on roll and pupil forecasts for the school show that surplus places available at Nether Alderley Primary academy are falling with only 8 available across all year groups by 2019 whilst the 2 secondary schools are shown as being cumulatively oversubscribed. On this basis a Section 106 payment would equate to:

Primary	44 x 11919 x 0.91 = £477,237
Secondary	41 x 17959 x 0.91 = £670,050

**Public Rights Of Way:** The proposals would not appear to have any impact on existing rights of way, and on site offer opportunities to create public access within Alderley Park, for the purposes of walking, cycling and horse riding, as indicated in the application submission. Dedicating these Public Rights of Way in perpetuity is recommended. Links to adjoining on and off road walking and cycling routes are recommended. Conditions are sought to secure these on-site routes, including making improvements to them, and improving linkages to adjoining routes. A section 106 contribution is recommended. Estimated costs built up as below:

Surfacing works to Over Alderley Public Footpath No. 15	£ 8,100.00
Replacement of stiles with kissing gates (steel)	£ 8,049.00
Installation of wooden fingerpost signage	£ 3,755.60
<b>TOTAL</b>	<b>£ 19,904.60</b>

**Macclesfield Civic Society:** Whilst supporting the development of the Science Park and the retention of landscape and heritage features, they ask that the Green Belt impact be closely examined. In addition they ask whether the impact on local infrastructure, in particular public transport, has been carefully examined.

## **VIEWS OF THE PARISH / TOWN COUNCIL**

**Nether Alderley Parish Council:** Dealing with the major elements in turn (in summary):

- They have no objections to the proposals at Mereside for B1 developments, although express concern about the impact of construction traffic.
- They have no objections to a farm shop but feel further retail development should be subject to a separate application. Support is expressed for restaurant/café/public house within the courtyard and a crèche in the Mereside complex.
- With regards to residential development they do not feel a robust case has yet been demonstrated. They feel the housing density is too great, changing the character of Nether Alderley, and that the proposals will create a separate community. The contribution the residential development will make to the re-purposing of the site will be insignificant. A lower number of units could be supported.
- They feel there is no justification for a hotel.
- They do not object to the sports and recreational facilities but are concerned that some have been classed as previously developed land and therefore could be developed in the future.
- They feel the traffic impact is very much underplayed and it will have a significant negative impact.
- Finally they are concerned about infrastructure provision in the area – local parking provision, medical services etc.
- With regards to Section 106 contributions they feel there should be benefits to the local community and in particular improvements to the Parish Hall.

**Over Alderley Parish Council:** Comments awaited

## **REPRESENTATIONS**

A significant number of residents and companies/organisations have written in connection with the application, with a balance for and against the application. Those residents writing to object to the application generally support the proposals for the science park but (in summary) raise the following general points:

1. Concern about traffic impact, especially at the demolition/construction phase.
2. The density of development is too high.
3. Concern the 275 houses will more than double the local population but not be part of the village. It is a windfall development, unplanned for.
4. The site is not sustainable being inaccessible to Alderley Edge.
5. The local infrastructure cannot accommodate this increase in population. Parking in Alderley Edge and medical facilities were particularly referenced.
6. Capital receipts from the development should be used to benefit the local community.
7. Car park at Radnor Mere should be removed as it only has temporary approval and playing pitches should not be defined as PDL.
8. The justification/viability case has not been made.

9. Light pollution fears.
10. Flooding concerns especially to the land south of the serpentine, and impact of housing here.
11. Cheshire East have a stake in the facility and as such should not determine the application.

Letters of support have come from Chris Brinsmead the Government appointed co-chair of the Alderley Park Task Force, Kings School Macclesfield and the Head of Nether Alderley Primary School, together with some companies and residents. They raise the following points:

1. Alderley Park is vitally important and internationally significant life science facility, responsible for the discovery of many significant medicines including those used to treat cancer.
2. Astra Zeneca have invested more than £500m in Alderley Park since 1997 and this investment should not be wasted.
3. Alderley Park gives a significant boost to the local economy amounting to some £247m a year.
4. The Nether Alderley Head supports the proposal as there is some capacity in the school, which is increasingly populated by children from outside the local area. The proposals would make available facilities on site such as the farm, woodland, parkland and sports facilities the school could access.

## **APPLICANT'S SUPPORTING INFORMATION**

The applicant has submitted the following documents, details of which can be read on file:

- Supporting Planning Statement;
- Design and Access Statement;
- Land Uses Parameter Plan;
- Building Heights Parameters Plan
- Business Plan Executive Summary;
- Illustrative Masterplan;
- Demolition Plan;
- Green Infrastructure;
- Sustainability Statement;
- Viability Appraisal;
- Sports Needs Assessment;
- Sports Facility Replacement Strategy;
- Employment Land Report;
- Character Study;
- Statement of Community Involvement; and
- Environmental Statement, which includes the following: -
  1. Socioeconomics
  2. Landscape and visual assessment
  3. Ecology and Nature Conservation
  4. Archaeology and Heritage
  5. Ground Conditions

6. Drainage and Flood Risk
7. Transport and Access
8. Air Quality and Dust
9. Noise and Vibration
10. Lighting

## **OFFICER APPRAISAL**

The application has been submitted in 'hybrid' form seeking both full and outline planning permission for various components under the Town and Country Planning Act 1990. The application seeks 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 uses:

- Laboratory, offices and light manufacturing (Use Class B1);
- Retail, café, restaurant, public house and / or crèche (Use Classes A1, A3, A4 and D1);
- Residential and / or retirement (Use Classes C2 and C3);
- Hotel (Use Class C1);
- Sport and Recreational (Use Class D2);
- Multi Storey Car Parking (*sui generis*);
- Waste Transfer Station (*sui generis*)
- Public realm and landscaping; and
- Other associated infrastructure.

## **PRINCIPLE OF DEVELOPMENT**

Key Principle 1 of the Development Framework seeks to ensure that any new land uses “*support the overall objective of ensuring the sustainability of the existing Life Science Park.*” Accordingly, new land uses should be connected or complementary to life science activities; or be high-value uses capable of releasing the funds necessary to enable the delivery of a world class Life Science Park. The development plan policies of relevance to an assessment of appropriate land uses include saved MBLP policies H1, H5, S2 and S7.

Draft CELPS policy CS29 identifies Alderley Park as an “*Opportunity Site*” within the Green Belt. Although weight should be limited due to the status of the CELPS this provides a sound basis of the emerging policies and future planning for the site. The proposed policy reads as follows: (This is slightly revised from the previous version of submitted CELPS but the principles remain similar)

*“The Council will support development on this site to create a life science park with a focus on human health science research and development, technologies, and processes, where criteria 1-5 below are met:*

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 for this purpose; or*
  - iii. *For uses complimentary to the life science park and not prejudicial to its establishment or growth for this purpose.*
2. *Development shall be in accordance with the site Masterplan / Planning Brief . Alderley Park Development Framework.*
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 to an equivalent or better quality than that other landthe greenfield land that is used, so there is no overall increase in the developed footprint.*
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.*
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.”*

(NB This is slightly revised from the previous version of submitted CELPS but the principles remain similar)

The development of science and enterprise is a key component of the economic vision for Cheshire East within the CELPS. The economy of Cheshire East is one of the most successful in the North of England and consequently a principal aim of the CELPS is to “*ensure the right foundations are in place to sustain this success over the next twenty years*”, including capturing the success and strengths of the North Cheshire Science Corridor. Indeed, the Council’s economic growth strategy seeks to “*secure North East Cheshire as a location of national and global significance for advanced scientific analysis and research, particularly pharmaceuticals R&D, pharmaceuticals manufacturing, radio-astronomy and astronomy*”.

Draft CELPS policy CS29 requires new development to be for human health science research and development, technologies and processes. Whilst the NPPF does not explicitly require this type of employment, it does require local planning authorities to identify key business sectors and sites within their area in order to “*address potential barriers to investment*”

## High Value Uses

Draft policy CS29 also states that new development at Alderley Park may include residential or other high-value land uses, so long as they are demonstrated to be necessary for the delivery of the Life Science Park and not prejudicial to its longer term growth. This ability to permit alternative and high-value land uses at Alderley Park aligns with the NPPF which states that “planning policies should recognise and seek to address potential barriers to investment”. In the case of Alderley Park, there is a demonstrable need for high-value land uses on-site; the sale of these assets will generate the capital required to undertake the initial phases of works including works at Mereside, thus ensuring that the site has the necessary standards of employment assets capable of attracting continued investment in the life sciences.

In order to ensure an independent assessment, and also to inform the master-planning of the site, the Council has appointed Cushman & Wakefield to undertake a viability appraisal of the scheme. This is in order to consider the level of funding required to repurpose the employment assets onsite; and the extent to which the receipts from the sale of high-value land uses is fundamental to this process. The viability appraisal has confirmed that the right mix and scale of development, as proposed, will support the delivery of the Life Sciences Park. Furthermore, a series of viability appraisals have been undertaken to test the impact of various costs on the ability to reinvest maximum levels of capital into the Life Sciences Park. The NPPF is clear that “*pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking*”. Consequently, plans should be deliverable. As highlighted above, the proposals for Alderley Park constitute a vital component of the Council’s emerging economic growth strategy; not just for the Borough but for the region as well. To ensure the sustainable economic future of Alderley Park as a world-class hub for the life sciences, it is essential that high-value uses are permitted on-site. The applicant has considered a number of scenarios for achieving the best values from the site and it has been concluded that residential development offers the most appropriate avenue.

## Housing Land Supply

Paragraph 47 of the National Planning Policy Framework requires that Council’s identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.

The calculation of Five Year Housing supply has two components – the housing requirement – and then the supply of housing sites that will help meet it. In the absence of an adopted Local Plan the National Planning Practice Guidance indicates that information provided in the latest full assessment of housing needs should be considered as the benchmark for the housing requirement.

Taking account of the suggested rate of economic growth and following the methodology of the NPPG, the new calculation suggests that need for housing stands at 36,000 homes over the period 2010 – 2030. Although yet to be fully examined this equates to some 1800 dwellings per year.

The 5 year supply target would amount to 9,000 dwellings without the addition of any buffer or allowance for backlog. The scale of the shortfall at this level will reinforce the suggestion that the Council should employ a buffer of 20% in its calculations – to take account ‘persistent under delivery’ of housing plus an allowance for the backlog.

While the definitive methodology for buffers and backlog will be resolved via the development plan process this would amount to an identified deliverable supply of around 11,300 dwellings.

This total exceeds the total deliverable supply that the Council is currently able to identify – and accordingly it remains unable to demonstrate a 5 year supply of housing land.

### COMPLEMENTARY USES

Draft policy CS29 also allows for other uses that are complementary to the Life Sciences Park, so long as they are not prejudicial to its establishment or growth. Whilst the draft policy does not specify what constitutes other complementary uses (thus retaining a level of flexibility), a number of examples are given in Figure 3.1 of the Development Framework. The complementary uses proposed as part of this application align fully with this indicative list.

In general terms, draft policy CS29 accords with the requirements of the NPPF to support a prosperous rural economy. This states that local plans should inter alia:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside
- This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Saved MBLP policy S2 states that proposals for new shopping development outside of established town and district centres will be required to demonstrate a proven need for the proposal; undertake a sequential test; and, where proposals are for over 2,500m<sup>2</sup> of retail floor-space, undertake a retail impact assessment. The NPPF also requires a sequential test to be undertaken for out-of-centre retail proposals, as well as a retail impact assessment for proposals of over 2,500m<sup>2</sup> in an out-of-centre location. These elements of policy S2 can therefore be considered up-to-date and given full weight in the determination of this application. However, regard should also be had to the PPG which states that the “*use of the sequential test should recognise that certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations*”. In this case however the scale of the proposed retail provision at 1,500 m<sup>2</sup> falls well below this threshold and as such no retail assessment is required.

The “Schedule of Accommodation” given in the Supporting Planning Statement at Table 1 indicates that the retail, café, restaurant, public house and crèche will be c1,500 m2 (GIA). All of these uses can be considered of a size that would be complementary to the science park and help create a sustainable community on site. Whilst the details would need to be agreed at the reserved matters stage, the size of the facilities can be conditioned, and the uses align with both existing and emerging policies.

A 100 bed hotel is proposed on the southern campus, and whilst there is no saved policy in the MBLP, the development is capable of complying with Policy DC56. The NPPF refers to hotels as a town centre use, but the proposal here is again as an ancillary and complementary use to existing conference facilities, the Life Sciences Park and to provide accommodation for visitors. The proposal is in full accordance with draft policy CS29 and a “potential” use given in the Development Framework.

### Green Belt

The site is located within the Green Belt therefore, policy GC1 of the Macclesfield Local Plan applies.

Policy GC1 states that “*within the Green Belt, approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for [inter alia] ... development within Major Developed Sites which is in accordance with Policy GC4.*”

Policy GC4 reads as follows:

*Major developed sites in the green belt are identified on the proposals map. Planning permission will be granted for limited infilling or redevelopment proposals within these sites provided they are in accordance with policy GC3 and meet the following criteria;*

*Infilling should:*

- 1 have no greater impact on the purposes of including land in the green belt than the existing development*
- 2 not exceed the height of the existing buildings*
- 3 not lead to a major increase in the developed proportion of the site*

*Redevelopment should:*

- 1 have no greater impact than the existing development on the openness of the green belt and the purposes of including land in it, and where possible have less*
- 2 contribute to the achievement of the objectives for the use of land in green belts*
- 3 not exceed the height of existing buildings*
- 4 not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity*

*Supplementary planning guidance will be prepared as appropriate to guide the consideration of proposals on the major developed sites in the green belt identified on the proposals map. Proposals for development on major developed sites should be accompanied by a travel plan.”*

Taking each in turn:

Infilling will not have a greater impact on the purposes of including land in the Green Belt (this is addressed below), it will not exceed the height of existing building (as shown in the parameters plan) and will not lead to an increase in the developed proportion of the site.(which is restricted to the defined PDL).

With regards to redevelopment as discussed below, there is considered to be some loss of openness and hence some conflict with this policy. It is considered the scheme contributes to the achievements of the objectives for the use of land in Green Belts in maintaining access, protecting the wider landscape and also surrounding land, while the parameters will restrict the height to existing buildings, but will develop areas where there are no buildings currently. Finally, there is tension with the final criteria 4 as buildings will occupy a larger site area and will not necessarily lead to a reduction in building height.

It should however be noted that criteria 4 is in conflict with the last bullet point of the NPPF Para 89 which states:

*“limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would have a greater impact on the openness of the Green Belt and the purpose of including land within it than existing development”* There is no mention here of site coverage, merely impact on openness, hence the conflict.

Inappropriate development is, by definition, harmful to the Green Belt (NPPF Para 87) and should not be approved except in *“very special circumstances”*, which will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

On the basis that all of the proposed built development is entirely within previously developed land, the application proposals represent a combination of both limited infilling and the partial redevelopment of a previously developed site in continuing use. In principle, the proposed development could therefore be considered an exception to inappropriate development in the Green Belt. The issue thus hinges on the effect that the proposed development would have on the openness of the Green Belt and on the purposes of including land within it when compared to the existing development. This is a matter of planning judgment having regard to the overall impact on the Green Belt as a whole.

### Impact on Openness of the Green Belt

The applicant’s agent provides a detailed breakdown of the existing and proposed Building Areas and Building Volumes as a way of assessing impact, and concludes that there are increases of some 12% in floor space, and 16% in volume terms. They put the increase down largely to the increased size of the atriums in modern office buildings. A recent appeal case is quoted where the notion of “material increase” in floor area was a major consideration in a green belt appeal. The agent does not consider these increases as “material”. Possibly of equal importance is where the greatest impact of this 12/16% increase is on the site. They indicate that whilst the Mereside area would see an increase of some 15% - mainly infilling between buildings, there would only be an increase of some 3% in the South Campus.

Whilst it can be accepted that there is no material increase in development on site, it is not accepted that there is no increase in openness as this is partly a function of where the development is proposed.

As discussed above, the extent of Previously Developed Land has been set out in various documents and all the development falls within these defined areas. However as stated in the Development Framework:

*“even within the boundaries of the PDL, there are areas which, because of their open nature, could not accommodate new buildings, without harm to the openness or the purposes of the Green Belt.”*

The extent of Previously Developed Land was defined as mainly areas of built development, but also some curtilage areas which has a clear link to the built up areas.

Whilst there are not considered to be any issues within the Mereside or Parkland areas of the site, due to their enclosed nature, residential development is proposed in the South Campus in open areas which it is considered would harm openness. These include in particular the “Serpentine”, but potentially the “Old Walled Garden”, and “Kitchen Garden” although it is accepted that the latter two are more enclosed.

In conclusion on Green Belt Openness, whilst it is acknowledged that all the development is proposed on Previously Developed Land it is not accepted that all the development is “appropriate” in this case as there is some harm to openness in the South Campus area. Whilst the visual impact will be examined separately, it is considered that elements of the development will be “inappropriate”, and as such can only be supported if “very special circumstances” are demonstrated sufficient to clearly outweigh the harm caused. The very special circumstances are discussed in the body of the report and are summarised in the conclusion.

#### Impact on the purposes of the Green Belt

The NPPF confirms that the Green Belt serves five purposes.

1. To check the unrestricted sprawl of large built up areas – whilst two sports pitches would be outside the defined PDL boundary, all the proposed built development would be confined to the existing built up areas and as such there is no harm to this purpose.
2. To prevent neighbouring towns merging into one another – Alderley Park is not a town, but even if it were defined as a settlement the restriction of development to existing developed areas will prevent it “merging” with Nether Alderley.
3. To assist in safeguarding the countryside from encroachment – Again no built development is proposed outside the area of PDL and as such there will be no encroachment.
4. To preserve the setting and special character of historic towns – There are no historic towns in the immediate vicinity of the site.
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land – Whilst not in an urban area, the development will bring into use vacant/derelict land at Alderley Park.

In conclusion there is no harm to the purposes of including land in the Green Belt.

#### **ECONOMIC / SOCIAL SUSTAINABILITY**

Key Principle 2 of the Development Framework seeks to retain and enhance key employment facilities and assets on the site. Consequently, it states that all future employment development should be centred around the existing prime built assets at Mereside, including further development of the BioHub. The justification text for Key Principle 2 further recognises the fact that there will be a need for some demolition and redevelopment across the site, particularly in those areas where existing stock is both surplus to requirements and has reached the end of its useful life. Redevelopment will subsequently ensure that the quality of the employment offer at Alderley Park is improved (in both environmental and market terms), thus helping to secure the site's long-term viability in line with Key Principle 1. The following local planning policies are of relevance to an assessment of the proposals against the aims and objectives of Key Principle 2: saved MBLP policies E1, E2 and E10 and draft CELPS policy CS29.

Saved MBLP policy E1 states that both existing and proposed employment areas will "*normally*" be retained for employment purposes, and that planning permission for new development will be granted in accordance with saved policies E3 to E5, on a scale appropriate to the size and character of the area identified. The reasoning for this policy is "*to ensure that employment land is retained for B1, B2 and B8 purposes, thereby providing a choice of employment land in the Borough*". The NPPF is broader in employment terms than policy E1, recognising that "*planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose*". However, policy E1 does state that the retention of existing and proposed employment areas is "*normally*" to be required; therefore allowing for a departure in certain circumstances. Whilst not as flexible as the NPPF, there is some scope in policy E1 for alternative land uses in line with national policy. Due weight can therefore be given to policy E1 in the determination of this application.

Whilst Alderley Park is not designated on the MBLP Proposals Map as an existing or proposed employment area, it is recognised in the justification text as a Major Developed Site in the Green Belt covered separately by saved policy GC4. Notwithstanding this, Alderley Park is recognised as an existing employment site in the emerging CELPS; and a critically important one for achieving the Council's economic growth strategy. Whilst the proposed development will result in a slight quantitative loss in employment floorspace, it nevertheless seeks to retain and enhance the key employment assets on the site at Mereside in line with Key Principle 2 of the Development Framework.

As detailed in the Employment Land Report, whilst the proposals involve a small net loss of employment floorspace, this is either to be partly replaced *in situ* by new high-quality and modern employment floorspace; or it is surplus to requirements and is to be demolished to allow for the development of alternative land uses that support the overall sustainable growth of the site. Indeed, the SQW assessment of future demand for life sciences floorspace at Alderley Park forecasts demand for some 67,000m<sup>2</sup> between 2013 and 2030. Whilst the applicant remains confident that demand could be significantly in excess of this, the fact that Alderley Park currently provides in the region of 220,000m<sup>2</sup> of laboratory and office floorspace means that even with a net loss of some 17,000m<sup>2</sup>, there still remains more than sufficient quantities to meet anticipated needs whilst also allowing for alternative development on defined areas of previously developed land without prejudicing the longer term growth of the Life Sciences Park.

The re-use and improvement of existing facilities will ensure that high-quality space is available in the short-term for both existing and new companies. The ability to provide this facility in the short-term will ensure that talent and skills associated with AstraZeneca can be re-deployed on-site before

becoming dissipated thus ensuring sustainable economic growth in accordance with paragraphs 18 and 19 of the NPPF.

Once fully occupied, the proposed development has the potential to provide for up to 7,000 highly skilled jobs in accordance with the Core Planning Principles of the NPPF to build a strong and competitive economy.

The proposals also support economic growth in rural areas and the creation of jobs and prosperity through the growth and expansion of existing businesses in accordance with paragraph 28 of the NPPF.

Cushman and Wakefield have been retained by the Council to look at the whole viability of the site, and to examine the business case put forward by the developer. In their conclusion (which is examined further below) they state:

*“We confirm, based on our market analysis, that the current planning application provides the optimum balance in terms of the number of units and a mix which balances the value and timing of the land receipt.”*

To aid social sustainability affordable housing is proposed in the form of an off-site contribution, and by way of provision on site of a form of key worker housing aimed at life science workers based on site. Housing Strategy have accepted that whilst there is not an exact ‘fit’ with the Council’s Interim Planning Statement on Affordable Housing which seeks 30% affordable provision, the policy does allow for flexibility, and the particular circumstances of individual sites, and as such are in agreement with the approach subject to resolving the details which will include the amount of off-site contribution and the wording for the on-site science park workers. This approach is acknowledged in the Development Framework and draft Local Plan policy.

It is important perhaps at this point to look at the do nothing option here. If the site were to revert to a general Class B1 Business Park – which it has permission for, there is nothing to prevent ‘normal’ B1 businesses: office and light industrial uses, from occupying existing premises on the site. Whilst this could be commercially successful, the nature of the site could change dramatically with the potential loss of the unique life science business and its significant economic and scientific benefits it brings to the whole region and arguably to the international stage. The retention of this unique offer has significant economic and social implications.

## **ENVIRONMENTAL SUSTAINABILITY**

### Locational sustainability

Some residents have raised concerns about the locational sustainability of proposing housing on this site which they consider has poor facilities and poor access to surrounding towns. This matter is addressed at length in the applicant’s submission, and “Response to consultation” but in short a range of sustainable transport measures are proposed to improve links between the site and adjoining settlements through walking and cycling. A subsidised bus service already serves the sites with links to adjoining settlements as discussed above. Added to that is the range of complementary uses proposed for the site (café/restaurant/crèche), and a significant range of sports and recreational facilities/opportunities which will result in far less need to travel compared to a typical housing development. Nether Alderley Village is close to the site and whilst the range of facilities on offer is

limited, there is a primary school, church and village hall, and any development will contribute to that community.

### Layout, Design and Amenity

With the exception of the proposed demolitions, all matters relating to site layout, design and as such amenity will need to be addressed at the reserved matters stage. It is important to emphasise here the importance of the master plan, together with the maximum building heights parameters plan, and the Design Principles Chapter of the Character Study. The latter two documents are submitted for approval, whilst the master plan is only for illustrative purposes.

The parameters plan and design principle sets the context for any future development, and it is on this basis that measurements of floor area/volumes etc have been calculated when looking at visual impact and Green Belt openness. Both documents do give strong guidelines which would be used to help determine any subsequent reserved matters applications, and help ensure a high quality of design and layout is achieved.

It is important to highlight that the submitted masterplan and corresponding design and access statement, which whilst only submitted for illustrative purposes, does give a firm vision for the site and how it is envisaged it will develop to provide a very high quality of development to maximise the unique potential of this unique site, both for life science accommodation and residential and complementary uses.

Whilst outline applications can only ever give an indication of the development that will be proposed at the reserved matters stage, it is considered that the submitted material does give sufficient comfort that the issues of layout, design and amenity, in accordance with the relevant policies, can be achieved.

### Highways

Highways raise no objections to the proposed development, and are satisfied that the increase in traffic, even if the site were to be fully occupied, would have no significant impact. They acknowledge the limitations on accessibility given the sites location, but recognise there is a bus service that serves the site linking it to nearby towns, and there are opportunities to improve footpath and cycle links. Alderley Edge train station is within easy cycle distance of the site. Contributions towards improvements at the A34 Congleton Road/A537 Chelford Road junction are sought, as is a condition requiring a cycle link within the site. Discussions are ongoing with regards to the junction, and the practicalities of providing the cycle link are currently being explored. Both matters will be reported as Late Items.

### Parking and the Radnor Mere carpark

The temporary approval of this car park has been mentioned by some residents, with a clear desire to see it removed. The permission expired in 2007, but the issue only came to light during consultation on the Development Framework. The applicant has addressed the matter of parking provision in the submission with particular reference to this car park in "The applicant's response to consultation" received 2 Feb 2016. In short the retention of the car park is essential to meeting car parking requirements on site. It is accepted that the parking is

needed to meet requirements and it is preferable to retain an existing car park than to seek approval for alternative provision which on this scale would doubtless require loss of green space on site.

### Parking in Alderley Edge

This is again an issue raised by residents as they feel parking is a problem in the village and this development will only add to the issue. Whilst there may be issues, this is an existing problem, and residents/business occupiers of Alderley Park are just as likely to use facilities in Wilmslow or Macclesfield and it is not considered that there is any justification for seeking any kind of a contribution towards additional provision. Highways have not raised this as an issue.

### Impact on Trees

Although most of the application is in outline, and as such it is difficult to assess what the impact will be on trees on the site, it is clear that impacts will only be very localised to those areas development is proposed, and the majority of the woodland and parkland areas will be unaffected. The tree officer has no concerns about the proposals in the commercial Mereside area, but in the absence of detailed proposals, especially in some of the proposed housing areas to the south, he is concerned that tree constraints may impact on the layout and ultimately the numbers of properties that can be accommodated in some areas. These are matters that will need to be addressed at the reserved matters stage.

### Impact on Heritage and Landscape

The impact of the development on the existing heritage assets on the site has been the subject of extensive discussions, involving Historic England and other amenity groups. Outline applications are not normally accepted where there are listed buildings involved however in this instance due to the level of discussions and the submitted detail there is sufficient comfort that an appropriately designed scheme will come forward.

The final comments from Conservation and also Landscape Architects will be reported as an update.

### Ecology

Following the receipt of further information, detailed comments have been received looking at a whole range of ecological issues. Whilst there are no national (or international) designations on the site, there is an area of Ancient Woodland and two local wildlife sites. In summary:

Great Crested Newts: Whilst there is evidence of them in 3 ponds, the development of areas unlikely to provide suitable habitat represents a low risk and this can be addressed through reasonable avoidance measures as recommended. A condition requiring a construction Environment Management Plan is therefore recommended.

Common Toad: Unlikely to be any impact.

Badgers: Unlikely to be any significant affect.

Reptiles: If there is no loss of semi-natural habitat to the sports pitches or southern campus there is unlikely to be any impact.

Roosting bats: There is some evidence of roosts in four buildings, but the revised bat mitigation strategy submitted indicates how works can be undertaken with minimal impact, and alternative provision made in the form of bat boxes. As this is a European Protected Species the 3 Habitat Regulation Tests should be undertaken. A condition is recommended.

Bat activity: Lighting control is recommended to address this potential issue, and no loss of habitat in the Serpentine area.

Water voles: A condition preventing development within 10m of the banks of the serpentine is recommended.

Breeding birds: Assemblages of birds are of County Importance on this site, and there is a Heronry within Radnor Mere. However impacts are unlikely to be significant but a habitat management plan is recommended.

Ancient woodland: No development is proposed in the areas of Ancient Woodland, but this should be subject to condition.

Local Wildlife Sites: As development is proposed close to or on the edge of two SBI's in the southern campus a condition is recommended requiring no loss of semi-natural habitat in these areas.

It is clear that subject to a number of mitigation measures that should be conditioned, there should be no significant impact on ecology as a result of the proposals. In addition, at the reserved matters stage enhancement measures will be sought through appropriate landscape treatment. As a requirement of the Habitat Regulations there three tests are outlined below:

**EC Habitats Directive  
Conservation of Habitats and Species Regulations 2010  
ODPM Circular 06/2005**

The UK implemented the EC Directive in the Conservation (natural habitats etc.) regulations which contain two layers of protection:

- A licensing system administered by Natural England which repeats the above tests
- A requirement on local planning authorities ("Ipas") to have regard to the directive's requirements.

The Habitat Regulations 2010 require local authorities to have regard to three tests when considering applications that affect a European Protected Species. In broad terms the tests are that:

- The proposed development is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or

economic nature and beneficial consequences of primary importance for the environment

- There is no satisfactory alternative
- There is no detriment to the maintenance of the species population at favourable conservation status in its natural range.

Current case law instructs that if it is considered clear or very likely that the requirements of the directive cannot be met because there is a satisfactory alternative, or because there are no conceivable “other imperative reasons of overriding public interest”, then planning permission should be refused. Conversely, if it seems that the requirements are likely to be met, then there would be no impediment to planning permission be granted. If it is unclear whether the requirements would be met or not, a balanced view taking into account the particular circumstances of the application should be taken.

### *Overriding Public Interest*

The development of the site is considered to provide overriding economic benefits to the local economy while the provision of mitigation would assist with the continued presence of Bats

### *Alternatives*

There is an alternative scenario that needs to be assessed, this is:

- No Development On The Site

Other wider benefits of the scheme need to be considered as without any development there could be detriment to the local economy in the provision of jobs in the area. The specialist mitigation for Bats would not be provided which would be of benefit to the species.

### *Detriment to the maintenance of the species*

The Council’s Nature Conservation Officer has advised that with appropriate mitigation there should be no harm to bats.

### Public Access

The site is not currently open to the public, but does present a massive opportunity to open up significant areas of the site to public access for walking, cycling and horse riding. There are numerous tracks across the site that could be linked into adjoining networks that would benefit occupiers of the site (both commercial and residential) and local residents in the area. Whilst many of the tracks on and off site already exist, many would benefit from some localised improvements and signage. The Public Rights of Way Officer is fully supportive of the proposals but has recommended conditions and a financial contribution towards some improvement works.

Opening the site to public access represents a major benefit of the proposals and is fully in line with Local Plan policies and para. 75 of the NPPF.

### Archaeology

The archaeologist has raised no objections to the application as it was not considered that there was any evidence of archaeology on the site. They note however the heritage statement recommends mitigation in the form of research and recording of the history and historic development of the parkland landscape and historic buildings, and that this should be conditioned.

### Environmental Amenity

The Environmental Health Officers have raised no objections to the application, but have recommended a series of conditions to protect the amenity of site occupants both during and after the development of the site. These would cover matters of noise (especially if piling is proposed) and dust, the requirement for an Environmental Management Plan, measures to mitigate air pollution and measures to deal with potential site contamination. These may need to be done in a phased manner.

### Sport and Recreation

This matter was discussed at the pre-application stage, and an approach was agreed upon at that time. The proposal effectively promotes the option of like for like replacement of all the facilities on the site to meet the policy requirements of the MBLP and para.74 of the NPPF. Sport England have raised a holding objection as whilst they considered the quantum of replacement provision had been demonstrated, the quality had not. Whilst they were happy to see many elements conditioned as they understand matters are only at the outline stage, they wanted to see an agronomy report to demonstrate that the proposed replacement sites were capable of accommodating sports provision to an appropriate standard. The applicant has commissioned this work and it will be submitted to Sport England for comment in advance of the Committee.

Existing facilities on site are to a high standard but are only readily available to Astra Zeneca employees. Opening up the facilities to the public, including the local school as mentioned by the local Head, will bring a significant benefit to the local community.

### Flood-risk

All the site lies in Flood Zone 1 (low flood risk) and the Environment Agency have raised no issues on this matter. Comments from the flood risk team had not been received at the time of writing the report.

### Education provision

In line with current policies Education have asked for a financial contribution to both primary and secondary education in the area. Nether Alderley Primary School is the local primary, whereas Falibroome in Macclesfield and Wilmslow High School are the local secondary schools.

### Infrastructure provision

Some residents have raised the issue of the inadequacy of local infrastructure to cope with the residential element proposed. Many of the items are addressed above, but health infrastructure was a specific concern. There is no evidence that there are any issues locally, however the local medical practice in Alderley Edge (whilst supportive of the scheme) have written independently to the applicant seeking a donation to provision of facilities within the new practice, and the applicant has indicated they will make a contribution through the Bruntwood Charitable Trust. This however will be dealt with outside the planning application process.

The applicant has in addition agreed to a financial contribution towards improvements to Nether Alderley and Over Alderley Parish Halls as there is an acknowledgement that an increase of residential population will put pressure of Parish facilities locally.

## OTHER MATTERS:

### EIA

An Environmental Impact Assessment (EIA) Screening Request was submitted. Following review, it was concluded that the application does need to be supported by an Environmental Statement (ES).

### Cheshire East as the determining authority

Some residents and the Parish Council have raised the issue of the conflict of interest of Cheshire East having a financial stake in Alderley Park, and being the determining authority. Firstly it is perfectly normal and within the powers invested in it (as set out in the Planning Practice Guidance), for Cheshire East as a publically accountable body, to determine its own planning applications. In addition in this case there is the added protection in that the application will be referred to the Secretary of State at a departure from Green Belt policy.

### Viability/Business Plan

The Council has commissioned Cushman and Wakefield to review the viability of the site and its ability to generate funds for the generation of high value end uses. Whilst the viability report is commercially sensitive and as such is not a public document, they have submitted a summary of this document which sets out their views and is attached to the application file. Their conclusions are as follows:

- *“This is a unique opportunity to harness a life science hub and importantly not to lose this world class asset*
- *The principle of residential development to enable short term investment of the potential land receipts into the repositioning of the life science park has been established in the Councils approved Development Framework*
- *Our analysis of the local housing market and the site characteristics has identified that the optimum number of units capable of maximising short term sales receipts is in the order of 275 dwellings.*
- *Our assessment of affordable housing provision identified the best position on a one off basis of viability appraisal today (before land sales) is 15% affordable housing at 42*

*units (split 50% on site and 50% off site) and assuming an allowance of £100,000 per affordable housing unit for the construction of affordable housing off site. This would generate a fund of £2.1m to deliver at least 21 units off site or if combined with a Registered Provider scheme contributing to a gap could support further affordable homes.*

- *Cushman & Wakefield acknowledge that the cost of repurposing the site from a single occupier to multiple occupancy life science park is significant - in the order of £160m - and will require a cocktail of funding sources to ensure the physical change required to reposition the sites and to attract occupiers. This will include a variety of sources including debt and equity from Alderley Park Ltd. and public sector funding incentives to attract occupiers.*
- *Releasing the six parcels of land identified in the Development Framework to accommodate up to 275 homes provides the opportunity to allow an early land receipt from the sale of the identified sites to be used to reinvest in the short term to allow swift rationalisation of the site and ongoing maintenance of critical scientific equipment.*
- *Cushman & Wakefield support this strategy as an essential mechanism to ensure upfront investment can be undertaken now and the world class asset is not left to decline. We confirm, based our market analysis, that the current planning application provides the optimum balance in terms of the number of units and a mix which balances the value and timing of the land receipt.*
- *Therefore we conclude that residential development is demonstrated to be necessary, in accordance with the Council's emerging Policy CS29, to support the repurposing of the site to ensure the world class asset is optimised.*
- *Importantly all the net residential land receipts will be applied to the repurposing and investment into the life science park and that this will be captured by a s106 legal agreement*

*Cushman & Wakefield confirm that funds likely to be realised by the sale of the residential development land, whilst significant, will not approach the total investment figure required, so additional sources of funding will be necessary to enable the full ambition to be realised over time."*

## **HEADS OF TERMS OF S106 AGREEMENT**

- **Alderley Park Re-investment Reserve**  
The new land value realised from the residential development to be re-invested in the Life Science Park.
- **Traffic Measures**  
Financial contribution towards the A34 Congleton Road/A537 Chelford Road junction are sought.
- **Education**  
£1,147,287 (Although it needs to be noted this is subject to change depending on the exact numbers of properties developed on site)
- **Improvements at Nether Alderley Parish Hall and Over Alderley Parish Hall**
- **Affordable Housing**

Off site sum of £2,100,000

- **Provision of “Life Science Park Employee Accommodation”**  
21 units are proposed based on 275 dwellings
- **Public Rights of Way improvements**  
£19,904.60

## **CIL Regulations**

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

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The requirement for the monies to be reinvested back into the site provides the special circumstances to justify acceptance of the development. It is considered necessary, directly related to the development and both fair and reasonable to enable the development to deliver the wider benefits.

The contributions to the local community halls is necessary due to the increased residential population in the area providing opportunity for social inclusion, it is as a direct result of the development and considered fair and reasonable.

The provision of a contribution towards the highway works is required to help mitigate against the highways impact of the development. The proposed development cannot proceed without these improvements and the contribution is reasonably related in scale and kind to the development.

The development would result in increased pressures on local schools which are already at capacity. The contribution is required to increase the capacity of local schools which would serve this development. This is considered to be necessary and fair and reasonable in relation to the development

The proposed improvements to the local footways are considered to be necessary and fair and reasonable in relation to the development and will assist in improving the sustainability of the site.

On this basis the S106 recommendation is compliant with the CIL Regulations 2010.

## **CONCLUSIONS AND REASON(S) FOR THE DECISION**

It is considered (subject to the comments awaited from outstanding consultees), that the proposals can be recommended for approval. The proposed development is considered to be acceptable in this Green Belt location with very special circumstances demonstrated with public benefits arising from the proposal in respect of securing and expanding the Life Science related businesses, significant investment to the local economy, along with direct and indirect employment.

The NPPF is a material consideration to this planning application and sets a clear presumption in favour of sustainable development.

The **benefits** to be generated by the proposal and form the **very special circumstances** to outweigh the harm to the Green Belt by reason of inappropriateness include:

Economic –

- Increased employment on the site estimated at between 6,500-7,000 FTE jobs in the high value Life Science Sector when fully occupied.
- The ability to react quickly to the departure of Astra Zeneca to ensure the talents/skills and some equipment can be retained on the site.
- Increase in the local population, both workers and residents which will help support the local economy. In the short/medium term construction workers will add to that benefit.
- Support a prosperous local economy by providing a range of facilities on site.

Of these significant weight is attached to the importance of maintaining the life science presence on the site for its national and international importance to the economy and scientific development.

Social -

- New housing to boost the Council's land supply
- The ability to provide a range of housing types including affordable housing.
- Financial contributions towards Parish Facilities and education provision
- Public access to the site to benefit both occupiers and outside residents.
- New and improved sporting facilities

Environmental –

- Travel plans will promote sustainable travel to and from the site
- Bringing back into use historical assets to help ensure their future retention.
- Benefits to biodiversity through the provision of an environmental management plan and additional landscaping to help preserve and enhance the sites value.
- Ability to secure a high quality of development to the benefit of visual amenity.

It is considered that these benefits, in particular the retention of the life science business, outweigh the harm to the Green Belt by reason of inappropriateness.

With regard to the other material considerations relevant to the proposal, landscape; heritage and ecology have all been assessed and mitigation proposed to offset any impact.

The traffic generated by any additional commercial uses proposed will be mitigated through a comprehensive approach to green travel.

The economic case is compelling. The development will significantly enhance employment growth in a high quality and sustainable environment.

When the impacts are weighed up against the significant economic benefits and sustainability credentials of the proposal, and taking into consideration mitigation proposed, the balance

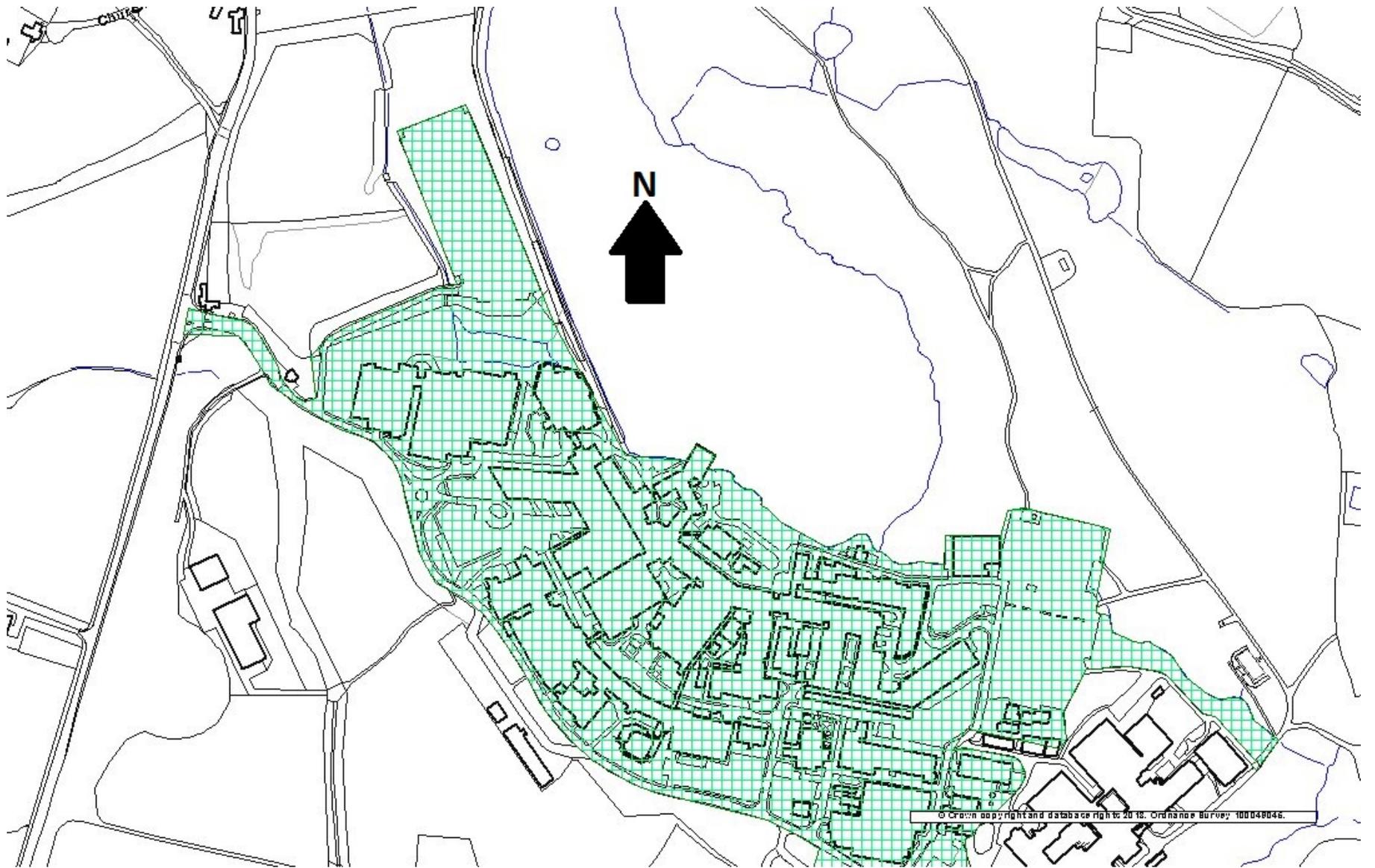
weighs strongly in favour of granting planning permission and should therefore be granted without delay.

As the development is considered to be inappropriate development in the Green Belt, the application should be referred to the Secretary of State should the Council be minded to approve it.

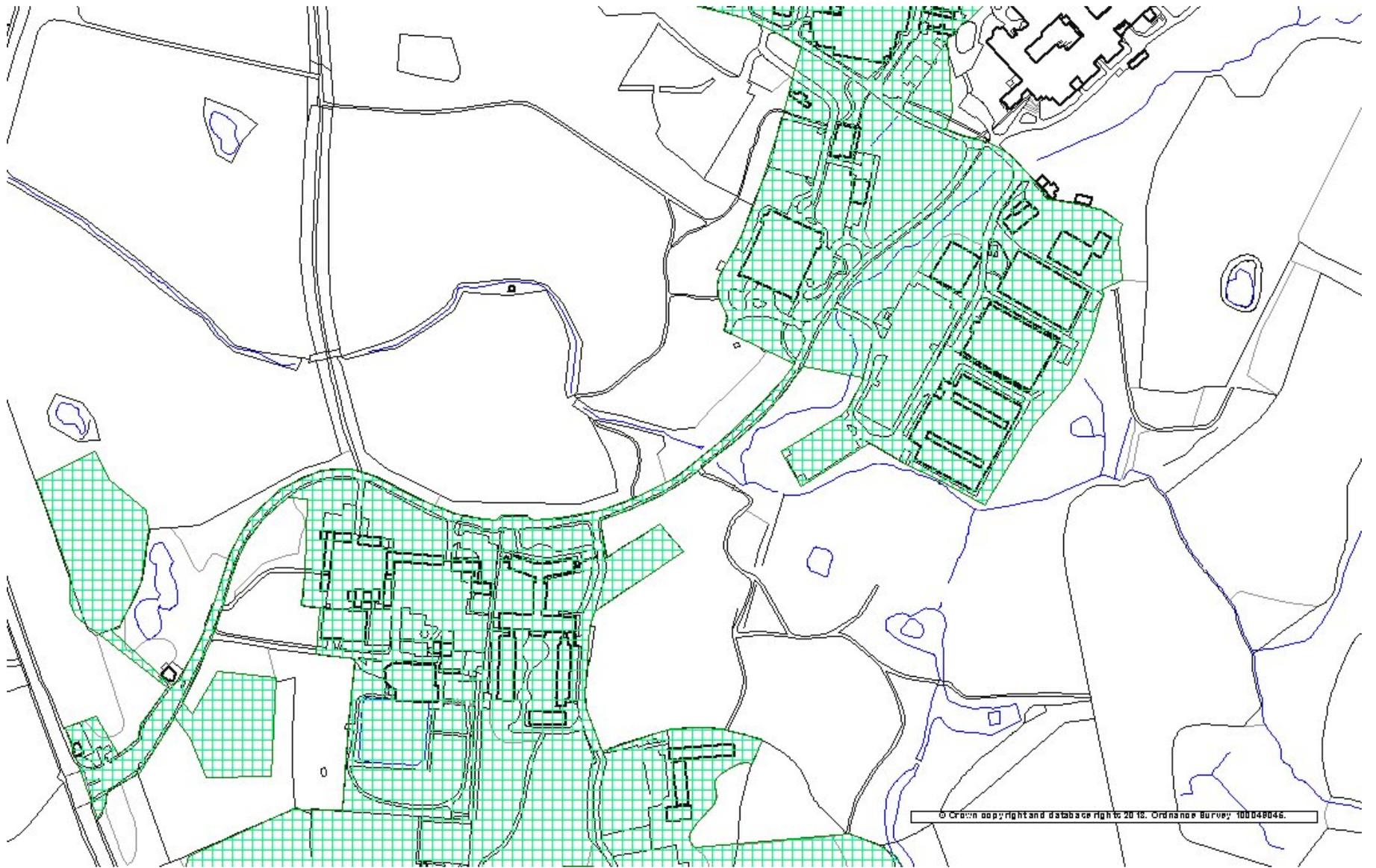
**RECOMMENDATION: Minded to Approve subject to referral to the Secretary of State, and subject to a Section 106 Agreement and the following conditions:**

1. Commencement of development (3 years) or 2 from date of approval of reserved matters
2. Reserved matters to be approved
3. Development in accord with approved plans/documents
4. Phasing condition
5. Submission of samples of building materials/public realm works for each phase
6. Landscaping - submission of details for each phase
7. Landscaping (implementation)
8. Landscaping to include details of boundary treatment
9. Tree retention
10. Tree protection
11. Tree Pruning/Felling Specification
12. Phased Arboricultural Impact Assessment and Method Statement complying with "BS 5837:2012
12. Submission of Construction and Demolition Management Plan
13. Contaminated land report for each phase
14. Verification report for remediation strategy to be submitted
15. Measures to deal with contamination if found
16. Piling or other foundation designs using penetrative methods to be approved.
16. Noise mitigation scheme to be submitted
17. Scheme to minimise dust emissions to be submitted
18. Construction & Environmental Management Plan to be submitted with each phase
19. Electric Vehicle Infrastructure to be provided
20. Travel plan to be implemented
21. Parking provision
22. Detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods to be submitted
23. Site to be drained on a total separate system
24. Public Rights of way improvements
25. Wheelwash facilities to be provided
26. Lighting to be agreed for each phase
27. Recording of historic landscape
28. Sport England conditions
29. Landscape and Ecology Management Plan
30. Submission of updated protected species assessment and mitigation strategy with each reserved matters stage application.
31. Implement the bat mitigation strategy.
32. Trees and bat roosts at the Serpentine to be retained and no development to take place with 10m on the bank.

33. No development within the Ancient Woodland  
Detailed plans at RM to ensure no loss of semi natural habitat
34. Volume restriction on development



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