

Application No: 19/1068M

Location: KINGS SCHOOL, CUMBERLAND STREET, MACCLESFIELD,
CHESHIRE, SK10 1DA

Proposal: The demolition of existing buildings and the residential redevelopment of
The King's School Cumberland Street site to provide a mixture of
conversion and new build dwellings and 'Later Living' apartments, with
associated access, car parking, open space, landscaping and
infrastructure

Applicant: Mr James Payne, Hillcrest Homes (est 1985) ltd and the Foundation of Sir
John Percyvale

Expiry Date: 14-Jun-2019

SUMMARY

Macclesfield is one of the principal towns and growth areas of the Borough where national and local plan policies support sustainable development. The proposal provides 121 dwellings of an acceptable scale relative to the principal town of Macclesfield and would deliver housing within a highly sustainable location adjoining the Town Centre Boundary. The site is largely brownfield in nature and therefore its redevelopment to provide homes in such a highly sustainable location aligns with the general principles of national and local policy. Whilst there would be a partial loss of open space comprising of the cricket pitch, this would be replaced with an equivalent or better provision at the new school site. The proposals would provide for a diverse range and mix of housing, and correspondingly, a diverse community.

In design terms, the proposal would provide a high quality innovative scheme with a contemporary approach whilst protecting listed buildings. Whilst it is acknowledged that there would be an intrusion of the later living block, it is considered that this is balanced against the improvements that would be seen from the Sainsbury's roundabout and the overall design credentials of the scheme. There are also benefits derived from ensuring a sustainable future use is secured for such an important and prominent site within Macclesfield from a heritage perspective. Thus, the proposals represent a high quality scheme, with many positive attributes. Following deferral, the scheme has been amended to secure the retention of the cricket pavilion by relocating it and repurposing it into 2 affordable residential units, a key benefit of the revised scheme.

In highways terms, the impact from a residential scheme would be no greater than that of the school use and therefore the local highway network would be able to accommodate the likely traffic movements generated by the proposal. Adequate parking would be provided having regard to the size, type and scale of units and the sites' highly sustainable location adjoining the town centre boundary.

The proposal would not materially harm neighbouring residential amenity and would provide sufficient amenity for the new occupants having regard to the character of the area and the design credentials of the scheme. The application would offset the impact on healthcare and education through the provision of financial contributions and would partially offset the impact on children's play provision at West Park, which would be redirected from an indoor sport contribution following a review at member's request. The development can only bear the cost of providing 12 affordable units by accepting a reduced return of 13.38% GDV, which is below the accepted industry standard. The applicants have demonstrated general compliance with national and local guidance in a range of areas including ecology, flood risk, noise and air quality.

The proposal is for sustainable development which would bring environmental, economic and social benefits and is therefore considered to be acceptable in the context of the relevant Development Plan Policies and advice contained within the NPPF. The application is therefore recommended for approval subject to conditions and the necessary Section 106 obligation.

SUMMARY RECOMMENDATION

Approve subject to conditions and S106 Agreement

REASON FOR DEFERAL

At the meeting of 9th December 2020, Members resolved to defer this application for the following reasons:

- (1) Review of house types D and E;
- (2) Review the possibility of retaining the war memorial building in consultation with the War Memorial Trust

The scheme has been amended and supplementary information has been submitted including clarification on issues that were raised at the meeting. The amendments and supplementary information have been assessed in the report that follows and have been subject to further consultation.

The response to the reasons for deferral are summarised as follows:

1. Review of House-types D and E

Since the last deferral, the applicant has made a number of changes to the scheme, which has resulted in an increase in the total number of units from 115 to 121. The changes to the scheme can be summarised as follows:

The Type D properties have been repositioned to allow a better separation with the existing properties to the east. One Type D unit has been omitted so that the cricket pavilion can be relocated to a different position and subdivided into two residential units.

The Type E properties, which are similarly located along the eastern edge of the site have been reconfigured so that they comprise of six semi-detached properties and a row of four terraced properties which would be smaller than previously proposed with a lower ridge height. This is in response to Members request to provide a higher density of development along this edge of the site whilst maintaining appropriate gaps for views out of the site to the east.

The changes to the scheme have enabled the applicant to increase the affordable housing offer on the site from 5 to 12. However, this has also been facilitated by the applicant's decision to accept a lower return on the site in the form a reduced gross development value of 13.38% profit. This is less than the industry accepted standard of between 15-20% and as previously advised, given the heritage value of the site and the increased investment that heritage assets attract, a figure towards the upper end of this standard could be justifiably accepted.

The amendments to the scheme have also resulted in an increase in the total number of parking spaces from 147 to 166. This has been achieved by the use of some smaller units. For example, the row of three terraced properties (Type P) proposed along Coare Street would now comprise of 6 no. one bedroom apartments.

2. Retention of Cricket Pavilion

In reviewing house-types D and E, the applicant has also taken on board previous concerns regarding the loss of the cricket pavilion and the war memorial associated with it by proposing its relocation and incorporation into the scheme proposals. Whilst this would involve its demolition, it would be rebuilt so that it could align with the properties proposed along the eastern edge of the development. It would be re-purposed by subdividing it into 2 no. two bedroom units.

The applicant has sought the input of the 'War Memorials Trust' who have written a letter to confirm that they do not object to the proposal providing that the execution is undertaken with care.

It is important to note that in addition to the matters summarised above, this item was previously deferred from the meeting of 29th January 2020 for the following reasons:

- Publication of viability appraisals;
- Consideration given to cost of providing internal footpath / cycleway balanced against affordable housing;
- Submission of an affordable housing scheme;
- Clarification on air quality;
- Consideration given to using the commuted sums towards indoor sport and recreation on upgrading the children's play equipment at West Park;
- Review and redesign of the scheme with particular reference to Type P, F, E and D house-types and the Later Living Block;
- Further review on impact of proposal on setting of designated heritage assets.

These matters were addressed previously and are covered in the report that follows.

DESCRIPTION OF SITE AND CONTEXT

This application relates to part of the King's School campus off Cumberland Street, Macclesfield, which has now been vacated following completion of the new school at Prestbury.

The site occupies a prominent position on the north side of Cumberland Street, one of the main arterial routes through the town. It is positioned in between the two roundabouts that juncture with Westminster Road, Churchill Way and Hibel Road (A537) with some listed Alms houses located on the opposite side of the road to the south. Westminster Road runs along the western boundary to the site with Sainsbury's supermarket located on the opposite side.

Coare Street, which is formed predominantly by terraced residential properties, is located to the north of the site and dissects the school campus. The northern side is not part of this application but there are proposals for the erection of retirement living housing and extra care retirement accommodation for older people, which the Council has approved under planning ref; 18/4540M. Further to the north, the rest of the Westminster Road campus is being developed for housing.

To the east of the site, Pownall Street and Tunnicliffe Street bound the site and accommodate further residential properties. The site benefits from vehicular and pedestrian accesses from Cumberland Street, Westminster Road, Coare Street and Pownall Street.

Within the site itself, there are 2 principal listed buildings comprising of the original school (now library) and Headmasters House and lodge. There are also a number of pre-1948 curtilage listed elements: the extensive stone walls around the perimeter of the site, the main school building circa 1911, the Science block and the cricket pavilion (both 1930s). At the centre of the site, enclosed by buildings to the north, the vehicular driveway, mature attractive trees and stone walls, is the cricket pitch.

Buildings on the site are predominantly 2 storeys, however, the arts block is 3 storeys on the Westminster Road side. The former library and the original school building are characterised by steeply pitched roofs, whilst the main school building is laid out in a 'U' plan with shallower, hipped roofs.

To the south of the main school buildings the site is relatively flat, but there is a change of level north of the buildings on Coare Street and to a lesser degree on Westminster Road, with the stone boundary wall retaining the site. The change in level on Coare Street is circa 5 metres, with the school building perched above and more modern additions on the rear of the main building and immediately behind the library constructed into the slope.

Save for the cricket pitch, the site is designated as being within the predominantly residential area of Macclesfield according to the Macclesfield Borough Local Plan (MBLP) 2004. The area that the cricket pitch occupies is allocated as 'existing open space' in the MBLP. The Town Centre Boundary bounds Cumberland Street to the south.

DETAILS OF PROPOSAL

This application seeks full planning permission for the demolition of existing buildings and the residential redevelopment of The King's School Cumberland Street site to provide a mixture of conversion and new build dwellings and 'Later Living' apartments, with associated access, car parking, open space, landscaping and infrastructure. Following the last deferral of the application, revised plans have resulted in more residential units. As such the proposal would provide 121 residential units on the site comprising of:

- Houses - 33 units made up 8 x 2 beds, 10 x 3 beds, 15 x 4 beds
- Main School Building - 29 units made up of 23 x 2 beds and 6 x 1 beds
- Library 7 x 2 beds units
- Later Living building - 45 units made up of 22 x 1 beds, 22 x 2 beds and 1 x 3 beds
- Gate House - 1 x 3 bed
- Duplex Apartments – 6 x 1 bed

RELEVANT HISTORY

001192P - GLASS CANOPY TO MAIN ENTRANCE – Approved 12-Jul-2000

42635P & 42547P - EXTENSION TO LIBRARY & CLASSROOM ACCOMMODATION – Approved 03-Oct-1985

75449P - ROOF EXTENSION AND EXTERNAL ALTERATIONS TO CRICKET PAVILLION (FORMER LIBRARY) – Approved 27-Oct-1993

19/1068M - Listed building consent for the demolition of existing buildings and the residential redevelopment of The King's School Cumberland Street site to provide a mixture of conversion and new build dwellings and 'Later Living' apartments, with associated access, car parking, open space, landscaping and infrastructure – Currently under consideration

In addition to the above, there are other applications which are of relevance as they relate to additional sites associated with Kings School. These applications are relevant because they are part of the schools overall plan to move from this site to their new purpose built school at Alderley Road in Prestbury. These are:

Alderley Road, Prestbury:

15/4286M – Construction of a new school comprising classrooms, libraries and supporting facilities together with additional playing fields and various associated outbuildings, infrastructure, car parking and access – Approved 23-Jan-2017

18/6002M - Change of use of land from agricultural use to education and sports and retained as open land for use by the school – Approved 28-Feb-2019

19/1270M - Full planning application for engineering works for outdoor sports facilities to provide a replacement cricket pitch for the King's School site at Cumberland Street- Approved 10-Dec-2019

Fence Avenue, Macclesfield:

15/4287M – Outline application for partial change of use and partial demolition of existing buildings and structures, residential development for up to 300 units, landscaping, supporting infrastructure and means of access – Approved 23-Jan-2017

20/0246M - Approval of reserved matters, Appearance, Landscaping, Layout & Scale on outline planning app 15/4287M, for partial change of use and partial demolition of existing buildings and structures, including the change of use of Fence House into 27 apartments, and erection of 273 dwellings, landscaping, supporting infrastructure and means of access – Approved 16-Oct-2020

Westminster Road, Macclesfield:

15/4285M – Demolition of existing buildings and structures, residential development up to 150 units, landscaping, supporting infrastructure and access – Approved 23-Jan-2017

18/3545M - Reserved matters approval (appearance, landscaping, layout and scale) on Outline application 15/4285M for the erection of 132 dwellings, landscaping and associated infrastructure – Approved 13-Dec-2018

18/4540M - Erection of Retirement Living Housing (Category II type accommodation) and erection of Extra Care Retirement Accommodation for Older People (Use Class C2), with associated communal facilities, landscaping and car parking – Approved 12-Feb-2021

POLICIES

Development Plan

Cheshire East Local Plan Strategy

MP1 Presumption in favour of sustainable development

PG1 Overall Development Strategy

PG2 Settlement hierarchy

PG7 Spatial Distribution of Development

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

IN1 Infrastructure

IN2 Developer Contributions

SC1 Leisure and Recreation

SC2 Indoor and Outdoor Sports Facilities

SC3 Health and wellbeing

SC4 Residential Mix

SC5 Affordable Homes

SE1 Design

SE2 Efficient use of land

SE3 Biodiversity and geodiversity

SE4 The Landscape

SE5 Trees, Hedgerows and Woodland

SE6 Green Infrastructure

SE7 The Historic Environment

SE9 Energy Efficient development

SE12 Pollution, land contamination and land stability

SE13 Flood risk and water management

CO1 Sustainable travel and transport

CO3 Digital connections

CO4 Travel plans and transport assessments

Macclesfield Borough Local Plan (saved policies)

RT1 (Protection of Open Spaces)

RT5 (Open Space Standards)

RT6 (Recreation/Open Space Provision)

H9 (Occupation of Affordable Housing)

DC3 (Amenity)

DC6 (Circulation and Access)

DC8 (Landscape)

DC9 (Tree Protection)

DC17 (Water Resources)

DC20 (Contamination of Watercourses)

DC35 (Materials)

DC36 (Road Layouts and Circulation)

DC37 (Landscaping)

DC38 (Space, Light and Privacy),
DC40 (Children's Play Provision and Amenity Space)
DC63 (Contaminated Land)
BE17 (Preservation of Listed Buildings)
BE18 (Design Criteria for Listed Buildings)
BE19 (Changes of Use of Listed Buildings)
NE17 (Nature Conservation in Major Developments)
T13 (Existing Public Car Parks)

Other Material Considerations

National Planning Policy Framework (The Framework)
National Planning Practice Guidance
Cheshire East Residential Design Guide

CONSULTATIONS (External to Planning)

ANSA and CEC Leisure – No objection subject to financial contributions of:

- £19,500 towards indoor sport and recreation to provide 3 additional pieces of equipment at Macclesfield Leisure Centre
- £1,500 per family dwelling and £750 per 2 bed space in apartments to make additions, enhancements and improvements at West Park Play facilities

Cadent Gas / National Grid – No objection but comment that there is an intermediate pressure gas pipeline in the vicinity of the site (running along Coare Street and Westminster Road). It does not appear the proposed works will directly affect the pipeline but request information is attached advising the developer of their obligations.

Education – No objection subject to a financial contribution of £274,298 towards secondary and SEN (Special Educational Needs) school places. No primary provision is required.

Environmental Protection – No objection subject to conditions and informatives relating to electric vehicle infrastructure, noise mitigation, mechanical ventilation, use of low emission boilers, dust control and contaminated land.

Flood Risk Manager – Request further clarification on drainage details.

Historic England - No comment to make but advise that advice should be sought from the Council's own archaeologist and conservation services.

Housing Strategy & Needs Manager – Awaiting comment but objected originally on the basis of reduced affordable housing provision without justification.

Head of Strategic Infrastructure (Highways) – No objection subject to conditions and also the dedication of the pedestrian/cycleway to public highway.

Natural England - No comment to make but advise that advice should be sought from the Council's own ecologist and standing advice.

NHS Eastern Cheshire Clinical Commissioning Group – Request a financial contribution of £84,024 to support premises development of the Waters Green Medical Centre and development of additional primary care premises within Macclesfield.

Sport England – Have not commented on the revised proposals but previously offered no objection subject to the approval of application 19/1270M (replacement cricket pitch at Derby Fields) and a condition that development is not to commence until the replacement cricket pitch is implemented and brought into use.

United Utilities – No objection subject to foul and surface water drainage being connected on separate systems, the submission of a surface water drainage scheme, sustainable drainage management plan and an informative advising that there are two water mains located in the vicinity of the site (outside the site boundary on Cumberland Street).

VIEWS OF THE MACCLESFIELD TOWN COUNCIL

Object to the development on the following grounds:

1. The Viability Assessment dated October 2020 is out of date. Whilst a Viability Note dated February 2021 has been issued, the committee sought a new Viability Assessment is requested from the developer,
2. Loss of natural light to existing properties,
3. Direct overlooking from habitable rooms,
4. Loss of privacy to existing properties in direct conflict with Local Plan Policy SE1 4 i - Ensuring appropriate level of privacy for new and existing residential properties,
5. Not meeting distance standards between habitable rooms as per supporting information under SADPD Policy HOU 11,
6. Insufficient quantity of affordable housing, set at less than 5% for the site against the Local Planning Authority target of 30%,
7. Insufficient onsite parking provision,
8. Lack of contingency plan for the protection of the war memorial pavilion.

It was noted that although the parking spaces have been increased, there are still fifty fewer than the recommended guidelines in the Local Plan Strategy and that the National Planning Policy Framework emphasises the consideration of parking in developments.

OTHER REPRESENTATIONS

Representations were received from over 125 addresses during consultation on the original scheme including a petition, submissions made by Macclesfield Civic Society, Guild and Chamber of Trade, the Kings School, Stanley and Brocklehurst Almshouses Trust, Cllr Roberts in his capacity as Local Ward Councillor, MP David Rutley and residents and community groups, expressing the following views:

- All of the Kings school sites should have been considered collectively – separation of planning applications
- When considering previous proposals at the other Kings Schools sites, the case was made that this site was of little commercial value and used to justify a lack of affordable housing on these sites

- Proposal are contrary to policy and guidance
- Support the residential use of the site
- Development is not needed for the Council's housing land supply – no strategic need
- Brownfield development is already running ahead of expectations
- Proposal represents an overdevelopment of the site with high density
- Design, layout, scale, height and density of the proposed buildings are not sympathetic to the site and surroundings and will appear prominent
- Use of flats roofs not appropriate
- Lack of affordable housing
- Loss of green open space and playing field
- Demolition of the War Memorial Cricket Pavilion does not respect the memory of those who arranged its construction and those it commemorates
- Cricket pavilion should be repurposed
- War memorial garden will not compensate loss of the cricket pavilion
- Increase in traffic on local highway network
- Lack of parking provision
- Development too close to neighbouring properties resulting in overshadowing and loss of light
- Series of balconies overlooking neighbouring properties would result in overlooking
- Increase in air pollution and impact on air quality and health of residents
- Impact on residential amenity from construction works
- Materials not in keeping (grey brick)
- Coare Street should be closed at its mid point as was planned a few years ago
- The access only onto Coare Street / Pownall Street is continually ignored and this would be made worse
- Impact on trees including those subject of Tree preservation Orders
- The visibility splays required for the access off Coare Street would reduce on street parking for existing residents
- Proposals not sympathetic to the heritage of the site
- Heritage assessments flawed
- Noise nuisance from Coare Street will be made worse with more traffic
- Development will not stand the test of time
- Town has declared a climate change emergency yet the carbon footprint does is a big concern
- Increased risk to safety of children travelling to school
- Use of Pownall Street entrance could impact on amenity
- Loss of iconic views
- Access proposals could create a rat rut
- Impact on drainage and flooding
- Impact on protected species including bats and owls
- Lack of explanation as to planning process
- Lack of information available to assess proposals and uploaded after consultation notification letters sent
- Retention of existing stone boundary walls and potential damage
- Lack of proposals for new trees
- Encroachment into tree root protection areas

- Size and bulk of school extension in relation to the existing school block in excessive and change in roofline will detract from its appearance
- Loss of existing chimneys
- Large expanse of brick work on side elevation of Coare Street block
- Non listed buildings should be treated with similar value to the listed building owing to their group value
- Materials from demolition should be reused within the site
- Unsustainable incursion into minimum root protection area of established trees
- Small gardens
- Unsustainable restrictive covenants
- Inaccuracies in plans
- Subsidence risk
- Vibration to neighbouring properties from construction
- Cycle and walking opportunities very limited and wider connections should be made with Beech Road and Manchester Road
- Scheme should be reviewed by an expert for disabled access
- Electric charging points, charging storage for mobility scooters and adequate bin storage should be included
- Proposal will add much needed vitality to the town centre
- Impact on townscape underestimated
- Pre-consultation process has been flawed
- Lack of co-ordination with other strategic development in the area e.g. Local Development Orders at Whalley Hayes car park and Strategic Regeneration Framework
- Statements made by the applicant are misleading
- CEC found to have previously falsified air quality data
- Retention of boundary walls
- Welcome the replacement Percy Vale building
- Emergency vehicle access will be difficult and illegal parking will continue to be a problem
- Construction hours should be limited
- Loss and impact on wildlife
- Existing drainage infrastructure insufficient to support development
- Remembrance gates not wide enough for access
- Other brownfield sites should be utilised
- Housing density
- Parking
- Traffic flow – what plans are in place for a by pass for the traffic
- Privacy and overlooking
- Design and style
- Environment, including air quality, wildlife, trees
- Affordable housing
- Ownership and maintenance responsibility
- for gates, boundary walls, trees
- Loss of protected green open space in centre of Macclesfield
- Loss of memorial cricket pavilion

Following the first deferral and re-consultation on the amended proposals, a further 16 representations were received objecting to the application on the following grounds:

- Lack of parking including a loss of existing on street parking on Coare Street
- Lack of affordable housing
- Overdevelopment of the site and density too high
- Nothing has changed regards poor access to and from the site and increased traffic and parking problems in an already densely built up area
- Some key documents not uploaded (Zones 1, 2, 3 and 4)
- Loss of the cricket pavilion war memorial
- Loss of view of the school through the main gates on Cumberland St
- Design of the proposed dwellings is not sensitive enough to the site
- Impact on privacy of neighbouring properties
- Impact on air quality

Following the second deferral and re-consultation on the amended proposals, a further 46 representations have been received objecting to the application on the following grounds:

- Insufficient social / affordable housing
- Loss of trees
- Lack of parking and overspill on to neighbouring streets – unrealistic to expect some residents to not have cars
- Proposals will destroy the beautiful aspect of the open space from the Memorial Gates
- Loss of privacy and in contravention of CEC separation distances including emerging policy
- Optimum viable use for heritage assets should be secured without harm
- The balance of harm versus benefit has not been adequately explored
- The public benefit of “bringing forward housing” on the cricket pitch has not been demonstrated to outweigh the public disbenefits of (i) diminishing the setting of the heritage assets, and (ii) contravening local plan policies, including those on separation distances, parking, and affordable housing
- The plans are not to a standard that the Council should accept
- Site will be fragmented with parcels sold on to other developers
- The viability appraisal needs to be redone as it is out of date and unsound and does not follow RICS guidelines
- There will be harm to the heritage assets
- The developer’s ongoing failure to recognise the cricket pavilion’s memorial status puts the integrity of its conversion in jeopardy
- Concern that the memorial lintel will be lost
- It was originally stated that this development will not involve building on the cricket pitch and would be low density
- Not later living is a C3 use not C2
- CGIs are misleading
- Design and house-types are poor, too tall and will not stand the test of time
- Proposed accesses will reduce on street parking and conflict with visibility
- Coare street is used as a cut through which will increase
- Refuse and emergency vehicle access will be hindered

- Increase in Traffic - Highways should be discussing 15/4285M, 15/4540M and 19/1068M together
- 70% loss of cricket pitch / open space
- Density of housing proposed is too high for a small site
- More vehicles will further reduce air quality
- The science block should be retained
- The second row of houses on the cricket should be removed
- Potential structural impact on neighbouring properties
- More detail on noise attenuation required
- Affordable housing location should be reviewed

NB: Matters relating to ownership and maintenance of the boundary walls are not a material planning consideration. Maintenance responsibly will fall to the respective landowner/s including the Highway Authority where the new pedestrian/cycleway is adopted.

OFFICER APPRAISAL

Background

The application is a full application for the redevelopment of the existing King's School site at Cumberland Street in Macclesfield for residential purposes. This follows the relocation of Kings School from its current two separate girls and boys' campuses in Macclesfield town to a newly constructed girls and boys' school at the site adjacent to the existing Derby Fields off Alderley Road in Prestbury. The other King's School sites at Fence Avenue and Westminster Road will be redeveloped for housing. Work to construct the residential development of part of the Westminster Road site is well underway.

Principle of Development

Macclesfield is identified as one of the 'principal' towns in Cheshire East where CELPS Policy PG 2 seeks to direct 'significant development' to the towns in order to 'support their revitalisation', recognising their roles as the most important settlements in the borough. Development will maximise the use of existing infrastructure and resources to allow jobs, homes, and other facilities to be located close to each other and accessible by public transport.

In this case, the provision of 121 no. units would be of an acceptable scale relative to the principal town of Macclesfield and would deliver housing within a highly sustainable location adjoining the Town Centre Boundary which bounds Cumberland Street to the south. The site is largely brownfield in nature, is recently vacant and therefore its redevelopment to provide homes in such a highly sustainable location aligns with the general principles of national and local policy.

In terms of other designations, the central part of the site is designated as open space with the remainder of the site designated as a predominantly residential area, which the proposed residential use would conform to. CELPS Policy SC 2 advises that existing outdoor sports facilities should be protected unless they are shown to be surplus to requirements or improved alternative provision is provided. A large extent of the open space is to be retained

as amenity space and in any event, the losses incurred would be replaced in terms of quantum at the school's new site and are subject of approval under planning ref; 19/1270M.

Having regard to the above, the general principle of the development is found to be acceptable. As per para 11 of the Framework and CELPS Policy MP 1, there is a presumption in favour of sustainable development taking into account the three dimensions of sustainable development (economic, social and environmental) and compliance with the Development Plan.

SOCIAL SUSTAINABILITY

Affordable Housing

The Cheshire East Local Plan (CELP) and the Councils Interim Planning Statement: Affordable Housing (IPS) states in settlements with a population of 3,000 or more, the Council will negotiate for the provision of an appropriate element of the total dwelling provision to be for affordable housing on all unidentified 'windfall' sites of 15 dwellings or more or larger than 0.4 hectares in size. The desired target percentage for affordable housing for all such sites will be a minimum of 30%, in accordance with the recommendations of the Strategic Housing Market Assessment carried out in 2013. This percentage relates to the provision of both social rented and/or intermediate housing, as appropriate. Normally the Council would expect a ratio of 65/35 between social rented and intermediate housing.

Although this application has been amended following deferral by the Strategic Planning Board, this remains a proposed development of 121 dwellings. In order to meet the Council's Policy on Affordable Housing there is a requirement for 36 dwellings to be provided as affordable dwellings.

The CELP states in Policy SC 5 justification paragraph 12.44, 'The Housing Development Study shows that there is the objectively-assessed need for affordable housing for a minimum of 7,100 dwellings over the plan period, which equates to an average of 355 dwellings per year.' This is for the whole borough of Cheshire East.

The current number of those on the Cheshire Homechoice waiting list with Macclesfield as their first choice is 1488. This can be broken down to 827 x 1 bedroom, 413 x 2 bedroom, 173 x 3 bedroom, 45 x 4 bedroom and 30 x 5 bedroom dwellings.

The waiting list also shows a requirement for 142 x 1 bedroom, 9 x 2 bedroom and 2 x 3 bedroom Older Person dwellings. These dwellings can be via flats, cottage style flats, bungalows and lifetime adaptable homes. 24 units should be provided as Affordable rent and 12 units as Intermediate tenure.

If there is an agreed onsite provision that is below 30% or a commuted sum is agreed, Housing will require an Overage/Claw back clause to be agreed. This is to cover any uplift in value on the development during its completion and any connected raise in commuted sum amounts or increased on site provision for Affordable Housing.

The revised proposals have been supported by an updated Affordable Housing Scheme. This details the provision of 12 affordable units of intermediate tenure and their location. 6 x one

bedroom duplex apartments would be located within the Type P properties and 4 x two bedroom apartments would be apportioned within the apartment block (main school block) fronting Coare Street. A further 2 x two-bedroom semi-detached units would be located within the newly proposed cricket pavilion which is to be repurposed / relocated. The applicant on both the original and amended documentation/plans shows a shortfall. This is 24 dwellings under the 30% requirement (36). However, this shortfall has been more than doubled since the last deferral from 5 by reducing the developer's expected return.

The Council's Strategic Housing Section originally objected to the application based on the shortfall of affordable units. However, this application is the subject of a viability appraisal which states that the proposed development cannot bear the full quantum of affordable housing as it would make the development unviable insofar as it would not yield a sufficient gross development value (GDV) which would be attractive enough for a developer to bring the site forward. The applicant has submitted a full viability appraisal, supported by addendums following the reiteration of the scheme, which if accepted, will determine the quantum of affordable housing that the site can bear.

Viability

The applicants state that the site is subject to abnormal costs and is therefore supported by a financial viability appraisal and addendums following the various amendments to the scheme. The Viability Appraisal, the Council's independent review and the applicant's Supplemental Viability Letters are publicly available to view (reason for first deferral). The Council had the main Viability Appraisal independently appraised. Whilst objectors have stated that the previous viability assessments undertaken in 2019 are now out of date and need to be redone, the applicants have updated the viability position.

The Council's independent advisor conducted their full review of the financial viability assessment submitted by the Applicant. This review concluded that whilst there is some disagreement with the benchmark land value (BLV) of £2.3 million for the site, this does not result in a material change in the financials and consequently, it is confirmed that the development cannot bear the cost associated within providing a fully policy compliant level of affordable housing provision nor can it pay all of the commuted sums required to mitigate some of the impacts, for example on children's play provision and recreation and outdoor sport. This is because the overall viability hinges on construction costs, which owing to the heritage sensitivities of the scheme including costs of converting some buildings, are higher than would otherwise be expected.

On this basis, it was confirmed that the proposal could only bear the cost of:

- 5 affordable units with an intermediate tenure
- Total financial contributions of £377,822

This was on the basis that the developer would achieve a gross development value (GDV) of 15.74%. Although the scheme has since been amended, the updated viability note shows that there would still be a viability deficit. The GDV has reduced by £995,661 primarily as a result of the reduction in floor space through the provision of smaller units and owing to the increased costs associated with retaining and relocating the cricket pavilion (£323,000) and changing the Type P units into 6 duplex apartments. There has also been an increase in

costs associated with the increased provision of affordable homes from 5 to 12. Consequently, the changes to the scheme in viability terms are minor and do not materially affect the conclusions that were drawn when the original viability appraisal that was independently assessed. As revised, the developer would be accepting a further reduced GDV of 13.38% (originally 16%) in order to help deliver the scheme.

National Planning Practice Guidance advises that a minimum GDV of between 15-20% is the industry accepted standard which reflects the minimum enhancement a developer would reasonably expect to achieve in order to bring a site forward for housing development. Thus, the 13.38% which would be achieved by the developer is less than national guidance and is therefore accepted in this case.

Housing Mix

Local Plan Policy SC 4 identifies the need for housing developments to offer a mix of housing types, size, and tenures to accommodate the specific requirements of the demographic. Reference is made to the need for development proposals to accommodate units specifically designed for the elderly and people who require specialist accommodation. A range of housing types are being proposed from modestly sized apartments to later living accommodation. A number of family houses are also proposed as well as accommodation specifically aimed at over 55's, so the proposals would provide for a diverse range of housing, and correspondingly, a diverse community. As such, the scheme is found to comply with Local Plan Policy SC 4.

Education

In the case of the current proposal for 87 dwellings (2 bed+), a development of this size this would generate:

- 17 primary children (87 x 0.19)
- 13 secondary children (87 x 0.15)
- 1 SEN children (87 x 0.51 x 0.023%)

The development is expected to impact on both primary school and secondary places in the immediate locality. Any contributions which have been negotiated on other developments are factored into the forecasts undertaken by the Council's Children's Services both in terms of the increased pupil numbers and the increased capacity at schools in the area as a result of agreed financial contributions. The analysis undertaken has identified that there remains a shortfall in school places at secondary level.

Children's Service's has confirmed that the proposal is not expected to impact primary education provision as there is sufficient capacity in the catchment area to absorb the primary school pupils likely to be generated by the proposed development.

Special education provision within Cheshire East Council currently has a shortage of places available with at present over 47% of pupils educated outside of the Borough. Whilst it is acknowledged that this is an existing issue, the 1 child with special educational needs (SEN) expected from this development will exacerbate the shortfall.

To alleviate forecast pressures, the following contributions would therefore be required:

- $13 \times £17,959 \times 0.91 = £212,455$ (secondary)
- $1 \times £50,000 \times 0.91 = £45,500$ (SEN)
- Total education contribution: £257,955

Without a secured contribution of £257,955, Children's Services would raise an objection to this application. This position is on the grounds that the proposed development would have a detrimental impact upon local education provision as a direct cause from the development. Without the mitigation, 14 secondary children and 1 SEN child would not have a school place. The applicant has confirmed acceptance of the secondary and SEN requirement. This will be secured by way of a s106 legal agreement.

Healthcare

The NHS Eastern Cheshire Clinical Commissioning Group (CCG) has commented that *"there are six NHS GP practices within Macclesfield, all located within one building at the Waters Green Medical Centre. Based on the current local population, the Waters Green Medical Centre has sufficient capacity to manage currently registered patients. However, with the known planned housing developments, the local population is predicted to increase by approximately 17% over the next 10 years. In order to be able to continue to provide the current high level of primary care services to the local population the six GP practices will be required to review their current model of working. A model of 'working at scale' will be required, in which the six GP practices work much more closely together to remove duplication and inefficiencies from the primary care system. Even with modifications to the existing Waters Green Medical Centre, it is anticipated that the GP practices and NHS Community Services will need to expand out into an additional building within the next 10 years"*.

It is therefore necessary to mitigate the impacts of the proposed development through funding the local healthcare economy to support premises development of the Waters Green Medical Centre and development of additional primary care premises within Macclesfield in order to allow for the continued provision of the current level of primary care services to the local population of the Macclesfield area. Accordingly, the CCG has requested a financial contribution towards health infrastructure of £84,024. However, in light of the amendments to the scheme, this has increased to £91,332. Subject to this, the scheme is found to be acceptable in terms of its impact on health infrastructure.

Public Open Space and Sports and Recreation

Policies RT5 and DC40 of the MBLP set out the amenity open space requirements for housing development (per dwelling). The proposals would place a greater burden on open space and recreational facilities in the area and accordingly, the applicants would be expected to make a financial contribution towards the Borough Council's sports, recreational and open space facilities in lieu of on-site provision. The Macclesfield S106 Supplementary Planning Guidance on S106 Agreements provides the formulae for calculating off site financial contributions.

Saved MBLP Policy RT1, this deals with areas of recreational land and open space and says that such areas will be protected from development. However, Policy SC 1 of the CELPS is more up to date and states that such areas will be protected 'unless alternative provision, of equivalent or better quality, is to be made'. The loss of the existing cricket pitch as a sports facility would be replaced at the new school in Prestbury, permission for which has been approved under planning ref; 19/1270M and works have commenced to implement it. Sport England and ANSA do not object to the loss of the cricket pitch on this basis subject to a condition that the replacement facility is to be provided and made available for use prior to its loss at this site. This could be appended as a condition of approval. As such, a refusal on the basis of non-compliance with policy RT1 would not be sustainable.

There is a requirement for the provision of amenity greenspace at a rate of 20sqm per dwelling and this is being achieved through the retention and enhancement of the existing cricket pitch as open amenity space. There is also a requirement for 20sqm of children's play per dwelling and this is not being provided on site. Therefore, a commuted sum for offsite provision of children's play is required at a rate of £1,500 per family dwelling and £750 per bed space in apartments. The commuted sum is required upon commencement of development and will be used to make additions, enhancements, and improvements at West Park Play facilities within a period of 15 years from receipt.

There is a requirement to provide Recreation and Outdoor Sport (ROS) in line with Policy SC2 of the Local Plan and the playing Pitch Strategy. In this instance the developer has opted to make a contribution rather than on-site provision. This contribution will equate to £1,000 per family dwelling or £500 per 2+ bed apartment (excluding the affordable properties). This commuted sum would be used to make additions, enhancements and improvements at the pitches, courts and greens within the three town centre parks in Macclesfield; West, South and Victoria, within a period of 15 years from receipt.

With respect to indoor sports provision, CEC Leisure has confirmed that based on a development of 115 dwellings, this could equate to a population increase of 195 and 83 additional 'active' population. Based on an industry average of 25 users per piece of health and fitness equipment this equates to 3 stations (£6,500 per fitness station) which would require a financial contribution of £19,500.

However, when Members first deferred this application in 2020, it was requested that consideration be given to diverting the indoor sport and recreation commuted sum of £19,500 towards the children's play equipment at West Park instead. The sum of £19,500 would not cover the full amount that would be required to upgrade and enhance the facilities at West Park, but it would go towards making some valuable improvements. This would be at the sacrifice of the provision of the commuted sum to provide 3 pieces of exercise equipment at Macclesfield Leisure Centre. However, given that the proposal includes the provision of family accommodation and will be occupied by children, it is feasible and recommended that the commuted sum could be re-directed towards additions, enhancements and improvements at West Park Play facilities.

Subject to the above being secured by way of a legal agreement, the scheme is found to accord with MBLP Policies RT1, RT5 and DC40 and CELPS Policies SC 1 and SC2.

ENVIRONMENTAL SUSTAINABILITY

Design, Character and Appearance

Between them, the NPPF and Local Plan Policies SD1, SD2, SC4, SC5, SE1, SE4 and C01 from the CELPS and DC8, DC35, DC36 and DC37 of the MBLP seek that all development should be: locally distinctive; high quality; sustainable; well-designed and durable responding to the heights, scale, form and grouping, materials, massing, green infrastructure and relationship to existing built form in the immediate as well as wider areas. Good connections through infrastructure and access from the site into the wider area and landscaping/topographical themes through street hierarchy and landscaping is also expected from new development.

The proposals seek to retain and convert the headmaster's house and library, removing unsympathetic extensions and detracting buildings within its vicinity. They also seek to convert the lodge as a single dwelling whilst also retaining most of the existing boundary wall around the perimeter of the site.

In regard to the main school building, the façade of the front elevation is proposed to be retained with a new block of development to the rear also replacing the sports hall attached to the northern elevation of the building. The remaining curtilage building comprising of the science block is to be demolished. Since the last deferral, the scheme has been amended to enable the cricket pavilion to be retained by relocating it within the site and re-purposing it into two semi-detached two-bedroom dwellings.

In terms of new development, a number of building groupings are proposed of different character reflecting their location and relationships comprising archetypes ranging from 1.5 to 3.5 storey arising from conversions and new build, with a variety of on plot and communal parking solutions.

The proposed new build is expressed by a contemporary character but with echoes of traditional vernacular drawn from the site, local surroundings and precedents much further afield. The Type P properties, which would be situated on the frontage to Coare Street and the Type F units, which would be located in the position of the Science Block have been amended with the provision of a pitched roof with parapet detail to give the units a more traditional grounding in line with one of the reasons for deferring the application the first time. They have also been realigned on their axis slightly to provide an increase in separation with properties to the rear. The Type F units also had their rear balconies removed in response to comments and the overall floorspace has therefore been reduced.

A large proportion of the cricket pitch is to be retained as an informally laid out central green, incorporating a stone lined ha-ha and swale on its eastern edge, further reinforced by hedging forming the rear boundary of the adjacent housing. In addition, designed courtyard/garden spaces are proposed north of the headmaster's house/original school and between the new block and retained elements of the main school building. The headmaster's garden would also be retained. Further public gardens/space would be created in the form of parterres to the front of the retained main school building and as a home zone street running through the centre of the new housing on the eastern portion of the site. All mature significant trees are to be retained but it is proposed to remove and replace the flowering Cherry trees to the front of the main school building.

There would be one main vehicular access point off Cumberland Street, retaining the memorial gates, with a second emergency access off Pownall Street. The basement car park serving what would be the block to the rear of the main school building would be served via an upgraded access off Coare Street. Pedestrian access would be via the main site entrance but also with an east west axis between Westminster Road and Pownall Street.

Longer views of the site are largely restricted by topography, street alignment and intervening townscape. However, the sylvan character of the site does terminate longer, northward views along Churchill Way and Westminster Road. Closer to the site views for those on foot are largely restricted by the substantial stone walls and adjacent buildings. However, the view does open significantly on Cumberland Street on approach from the west and also standing at the main site entrance. The headmaster's house and gardens are attractive and sylvan on the corner of Westminster Road and Coare Street.

Area 1 - to the north of the old school and main school buildings - The present buildings detract from the heritage assets and the general quality of the townscape of Coare Street. It is considered that the new development will enhance this frontage of the site. In regard to the materiality of the 6 duplex apartments to the north of the original school building, grey brick was referenced as was stone. The new build to the north of the main school building would be largely hidden by the roof of the retained building. However, at either end, the upper storey would extend above the roofline of the existing, affecting its hipped roof silhouette. This would undermine the view of the main school building from the main entrance and the open space but not significantly.

Area 2 - site entrance and Percy Vale building, Pownall Street - The new houses would replace the Percy Vale building, which is a relatively unattractive building with inactive frontage onto the street, as are the temporary buildings at the site entrance. The key issues in this area relate to scale and appropriateness of proposals in the townscape, and linked to that, relationship to adjacent residential properties. The proposals have been amended in response to concerns about this relationship and have led to a better townscape approach to the Pownall Street entrance.

The street sections produced as part of the application illustrate that the new buildings would sit comfortably in the street, repair the townscape and create more active frontages onto Pownall Street but for the main block the gardens/yards would be modest (but not uncharacteristic in an urban context such as this).

Area 3 site of Science block - This part of the scheme will replace a curtilage listed building proposed to be demolished, albeit of a lesser quality than the adjacent main school building. The science block building reads as a respectful member of the group. It is important that any replacement building is of equal architectural merit. The design of these units is more akin to the design of the dwellings on Pownall Street, which have a modest, domestic character. Although it would be more hidden from the principal view than the Science block is now.

Area 4 – proposed later living block (western edge of site) - The footprint of the proposed new building, whilst being set slightly further away, will be larger than the size of the current arts block building it would replace, which occupies much of the western edge of the site. The size of this building has been reduced in size following concerns that its size and position

could harm a key view and setting of the listed building. It will also be set further forward than the original building, tying in with the western building line of the listed building.

The later living building has two different faces: The eastern elevation that would overlook the open space and relate more directly to the historic buildings, echoing the steep gables of the original school building, but set within a contemporary design. The building would be 3 full storeys plus a storey within a mansard type roof and the apexes of projecting gables. The western side the building is a more overtly contemporary flat roof design with a recessed upper storey (again accommodating 4 floors). The southern end of the building is proposed as a flat roof, 3 storey element, including entrance/lobby and communal facilities on the upper floors, including a roof terrace.

From outside the site, the proposed later living building will be highly visible in views from the corner of Westminster Road and Cumberland Street and would become a strident feature in the townscape, closing off the partially open view into the site. On this basis, the Council's Design Officer has previously expressed concern regarding the impact that the Later Living element would have on key viewpoints and the associated impact on the setting of the heritage assets.

The Design Officer notes that the building has been reduced in length and there has been some consequent improvement. However, there is still concern that it will compete with the listed school building within its setting resulting in harm to the asset. This would be less than substantial, but it would still be harm and there is not sufficient heritage public benefit alone to outweigh that. However, it must be borne in mind that the viewpoint from which this harm would be evident would be limited. The open aspect of the cricket pitch and its associated views of the listed building would still be mostly retained and it is only when viewing the site from the opposite side of Cumberland Street to the south on the Westminster Road access to Whalley Hayes Public Car Park where there would be an interruption of this view. It is not considered that this is a significant viewpoint and does not carry the main footfall past the site. The main footfall including vehicular traffic is that along Cumberland Street and to some extent, these views from a pedestrian point of view are already obscured in part by the existing boundary wall. Accordingly, whilst there would be harm it is considered that this would be balanced against the wider benefits of the scheme particularly the improvements that would be realised from the Sainsbury's roundabout.

There will be a degree of impact upon the setting of the Alms houses to the south, but this will be lessened by the mature trees along the southern boundary and by the height of the substantial stone wall to the school. Again, this will be more evident during the late autumn and winter. Communal surface car parking is proposed to the rear of the building, which benefits the views from the entrance and the central open space, but because of site levels, will be quite visible from outside the site for part of its length.

Area 5 eastern edge of the site - This is a highly innovative part of the development, but also one that requires a sensitive approach given that views across the cricket pitch will terminate on these units. The proposal is to create a mix of contemporary dwellings set either side of a home zone street, providing a gradation in scale to the site edge from the edge of the central open space, whilst enabling views from the open space outward between buildings to outlying landscape and enabling taller units on the periphery to have views back across

rooftops to the central space. This part of the scheme incorporates the site of the cricket pavilion.

The form of the dwellings is designed to echo the surrounding vernacular but in a contemporary manner, including steep roof pitches and active upper storeys reflective of Macclesfield's weaver's cottages. Smaller dwellings edging the open space seek to reflect the Alms houses to the south of the site.

To soften the impact and relationship the design has been refined to provide a more sinuous edge, defined by hedge and Ha-ha to soften the relationship to the open space, provide a distinct boundary between public and private and create a fragmented rather than regular built form. Whilst there will be a noticeable reduction in the extent of the open space on this side of the site, it is considered less sensitive in the context of the principal view from the memorial gates and the proposed layout maintains a visual link between the principal school buildings and the listed gatehouse. The cricket pavilion would now be retained but would be relocated so that it could sit alongside the dwellings framing the open space. This would allow the pavilion to continue to address what remains of the 'cricket pitch' to maintain both the visual and historic connection between both features.

There has always been some reservation about the housing on the immediate easterly edge of the former playing field and how those dwellings and their external spaces relate to the main space, their living environment and how the day to day needs of these occupants can be met without compromising the success of the main public space. This requires those needs to be thought through and creative design employed to successfully overcome those concerns: the need for 'designed in' storage, for creating privacy and to enable use of the outside space of the garden without it feeling like living under a microscope. Conditions relating to landscaping and boundary treatments could secure appropriate detail.

Scheme wide design considerations: It is proposed that the site be used solely for residential development, but a variety and mix of different housing typologies are proposed, suiting different age groups and family circumstances. This has the potential to create a diverse community within the development and is a key attribute of the scheme.

The site is highly accessible to the town centre with easy access to a wide range of amenities and employment opportunities and public transport.

Architectural approach - In concept terms, it is appropriate to employ a contemporary design approach as long as it is well informed and reflects local character and vernacular. Significant effort has gone into assessing the local context, and whilst specific localised design issues have already been highlighted, the general concept of a contemporary interpretation of vernacular is considered valid and an acceptable design response for this site. The comments of members have been taken into account by grounding some of the units with a more traditional form (i.e. pitched roofs rather than flat or mono pitch) and by providing smaller units (no five properties features as previously proposed) with a row of terraced properties along the eastern edge. The heights of these units have also been reduced thereby reducing their size and dominance.

Pedestrian/cycle movement – Although there are presently gated accesses into the school, the site is not accessible for the public. The scheme would enable pedestrians to move

though the site, better connecting it into the neighbourhood. It is important for the sustainability of the development that it does not become a gated community and that through access is encouraged and a key benefit of the scheme.

Access and parking – The concept relies on a specific, non-standard approach to streets with a one-way route around the site, to reduce the width of roads and ensure they retain a human scale. From an urban design perspective this is positive in terms of principle and will need to be secured by condition. In respect to parking provision, this is a town centre site and therefore less car usage and ownership should be encouraged.

Open space, landscape, and public realm – in concept terms there is a character driven, sympathetic approach to open space and landscape design seeking to reflect the spirit and historic significance of the site. The openness and informality of the main open space is a strong reflection of its former use as a cricket pitch and maintains open views of the key heritage assets. This will act as a significant community focus for the scheme. The eastern edge treatment using a swale and stone ha-ha is also a positive and innovative way to define the edge between public and private, whilst meeting certain practical requirements such as sustainable drainage.

The other localised spaces such as courtyards, the Headmasters garden and the home zone street should also provide opportunities to create distinct areas of space/public realm within the scheme.

Materiality - The scheme proposes a predominantly brick palette, which seems appropriate for the most part given the surrounding context and within the site itself. However, more stone could be used in selective locations/elements, without undermining the building hierarchy and heritage status of retained buildings and features. The materiality of the townhouse block to the north of the original school building and the later living block to the south indicate that grey brick is suggested. However, stone is referenced elsewhere.

The existing character along Coare Street, (save for the existing unsightly additions to the rear of the school block building), is characterised by traditional terraced brick properties. Having regard to this existing character and materiality, it is considered that an alternative material rather than the use of stone would be reasonable and acceptable in this part of the site. However, there are other key buildings, owing to their prominence (for example the Later Living Block) which must contain stone detailing in order to allow them to appear sympathetic to the site, key views and the designated heritage assets. Owing to the sensitivity of the site, prominence of the 'later living' block including the balance of the impact on views, this will need to be stone. Detailed materials can be agreed by way of condition.

On several of the building designs, soldier coursing and feature brick are proposed as detailing elements. Care is needed to prevent this becoming an inferior, generic detail and therefore further detail can be secured by condition.

Powder coated aluminium windows/fenestration are proposed on the new build, with timber on the conserved buildings. This would be appropriate to help reinforce the contrast between historic and new build. Detailing of the eaves and verges, parapets, rainwater goods, canopies and balconies needs to be executed well to emphasise design quality. Zinc cladding is proposed quite widely within the scheme but perhaps copper would be more appropriate

given the historical copper industry in the town. Slate is proposed as the principal roofing material and that should help the roofscape harmonise with retained buildings and the surrounding townscape.

It is positive that traditional floorscape will be employed alongside contemporary materials to help characterise the site. The stone sett footpaths, laid as a Macclesfield cobble pattern around the western edge of the open space and along the east west axis will help pedestrians navigate through the site and create a physical link from the stone concentrated entrance toward the historic buildings on the northern side of the open space.

Whilst it is acknowledged that there would be an intrusion of the 'later living' block, this has been reduced in size and it is considered that this is balanced against the improvements that would be seen from the Sainsbury's roundabout and the overall design credentials of the scheme. There are also benefits derived from ensuring a sustainable future use is secured for such an important and prominent site within Macclesfield from a heritage perspective. Thus, the proposals represent a high quality scheme, with many positive attributes. There would be harm derived from the later living block, by interrupting one of the viewpoints. However, it is considered that this harm would be outweighed by the wider benefits of the scheme and the fact that the magnitude (i.e. importance) of the said viewpoint is not considered significant.

In the round, it is considered that the proposed design changes are acceptable and have responded positively to Members request. Having regard to the above, the design is found to be acceptable and in accordance with Policies SE 1 and SD 2 of the CELPS and the CEC Design Guide.

Heritage Assets

The alterations proposed for the change of use of the principal listed building on this site, (formerly in use as a library and Headmasters house) are:

Internally: The closing up of many current door openings to allow separation (for apartments), there will also be the introduction of new studwork (timber and plasterboard stud portions) to form new bathrooms kitchens etc. Additionally, there will be new staircases to modify the current internal layout. The ventilation requirements do need further information but could be conditioned. Given the previous work undertaken within the building, these proposed alterations can be accommodated within the fabric of the existing building without detracting from its historic significance and will help with the general internal condition of the building.

Externally: The South, West and East elevations: The lengthening of the current Gothic windows (lowering of the existing sills) with a new transom detail to accommodate the interface with the new internal floor line and the redesign of these windows (alteration to transoms) to accommodate for new opening when viewed from a distance will not appear to alter the view of the current Library building, although there will be some change to the historic fabric. The Council's Design and Conservation Officer does not object to this.

North Elevation: The demolition of a non-original part of the building is proposed with the insertion of contemporary glazing into part of this elevation exposed by the demolition. This is acceptable to the listed building as it will reveal the original fabric of this elevation and therefore serves as benefit of the scheme. The proposed works while losing some of the

original fabric of the building will allow this building to be brought into a new use as apartments without losing its essential architectural appearance and thus save this building for future generations to enjoy.

In regard to boundary walls, the proposals generally seek retention and repair. Some localised modification will occur, but this will not lead to harm to the character of the walls in their entirety and planning conditions could be used to ensure this.

In addition to the conservation works to the principal buildings, the proposal also intends the demolition of the one pre-1948 building falling within the curtilage: the science block and the pavilion, which as the assessment identifies, are subject to the same protection and considerations as those for the principal listed buildings. However, following deferral, the cricket pavilion is now proposed to be retained and relocated a short distance from where it already sits.

Both have significance in their own right. However, they also have an enhanced collective value as part of the Kings ensemble, with the cricket pitch as their foreground. The relationship between the pitch and the cricket pavilion is especially strong. As it stands, demolition of the science block would result in total loss of one these two curtilage buildings and there would be harm as a consequence. The cricket pavilion would be relocated so as to front out over the cricket pitch whilst still accommodating the development along the eastern edge of the site and integrating it also.

The submitted heritage statement sets out the assessment of significance undertaken for the various assets. Both the science block and the pavilion are assessed as having low significance. This is a fair reflection of the significance of the Science Block. It was initially considered that it did not adequately reflect the communal significance of the cricket pavilion, thought to be built to commemorate the fallen of WWI. This historic connection is something very important to the school, reflected both in the pavilion but also the memorial within the Main School building and the memorial gates (WWII). Whilst the DMRB methodology rightly identifies greater significance attached to the principal listed buildings, the main school building, and the enclosing structures, it does not enable a more subtle distinction when assessing these lesser assets. The added communal value of the pavilion clearly sets it apart from the science block in terms of significance.

The present group of buildings forming the School as viewed from the south have a strong group value. However, from Coare Street and Pownall Street, the school has a lower group value arising from the modern elements that are of low architectural quality except the original school and headmaster's house at the corner of Coare Street and Westminster Road. The removal and replacement of more modern and unsympathetic extensions and buildings on the northern side of the main school buildings will enable betterment, whereas the proposed demolition of the science block will erode the present group value experienced from the main viewpoint. It is considered that, at best, the significance of heritage impact would result in slight/moderate harm based on the current proposals. This harm has been reduced following the decision to retain the cricket pavilion albeit in a different position.

Impact upon the setting of the assets: The setting of heritage assets is defined in policy as the surroundings within which assets are experienced and often this is expressed in terms of views. The setting of the assets at Kings are interrelated and contribute to one another,

including that of the Alms houses to the south of Cumberland Street. The principal view of the heritage assets is that from the site entrance toward the north. But the Kings setting is more than just this view; it is also about atmosphere within the site. The openness within the front part of the site contributes greatly to this, albeit it is not a formal or designed space. It epitomises King's. Views out from buildings across the space and from the cricket pitch toward the hills to the east of the town also contribute toward the setting of the assets, creating a visual connection to the wider landscape.

The area of concern in terms of setting is the proposed development in the western part of the site, forward of the headmaster's house and the original school building. As already discussed, the proposals for the later living block will be far more strident by virtue of the scale and mass of the building. Whilst it may not be any taller than the Art block that it would replace, or the ridge line of the old school building, its footprint is larger than that of the building to be demolished and it will enclose much of the western side of the site as seen in the view from the site entrance off Cumberland Street. This has been improved by widening the gap between the northern end of the Later Living block and the school building and this would allow greater views of the heritage asset from the Sainsbury's roundabout. It is considered that this aspect of openness will be restricted to a limited view and the benefits of the scheme as a whole are considered to outweigh this harm as discussed previously in this report.

The amended scheme does not have any greater impact on the designated heritage assets than the schemes that have been considered previously by Members save for the benefit of retaining the existing cricket pavilion. The conclusions drawn by officers remain the same. On this basis, officers conclude that the impact on the designated heritage assets would be acceptable in this case in accordance with Policy SE 7 of the CELPS and saved policies BE17, BE18 and BE19 of the Macclesfield Borough Local Plan.

Cricket Pavilion and Memorials

The cricket pavilion was originally constructed in 1934 as a library and pavilion partly using funds left over from donations following WW2. An alcove was left to indicate the source of part of the funds where an inscription was later placed reading 'In Memoriam, 1914-18'. Many representations expressed concern at the loss of the cricket pavilion and stated that it should either be retained, relocated on site or at the new school site. Member's expressed similar concerns and as a consequence, the amended scheme proposes to relocate the pavilion within the site and to re-purpose it as two affordable two-bedroom dwellings. This is considered to be a positive of the scheme as it will result in the retention of a curtilage listed structure, will maintain the memorial connection with the school and the fallen whilst also providing a reference to the former use of the site as a school cricket pitch.

With respect to the memorials specifically, the school previously submitted their own representation on this matter in the form of a Memorial Statement. The submission set out primarily how the school continues to honour those former staff and pupils that have lost their lives in conflict.

Firstly, the school's memorial plans take the form of:

- 900 seat assembly hall at the new school campus which will be the principal memorial facility
- Relocation of the physical memorials to new school site
- Replica of the war memorial gates to the Cumberland Street entrance to be erected at the new school site
- Lintel within the existing cricket pavilion reading 'In Memoriam, 1914-18' to be incorporated into a new cricket pavilion

The 900 seat assembly hall is now operational at the site of the new Kings School and the war memorial plaques listing the names of the fallen have already been relocated and displayed in the hall.

The remaining memorials take the form of:

- War memorial gates to the Cumberland Street entrance
- Memorial lintel in the cricket pavilion

Now that the scheme has been amended to retain the cricket pavilion on site, the memorial lintel would be retained. There is also an opportunity to maintain a continuity of connection with the site of the new school. This could take the form of an interpretation of the wider history of the school (e.g. history boards), of which part would be the remembrance of those ex pupils lost in conflict. This would add weight to the commemoration and help raise awareness within the community and future residents of this historic connection. Coupled with the applicant's proposal for the memorial garden within the site, retention of the cricket pavilion and memorial gates, the proposal is found to be acceptable in terms of its heritage impacts and memorial proposals.

Archaeology

Although some objectors have requested a response from the Archaeological Officer, the application site is not within an area of identified archaeological potential. Accordingly, the site is highly unlikely to contain archaeological deposits and therefore the proposal is found to be acceptable in this regard and compliant with Macclesfield Borough Local Plan Policies BE23, BE24 and SE 7 of the Cheshire East Local Plan.

Trees

Policy SE5 of the CELPS states *"Development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives"*.

The site contains a number of mature trees located adjacent to Westminster Road and its junction with Coare Street, Cumberland Street and the eastern boundary of the site. Many of the trees contribute significantly to the character and visual amenity of the area and provide important mature tree canopy cover. A row of mature Cherry trees located towards the

northern boundary section provide a decorative feature separating the cricket pitch and the main school building.

Some of the trees within the site have been afforded protection by a recent Tree Preservation Order. They were not formally protected when Members first considered this application in early 2020. However, a number of trees were identified as being worthy of protection owing to their high amenity value.

The application is supported by a detailed Arboricultural Impact Assessment (AIA) and assessment remains valid for the amended scheme. Notwithstanding this, the amended scheme has been supported by an Arboricultural Technical Note.

The Tree Survey that forms part of the assessment identified 18 individual trees, 8 groups of trees and 5 hedgerows associated with the site. Three trees have been categorised as (A) high category specimens, 9 trees and 5 groups or part of groups have been identified as moderate (B) Category.

One individual moderate (B) category Oak tree, T14, (a memorial planting) at the front of the main school building, the linear group of Cherry trees and a number of low (C) category Cypress trees within the proposed memorial planting bed and some low category ornamental trees will require removal to accommodate the internal access, car parking and new landscaping arrangements.

The Council's Principal Forestry and Arboricultural Officer originally advised that the loss of the Oak and a group of low category Cherry trees would have a 'slight adverse' impact within the immediate area, given the trees can be viewed from the current access. In terms of the wider amenity such losses are not considered significant. In terms of mitigation for losses, there is scope within the development site for replacement planting which should be considered on a 3:1 basis. The application is supported by a draft landscaping plan which proposes planting of pleached Pin Oak and semi mature Cherry within the area of proposed parking. Such planting within areas of hard standing will require substantial tree pits to ensure successful establishment requiring a detailed design proposal as part of any detailed landscaping scheme.

The layout indicates parts of the development infrastructure will encroach into Root Protection Areas (RPA) of retained trees although existing hard surfacing has been utilised where possible for access roads and car parking. Encroachment is predominantly restricted to the realignment and widening of the main access road to the south of the site and north of the group of trees along Cumberland Street Road, the proposed parking area and the access road west of the mature Lime adjacent to the gatehouse, a section of footpath to provide access to the Lodge House, rear garden terracing adjacent to a mature Lime and a small section of driveway adjacent to a mature Lime to the east of the site. A Cellular Confinement System (CCS) has been proposed for these areas of permanent hard standing to avoid excavation and compaction within the RPA and given the site characteristics is considered to be within the design parameters of the relevant British Standard (ref: BS5837:2012).

Design advice on social proximity and shading from trees is referred to in the accompanying AIA. Having regard to the western section of the site, the proposed housing is separated by car parking and is between 13-15 metres from retained trees (G2). Whilst some shading is

anticipated during the afternoon hours, the majority of the area affected will be within the area designated for car parking. The proposed end use of space within this area is therefore considered sustainable.

Shading from trees T15/T16 and Group G1 adjacent to the Gate House/Lodge and opposite the D Plots to the north and Group G6 to the east of the site are considered in the AIA. With regard to the existing Lodge, issues of shading from trees are long established and has not presented any issues. It is recognised that shading to the Plot to the north of the Lodge from trees may be an issue but is partly offset by the orientation of the building and provision of open space to the west which supplements the impact on private amenity space.

The Arboricultural Technical Note includes an updated Tree Constraints Plan which seeks to show that the revised proposals along the eastern boundary of the site do not encroach into root protection zones. The Council's Principal Forestry and Arboricultural Officer has previously expressed concern with regard to the relationship of the proposed units to the east of the site facing the mature group of trees (G6) to the rear of Pownall Street. Some plots could present unreasonable dominance and shading of gardens and rooms and could have an adverse effect on living conditions which will lead to future requests to carry out regular pruning/felling. Whilst it is noted that the trees have been placed outside private ownership, the presentation of these plots to the group of trees is considered unsustainable in the long term.

The proposed revisions have resulted in a realignment of the Type E properties found to the east of the site which achieve a better separation with the eastern boundary specimens when compared to the previous layout. It has been recognised that any further improvements to this relationship would likely impact upon other constraints including an encroachment onto the area of open space. Officers consider that scope for improving separation distances further conflicts with other constraints on the site, namely ensuring that the cricket pitch maintains an open aspect and therefore in this case, it is considered that this need and the general benefits of the scheme outweigh this conflict. An objector has previously stated that these benefits have not been made clear.

The benefits referred to are the general benefits of the scheme which include; ensuring a sustainable future use is secured for such an important and prominent site within Macclesfield; the provision of a pedestrian / cycle link increasing connectivity through the site; the high quality design credentials; and the general environmental, economic and social benefits attributed to bringing forward housing on this now vacant site within a highly sustainable location close to the town centre.

The proposed amendments present no significant implications for existing trees. Accordingly, there are no objections from an arboricultural perspective and the proposals have been confirmed to be acceptable in terms of impacts on trees subject to the imposition of conditions to ensure appropriate tree protection for the retained trees, Construction Specification/Method Statement and Arboricultural Method Statement. Subject to this, the scheme is found to accord with CELPS Policy SE 5 and would not harm trees that are subject to Trees Preservation Order.

Landscaping

The application is supported by a Townscape and Visual Impact Assessment (TVIA). The Council's Senior Landscape Architect agrees with the following statement regarding visual effects:

"Views of the site are predominantly localised to the immediate setting. Longer distance views are generally prevented by the intervening built form of the town and interspersed areas of vegetation which characterises the wider landscape setting."

A series of visualisations was requested to assess the impact of the development on close range views.

The proposed development would enhance the streetscene of Coare Street and Pownall Street. However, the height and mass of the proposed extra care block on land that's elevated above the surrounding public realm would have a substantial visual effect on receptors on Westminster Road and Cumberland Street, particularly in the roundabout junction area and especially during the winter months when the surrounding trees are without foliage. The TVIA assesses the visual effect from the roundabout area (viewpoint 15) as a medium magnitude of change and a moderate and minor adverse effect on receptors. The Council's Senior Landscape Architect considered that this is underestimated. However, whilst it may be underestimated, the key consideration is whether the magnitude of change is harmful from a landscape perspective. It must be noted that this impact has been reduced further following the first deferral of the application by a reduction in the scale of the Later Living Block.

The landscape chapter of the Design and Access Statement divides the site into character areas as follows:

Area 1: The northern area - The proposals around the school block, library and new buildings are mainly formal in character and include a courtyard, ornamental pool, box hedge parterres with replacement cherry trees on the school frontage, pleached trees etc. The headmaster's gardens at the north west corner would be retained and enhanced. The proposals are generally appropriate, but it is recommended that the visitor car park in front of the school block be amended to widen the plant bed at the front of the car park to screen the cars. This detail could be secured by conditioning a detailed landscaping scheme.

Area 2: New housing development and entrance off Pownall Street - The landscape proposals for the site entrance and frontage for the new dwellings (as amended) on the science block site are acceptable. The new houses backing onto the Pownall Street properties would have very small gardens shaded by the mature boundary trees. However, having regard to the character of the area, the town centre nature of the site and the access that residents would have to a large area of open space within the site itself, the lack of any prescribed garden size in the current Development Plan, the garden areas are considered to be of an acceptable size.

The new houses backing onto the public open space would also have very small gardens which would be open to public view if the currently proposed low hedge boundaries were implemented. The lack of privacy for residents and open views of garden paraphernalia from the public space is not appropriate owing to visual sensitivities of the site. Accordingly, some clever design solutions are required to maintain views whilst screening Gardens. It is

therefore recommended that 1.8m vertical bar railings plus 1.8m instant evergreen hedges on these boundaries to provide screening and security and prevent residents erecting non-matching fences in the long-term would be appropriate. This detail could be secured by way of a boundary treatment condition.

The Council's Senior Landscape Architect has confirmed that the central 'garden street' with rain gardens, box headed trees etc. could form an attractive communal area and this would be a key attribute.

Area 3: Later Living Area - Low hedges are proposed around the small ground floor patios facing the open space. A new hedgerow and 4 new trees are proposed to the rear of the building.

Area 4: Main Entrance and Central open space - The memorial gates and piers would be retained and a new stone wall built to partially enclose the gatehouse.

The ha-ha, swale and stone walls could be an attractive feature. This is subject to the walls being constructed using traditional stone with a substantial coping in keeping with the local historic walls rather than a gabion structure. This detail would be secured under the boundary treatment condition recommended above.

Hard landscape materials: The Council's Senior Landscape Architect recommends the use of Yorkstone paving for the footpaths in the prominent public areas with natural stone setts within the vehicular carriageway in front of the school block, at the entrances to the housing area etc. Again, this detail can be secured by condition.

Planting proposals: Lime trees rather than Sycamore and Pear should be planted around the site boundaries and Yew or Holly hedges should be specified rather than Privet and Osmanthus. This detail would be picked up by discharge of the landscaping condition which has been recommended by the Council's Senior Landscape Architect including further levels information and cross sections, roadway and paving materials, tree and hedgerow amendments and full planting details, new vehicular gates and piers on Pownall Street, any new pedestrian access gates, design and materials for the new stone walls within the open space and on the gate house boundary, full details for the ha-ha, swale and walls, and further SUDs details. A long-term landscape management plan is also recommended. Subject to this, the scheme is found to be acceptable in landscape terms.

Highways and Parking

Traffic Generation - Base traffic surveys were undertaken by the applicant in 2018 on the roads surrounding the site to form the basis of the capacity assessments that have been undertaken. In assessing the likely impact of this development, the applicant has considered the lawful use of the site as a school and the level of traffic generation that it produced. This has then been compared with the traffic generation arising from the new residential proposals to give the development impact arising from this application.

The results indicate that there are very similar levels of traffic associated with the school use and the new residential development. The applicant has also indicated that there were numerous other trips to the school that are not accounted for on the road network that are

dropping off on the surrounding roads to the school. The overall traffic impact of the new residential development would be lower than the school traffic on the local highway network.

Accessibility - The site is located close to the town centre and has good pedestrian connectivity to the footpath network. There are controlled pedestrian crossing facilities on Cumberland Street and Churchill Way that provide linkages to the town centre. There are numerous bus services available within easy walking distance of the site and also the bus and rail stations in Macclesfield are within a reasonable walking distance. The site is considered to have good accessibility given its proximity to the town centre and is therefore highly sustainable.

Internal Road layout - There are two main road access points to the site. These are the Cumberland Street access that will be a left in-left out access only and also an access onto Pownall Street that has been redesigned with parking to both sides of the road. The Pownall Street access will be used as the access for refuse vehicles and deliveries. Tracking plans have been provided for these vehicles to confirm that they can safely use the access. There will also be an access off Coare Street, which will provide access to an undercroft car park serving the 29 parking spaces for the School Block apartments. The site will be a private development internally with no adoption of the internal roads.

Parking - The original submitted scheme had 123 car parking spaces provided in total to serve 115 units proposed. Following the receipt of amended plans, this was increased to 147 car parking spaces and then since deferral has been increased again to 166. However, the number of units has increased from 115 to 121, albeit with a smaller size of units. Appendix C of the Cheshire East Local Plan Strategy advises on recommended parking standards. In principal towns such as Macclesfield, it recommends the provision of 1 car parking space per 1 bed dwelling, and for 2 car parking spaces for dwellings with 2 or more bedrooms. Having regard to the housing mix proposed, this development as amended would indicate a need for a total of 208 spaces. The proposed 166 spaces would present a shortfall of 42 spaces.

For each element of the scheme, the updated parking would be as detailed below:

School Block (29 units) -	29 spaces	(shortfall of 23 spaces)
Library (7 Units) -	14 spaces	(complies with Appendix C)
Gate House (1 unit) -	2 spaces	(complies with Appendix C)
Later Living (45 units) -	34 spaces	(shortfall of 34 spaces)
Dwellings (33 units) -	66 spaces	(complies with Appendix C)
Duplex Type P (6 units) -	6	(complies with Appendix C)
Visitors -	15 spaces	

The School Block has a reduced ratio of parking and one space is provided for each unit. A number of reasons to support this reduction have been submitted by the applicant as follows:

The School Block car parking provision will be managed, and prospective residents will be aware of the car parking provision prior to taking up occupancy. The reality is that those residents who require more parking than is available will simply choose to live elsewhere;

The development is in a highly sustainable location, with frequent local bus and rail services, good accessibility on foot and by bicycle, and a wide range of services and amenities within

convenient walking distance. All these factors reduce the need to travel by private car, and are identified by CEC policy;

This is supported by data from the 2011 Census, which indicated that for this area of Macclesfield the majority (62%) of households own one car or less, reflecting the excellent accessibility of the area;

A Travel Plan will be adopted to encourage residents to travel by sustainable forms of travel; and positive discussions have been held with a national car club operator (Enterprise) who have confirmed that they are happy to support the introduction of 2 car club spaces at King’s School. Such a scheme would afford residents with easy access to a vehicle as and when required, reducing the need to own a private car. This scheme would also be open to existing residents surrounding the King’ School site.

The parking provision for the Later Living apartments has increased to 34 spaces this has a bedroom/parking ratio of 76%. Supporting information submitted to support the acceptance of this ratio is as follows:

The later living units will offer a secure and supported living environment and will be restricted to the over 55’s with features provided to suit residents who are less active. Such residents will be less reliant on travel by private car, and therefore car ownership is expected to be low.

A number of surveys at McCarthy and Stone sites have been submitted to demonstrate parking demand levels are below that being offered in this application which is 76% (*figure 1.*).

Figure 1.

Development	Apartments	Peak Parking Demand	Peak Demand Parking Ratio
Haven Court, Hythe	36	24	66%
Hanna Court, Handforth	40	14	35%
Eadhelm Court, Edenbridge	34	23	68%
Pagham Court, Bognor	36	20	55%
Lauder Court, Hamilton	64	21	33%
Middleton Court, Porthcawl	60	26	43%
Total	270	128	47%

The site is close to the town centre in a readily accessible location and therefore car parking demand is not as high as out of town locations. On this basis some relaxation on car parking provision can occur in line with the advice of the Council’s Head of Strategic Infrastructure (Highways). This would also assist in promoting a modal shift away from car use to more sustainable modes of travel which would be complimentary to the site’s town centre location. The number of parking spaces has been increased overall on the site and now has an improved parking ratio, which are deemed to be acceptable having regard to the above.

Local Highway Infrastructure - The Infrastructure Delivery Plan (IDP) has identified the Cumberland Street corridor in Macclesfield as a key route that requires improvement due the high levels of congestion that regularly occurs on this route. The Highway Authority has

prepared an indicative improvement scheme for this part of Cumberland Street and it is important that the development of the Kings School site does not prejudice the delivery of the future improvement scheme. Discussions with the applicant have taken place and as a result, the application site will provide a new 3 metre pedestrian/cycleway within their site on the boundary with Cumberland Street. This would allow the current footway to be removed from Cumberland Street in the future to allow the widening of Cumberland Street to provide additional road capacity. It is important that the new pedestrian/cycleway is adopted and under the control of the Highway Authority so as to not affect the delivery of the improvement scheme in the future. Subject to this, the proposal would not undermine the potential to deliver highway improvement works in the future. Furthermore, the provision of this pedestrian / cycle link would increase connectivity through the site and is a key benefit of the scheme.

When Members first deferred this application, it was asked that consideration be given to the cost of providing the internal footpath / cycleway be balanced against affordable housing. Having considered the merits of the proposed internal footpath / cycleway, it is considered that the benefits of maintaining this connectivity through the site are significant. The internal pathway will go some way to ensuring that the future delivery of any potential highway scheme on Cumberland Street is not prejudiced by providing an alternate pedestrian / cycle route through the site. The cost of providing the footpath / cycleway should not, in this case, be sacrificed to provide further affordable housing and vice versa nor should the already reduced quantum of affordable housing be re-directed to provide further pedestrian / cycleway enhancements. The cost of providing the footpath would be £37,000. Omitting this cost would not secure the provision of an additional affordable housing unit at the site and therefore the scheme has not been amended in this regard.

Conclusion - The lawful use of the site as a school, would have numerous trips to and from the site in the morning peak and evening peak due to after school activities taking place. The proposed residential development will produce the same or slightly less traffic compared with the school and therefore there is no net traffic impact arising from the development proposals.

There are two current access points to the site that are proposed to be retained from Pownall Street and Cumberland Street. However, given the high levels of flow on Cumberland Street this access will be restricted to left in, left out movements only. A new car park access is located on Coare Street, this is only to serve the apartment car park and does not provide access to the rest of the site.

Although, it is recognised that this is a sustainable location it is important that car parking levels are sufficient to avoid overspill and on-street parking. Parking provision has been increased on the site from those originally proposed and it is now considered that the parking levels can be supported based on the nature of the accommodation (i.e. later living units which will generate lower levels of car ownership and will be controlled by an age restriction).

It is important that the delivery of highway improvements on the Cumberland Street corridor can still be implemented should this development be approved. The provision of a new pedestrian/cycleway within the site is welcomed as it provides additional space for the highway improvements to be made to Cumberland Street and its omission would not enable the delivery of any additional affordable housing.

Therefore, the Head of Strategic Infrastructure (HSI - Highways) has confirmed that the application is acceptable subject to conditions and also the dedication of the pedestrian/cycleway to public highway. Accordingly, the application is found to be acceptable in this regard.

Residential Amenity

Saved Policy DC38 of the Macclesfield Borough Local Plan (MBLP) states that new residential developments should generally achieve a distance of between 21 metres front to front and 25 metres back to back between principal windows and 14 metres between a principal window and a blank / flank elevation for one or two storey properties. In the case of three storey properties, this is increased to 28 and 32 metres between principal windows and 16.5 metres between a principal window and a blank / flank elevation. This is required to maintain an adequate standard of privacy and amenity between residential properties unless the design and layout of the scheme and its relationship to the site and its characteristics provide a commensurate degree of light and privacy between buildings.

However, the CEC Design Guide states separation distances should be seen as a guide rather than a hard and fast rule. The Design Guide does acknowledge that the distance between rear facing habitable room windows should not drop below 21m. 18m front to front will also provide a good level of privacy, but if this applied too rigidly it will lead to uniformity and limit the potential to create strong street scenes and variety, and so this distance could go down as low as 12m in some cases.

The nearest neighbouring properties to the site are those that bound it to the north and east, positioned on Coare Street, Pownall Street and Tunnicliffe Street. Coare Street is made up of a row of terraced properties (nos. 68-54 inclusive) which 'back-onto' part of the northern boundary and are separated by a large stone retaining wall owing to the difference in levels (the school side occupying higher ground). Many of these neighbouring dwellings benefit from rear outriggers the nearest of which would enjoy a separation of at least 16 metres with the proposed Type F units, which would be three storeys. The main rear wall of these neighbouring terraced dwellings where the principal windows reside would be between 22 and 27 metres. Given that the proposed Type F units would replace an existing school block and would achieve a greater separation than the existing built form, it is not considered that they would harm neighbouring amenity in terms of direct overlooking, loss of light or visual intrusion. Also, the rear balconies previously proposed have been removed following deferral by members and a slight realignment has increased separation and orientation.

Owing to its proximity, there is potential for the end of terrace unit at no. 68 Coare Street to be unduly affected by the development in lieu of the school block building both to its side and rear. The separation here between facing elevations would be c12 metres and from side to side between 3-5 metres. However, it is important to note that there is existing built form in the form of the existing main school block, and it is not considered that the proposals would exacerbate this / make it worse than it already is. Whilst a residential use may foster more overlooking, for example when outside of school times, the overall instances would be reduced and would also be replaced with a more complimentary use. Initially, the bin store for the proposed apartment block was proposed to be sited along the boundary with no. 68. Following concerns expressed by officers and the occupier, amended plans were received relocating this facility further along Coare Street to the west. The amended scheme proposes

a better relationship and accordingly, it is found to be acceptable taking into account the current relationship between built form. Instances of direct overlooking, loss of light and visual intrusion would not be made significantly worse to justify a refusal of planning permission.

Moving to the east, the end side elevation of the Type F units would enjoy a distance of between 19 metres and 27 metres as measured between the end of the outrigger arrangements and the main rear wall of nos. 76-68 Pownall Street. This well exceeds the separation expected between a side elevation and a principal one. Further to the south along the eastern boundary, the scheme has been amended by omitting 2 units that were proposed to sit alongside no. 40 Pownall Street. This was owing to the presence of a principal bedroom window in this neighbouring side elevation. Instead, an opportunity has been made to strengthen the approach into the site taken from the vehicular access off Pownall Street as well as providing additional parking in place of these omitted units. The nearest proposed residential units (type E3) would be sited at least 29.5 metres away from the nearest principal window within the rear outrigger of this neighbouring property. Whilst this falls below the 32 metres suggested by Policy DC38, this is not a significant failure to meet the guideline and would not be sufficient to cause material harm in terms of direct overlooking, visual intrusion and loss of light. Further, the explanatory note to Policy DC38 is clear that the separation distances are for "guidance only and can be varied in accordance with Policy DC38".

The remainder of the Pownall Street units backing onto the eastern boundary would achieve a distance in excess of 31 metres and consequently would not materially harm neighbouring amenity.

Finally, in respect of the eastern boundary, the semi-detached dwellings at the end of Tunnicliffe Street side onto the site. No. 15 Tunnicliffe Street would be over 19 metres from the rear elevation of the nearest type E5 unit. This has been increased following the amendments to the scheme. Whilst no. 15 contains a number of side facing windows, these are secondary (i.e. not the only windows serving the rooms in which they serve) and the unit nearest unit would be offset slightly thus discouraging direct overlooking. The other nearest property on Tunnicliffe Street would be c22 metres. Taking this into account, the relationship with the properties on Tunnicliffe Street is considered to be acceptable.

Within the site itself, there would be a shortfall in some places, but there would not be a significant failure to comply with the advised standards and furthermore, any reductions would be the interests of preserving the heritage assets on the site and achieving a high quality innovative design (for example the homes zone units). The internal floor layouts have been designed to minimise conflicts.

Elsewhere, the proposal would meet with the separation standards and the amenity afforded to future residents (in terms of light and outlook) of the proposed scheme would be acceptable having regard to the character of the area and subject to further considerations relating to noise.

Noise

The application is supported by acoustic report which details noise mitigation measures in order to ensure that occupants of the proposed dwellings are not adversely affected by current and future traffic noise on Cumberland Street / Hibel Road (A537) and the activities

associated with the nearby Sainsbury's food store. This would comprise of the incorporation of noise mitigation within the façade elements of some of the proposed dwellings to ensure that an acceptable internal noise environment is achieved. Provided that the noise mitigation measures as detailed in the acoustic report are implemented, it is considered that there should be no adverse impacts on health and quality of life of the future residents resulting from road traffic noise in the area or the adjoining food store. Subject to conditions, it is considered that the proposal complies with Policy SE12 of the CELPS and DC14 of the MBLP relating to noise and soundproofing.

Air Quality

Policy SE 12 of the Local Plan states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 124 of the NPPF and the Government's Air Quality Strategy. When assessing the impact of a development on Local Air Quality, regard is had to the Council's Air Quality Strategy, the Air Quality Action Plan, Local Monitoring Data and the EPUK Guidance "Land Use Planning & Development Control: Planning for Air Quality May 2015).

The proposed development is considered significant in that it has the potential to change traffic patterns and congestion in the area. The application is supported by an Air Quality Assessment which has been reviewed by the Council's Environmental Protection Unit (EPU). The EPU initially objected to the proposals as insufficient information had been submitted in the form of a complete air quality assessment. A detailed air quality assessment has since been submitted. The EPU initially raised concerns about the removal of monitoring tubes 'CE86' and 'CE266' from the verification process of the assessment. The applicant's consultant responded by stating that the traffic data for the stretch of road where these two tubes are located is incomplete and made the following statement:

"Including CE86 and CE266 in model verification with significant missing traffic data would influence the verification factor derived by illustrating an under-prediction of concentrations at the two diffusion tubes."

This EPU also queried the predicted result at receptor 'R13' given that it was roughly half the concentration of the diffusion tube located outside this property (CE266). It was decided that the queue length inputted into the model would be increased to account for the dynamics of the junction between Hibel Road and Jordangate, i.e. longer queues causing higher concentrations. These changes were all made to ensure the final results were as robust as possible with the data available to determine the potential impacts of the development on the local air quality and to ensure no new receptors would be introduced into an area of poor air quality.

The assessments use ADMS Roads to model NO₂, PM₁₀ and PM_{2.5} impacts from additional traffic associated with this development and the cumulative impact of committed development within the area.

A number of modelled scenarios have been considered within the assessment. These were:

- Scenario 1 – Base year (2017);

- Scenario 2 – 2021 opening year without development
- Scenario 3 – 2021 opening year with development

The assessment and the addendum conclude that the impact of the future development on the chosen receptors will be *negligible* with regards to all the modelled pollutants at existing receptors. However, one of the new dwellings (PR1) is predicted to see a concentration of 42.4 µg/m³ for NO₂ which is above the annual average objective. Therefore, the EPU has recommended a condition be placed on this dwelling to ensure the future residents are not exposed to excessive concentrations of NO₂. This would be achieved by installing mechanical ventilation for the dwellings adjacent to Cumberland Street to ensure that air is drawn from the 'clean façade' (i.e. the one facing away from Cumberland Street).

Macclesfield has four Air Quality Management Areas, including one adjacent to the development and as such the cumulative impact of developments in the area is likely to make the situation worse, unless managed.

Poor air quality is detrimental to the health and wellbeing of the public and also has a negative impact on the quality of life for sensitive individuals. It is therefore considered appropriate that mitigation should be sought in the form of direct measures to reduce the adverse air quality impact. Further robust mitigation measures are required to reduce the impact on sensitive receptors in the area. Accordingly, it is considered appropriate that further mitigation should be sought in the form of direct measures to reduce the adverse air quality impact. This can be achieved by conditions relating to dust control and the provision of electric vehicle infrastructure in addition to the use of mechanical ventilation on specific plots which are accordingly recommended.

To summarise, the air quality impact assessment and the addendum conclude that the impact of the future development will be *negligible* with regards to all the modelled pollutants at existing receptors. One of the new dwellings (PR1) is predicted to see a concentration of NO₂ which is above the annual average objective. However, the Council's Environmental Protection Unit (EPU) has recommended a condition requiring the installation of mechanical ventilation in this unit which would ensure that clean air is drawn from the 'clean façade' (i.e. the one facing away from Cumberland Street). Similar ventilation is recommended for other units facing Cumberland Street which would ensure that future residents are not exposed to excessive concentrations of NO₂. Further mitigation would be secured in the form of dust control measures and the provision of electric vehicle infrastructure in addition to the use of mechanical ventilation on specific plots. Based on this, it is confirmed that the scheme is acceptable in terms of air quality. Subject to conditions, the proposal will comply with policy SE 12 of the CELPS.

Ecology

Macclesfield Borough Local Plan Policy NE11 and CELPS Policy SE 3 seek to protect nature conservation interests and indicate that where development would adversely affect such interests, permission should be refused. The application has been supported by an ecological assessment dealing with the following species:

Designated sites - Two statutory designated sites are located within 10km of the proposed development. The application site does not fall within Natural England's SSSI impact risk

zones and Natural England have made no comments on this application. Considering the nature and location of the application site within a highly built up area and its distance from the designated sites, the proposed development is unlikely to have a significant effect on any statutory or non-statutory designated sites. Therefore no further action in respect of designated sites is required under the Habitat Regulations or the Wildlife and Countryside Act.

Bats - Building B10 on site, which is the footbridge over Coare Street, was initially identified as being of 'moderate' bat roost potential, this was revised to 'low' potential during the course of the bat activity surveys of the buildings on site. No bat specific activity surveys have been undertaken of this structure. However, based on the characteristics of this structure the Council's Nature Conservation Officer (NCO) has advised that it is not reasonable likely to support roosting bats. No further surveys of this structure are therefore required.

Evidence of bat activity in the form of a minor roost of a relatively common bat species has been recorded within one of the buildings. The usage of the building by bats is likely to be limited to single-small numbers of animals using the buildings for relatively short periods of time during the year and there is no evidence to suggest a significant maternity roost is present. The loss of the roosts associated with the buildings on this site, in the absence of mitigation, is likely to have a low impact upon on bats at the local level and a low impact upon the conservation status of the species as a whole.

The submitted report recommends the installation of bat boxes on the nearby trees as a means of compensating for the loss of the roost and also recommends the timing and supervision of the works to reduce the risk posed to any bats that may be present when the works are completed.

It should be noted that since a European Protected Species (bats) has been recorded on site and is likely to be adversely affected by the proposed development, the local planning authority must have regard to whether Natural England would be likely to subsequently grant the applicant a European Protected species license under the Habitat Regulations. A license under the Habitats Regulations can only be granted when:

- the development is of overriding public interest,
- there are no suitable alternatives and
- the favourable conservation status of the species will be maintained.

The school has now vacated the site. In the absence of a suitable alternative use being found, the redevelopment of the site for residential purposes appears to be the most sustainable alternative use and owing to the heritage sensitivities of the site hosting a number of designated heritage assets and the highly prominent position of the site within the town, it is considered that there is overriding public interest in this case to bring the site forward for residential purposes.

There are no suitable alternatives to providing the development on the site and the Council's NCO has confirmed that if planning consent were to be granted, the proposed mitigation/compensation is acceptable and is likely to maintain the favourable conservation status of species. On this basis, it is considered that the proposal meets with the tests outlined in the Habitat Regulations.

Hedgerows - The submitted ecological assessment identifies two hedgerows on site that would qualify as a Priority habitat. Based upon the submitted layout plans one of these hedgerows would be lost as a result of the proposed development. The NCO advises that provided appropriate species are used, the proposed landscaping scheme has the potential to provide sufficient replacement planting to compensate the hedgerows lost. The detailed landscaping scheme can be secured by condition.

Subject to conditions to safeguard nesting birds, the incorporation of features into the scheme for use by breeding birds including house sparrow and swifts, the proposal is considered to comply with policy NE11 of the MBLP and SE3 of the CELPS.

Flood Risk and Drainage

The site is located within Flood Zone 1 where flooding from rivers and the sea is very unlikely with less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. Subject to conditions including a surface water drainage strategy, the proposal would not give rise to flooding or drainage issues. Therefore, the development is considered to comply with policy SE 12 of the CELPS.

Contaminated Land

The submitted Phase I contaminated land assessment has been assessed by the Council's Environmental Protection Unit (EPU), who have offered no objection. Any risk from further contamination not already identified can be picked up by further monitoring and secured by appropriate conditions. Consequently, the proposal complies with policy DC63 of the MBLP and CELPS Policy SE 12.

Other Matters

Objectors have referenced the threat of subsidence, damage caused by vibrations from demolition and construction and that the developer must pay for structural surveys to be undertaken at adjoining properties. Damage caused to neighbouring property would be a civil matter as would subsidence and therefore the Local planning authority could not require the developer to undertake structural surveys in this regard.

ECONOMIC SUSTAINABILITY

With regard to the economic role of sustainable development, the proposed development will help to maintain a flexible and responsive supply of land for housing as well as bringing direct and indirect economic benefits to Macclesfield (including the Town Centre) including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

S106 HEADS OF TERMS

A s106 agreement is currently being negotiated to secure the Affordable Housing, Education contribution, Public Open Space and Indoor Sports provision in lieu of on-site provision and

an NHS contribution. The s106 agreement will also place an age restriction on the occupation of the later living flats (55 years plus or spouse thereof).

CIL Regulations

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

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

The provision of the affordable housing (albeit reduced in quantum because of viability) will be necessary, fair and reasonable to assist in providing affordable housing in the area and to comply with Local and National Planning Policies.

The commuted sum in lieu of public open space and on-site provision is necessary, fair and reasonable, as the proposed development will provide 121 dwellings, the occupiers of which will use local facilities, and there is a necessity to provide facilities. The contribution and on-site provision is in accordance with the Council's Supplementary Planning Guidance.

The development would result in increased demand for secondary school places including a place for special education needs in the locality, where there is limited spare capacity. In order to increase capacity of the school(s) which would support the proposed development, a contribution towards school education is required. This is considered to be necessary and fair and reasonable in relation to the development.

The NHS contribution would support improvement works to the local GP practices and would be sufficient to mitigate the impact of the proposals on healthcare provision.

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

On this basis the S106 contributions associated with the scheme are compliant with the CIL Regulations 2010.

CONCLUSIONS

Macclesfield is one of the principal towns and growth areas of the Borough where national and local plan policies support sustainable development. The proposal provides 121 dwellings of an acceptable scale relative to the principal town of Macclesfield and would deliver housing within a highly sustainable location adjoining the Town Centre Boundary. The site is largely brownfield in nature and therefore its redevelopment to provide homes in such a highly sustainable location aligns with the general principles of national and local policy. Whilst there would be a partial loss of open space comprising of the cricket pitch, this would be replaced with an equivalent or better provision at the new school site. The proposals would provide for a diverse range and mix of housing, and correspondingly, a diverse community.

In design terms, the proposal would provide a high quality innovative scheme with a contemporary approach whilst protecting listed buildings. Whilst it is acknowledged that there would be an intrusion of the later living block, it is considered that this is balanced against the improvements that would be seen from the Sainsbury's roundabout and the overall design credentials of the scheme. There are also benefits derived from ensuring a sustainable future use is secured for such an important and prominent site within Macclesfield from a heritage perspective. Thus, the proposals represent a high quality scheme, with many positive attributes.

Following deferral of the item, the scheme has been amended to secure the retention of the cricket pavilion by relocating it and repurposing it into 2 affordable residential units. This carries weight in favour of the scheme. The applicant's proposal for the memorial garden within the site, and the school's memorial proposals at the site of the new school are acceptable.

In highways terms, the impact from a residential scheme would be no greater than that of the school use and therefore the local highway network would be able to accommodate the likely traffic movements generated by the proposal. Adequate parking would be provided having regard to the size, type and scale of units and the sites' highly sustainable location adjoining the town centre boundary.

The proposal would not materially harm neighbouring residential amenity and would provide sufficient amenity for the new occupants having regard to the character of the area and the design credentials of the scheme. The application would offset the impact on healthcare and education through the provision of financial contributions and would partially offset the impact on children's play provision at West Park, which would be redirected from an indoor sport contribution following a review at member's request. The development can only bear the cost of providing 12 affordable units by accepting a reduced return of 13.38% GDV, which is below the accepted industry standard. The applicants have demonstrated general compliance with national and local guidance in a range of areas including ecology, flood risk, noise and air quality.

The proposal is for sustainable development which would bring environmental, economic and social benefits. The proposal is therefore considered to be acceptable in the context of the relevant policies of the Cheshire East Local Plan Strategy and the saved policies of the Macclesfield Borough Local Plan and advice contained within the NPPF. The application is therefore recommended for approval subject to conditions and the necessary Section 106 obligation.

RECOMMENDATION

APPROVE subject to conditions and a S106 Agreement making provision for:

- 1. Affordable Housing comprising of 12 units with an intermediate tenure**
- 2. Public Open Space comprising of:**
 - Contribution of £19,500 towards additions, enhancements and improvements at West Park Play children's facilities
 - On site amenity space
 - Management of on site amenity space

3. **Education Contribution** of £257,955 towards secondary and SEN (Special Educational Needs) school places
4. **Healthcare contribution** of £91,332 to support premises development of the Waters Green Medical Centre and development of additional primary care premises within Macclesfield.
5. **Restriction of later living units to occupation by over 55s**

And the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved and amended plans
3. Construction of access prior to first occupation
4. No development involving the loss of the existing cricket pitch shall be carried out until a timetable has been agreed for its replacement.
5. Landscaping scheme to be submitted and approved to include replacement planting
6. Landscaping scheme to be implemented
7. Arboricultural Method Statement to be submitted and approved
8. Tree protection of retained trees to be submitted and approved
9. Arboricultural Method Statement/Construction Specification for hard landscaping within root protection areas to be submitted and approved
10. Details of ground levels to be submitted, approved and implemented
11. Details of external facing materials to be submitted, approved and implemented and notwithstanding the submitted detail, to include the use of stone.
12. Details of surfacing materials to be submitted and to be conservation style in accordance with design guide
13. Details of boundary treatments to be submitted, approved and implemented including retention of boundary walls
14. Development to be carried out in accordance with submitted noise survey with mitigation provided prior to first occupation
15. Phase II contaminated land investigation to be submitted and approved
16. Verification of remediated contaminated land to be submitted and approved
17. Bin storage to be provided prior to first occupation
18. Details of pile foundations to be submitted, approved and implemented
19. Electric Vehicle Infrastructure to be provided prior to first occupation
20. Scheme of dust control to be submitted, approved and implemented
21. Foul and surface water drainage to be connected on separate systems
22. Scheme of surface water drainage to be submitted, approved and implemented
23. Submission, approval and implementation of a Construction Environmental Management Plan
24. Removal of permitted development rights for Classes A-E (extensions and outbuildings etc)
25. Removal of permitted development rights for gates, walls and fences
26. Obscured glazing on specific plots and glazed screening to some balconies
27. Accordance with Ecological Assessments
28. Nesting bird mitigation measures to be submitted, approved and implemented
29. Details of external lighting to be submitted, approved and implemented
30. Scheme for ecological enhancement to be submitted, approved and implemented
31. Retention of war memorial gates

32. Scheme of memorial proposals to be submitted and approved including details of cricket pavilion war memorial lintel to be repurposed
33. Details of cycle storage to be submitted and approved
34. Scheme for car club to be submitted and approved
35. Submission of a scheme and method statement for the retention of the façade of the main school block to be submitted and approved
36. Submission of a scheme and method statement for relocation of cricket pavilion to be submitted and approved (including retention of memorial lintel)

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chairman (or in his absence the Vice Chair) of the Strategic Planning Board to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



- CROSS REFERENCE KEY**
- Subject Block - for detail drawings refer to 454-MP-001-1000 drawing series
 - Library - for detail drawings refer to 454-MP-001-1000 drawing series
 - Arts Centre - for detail drawings refer to 454-MP-001-1000 drawing series
 - PE Block - for detail drawings refer to 454-MP-001-1000 drawing series
 - Science Block - for detail drawings refer to 454-MP-001-1000 drawing series
 - Music Block - for detail drawings refer to 454-MP-001-1000 drawing series
 - Play Area - for detail drawings refer to 454-MP-001-1000 drawing series
 - Performance Building - for detail drawings refer to 454-MP-001-1000 drawing series

VERSION: 001 | TITLE:
 A 27/03/2019 Issue for planning

07867
 King School Macbeths
 Site
 Location plan
 scale:
 1:1250 @ A3
 09/16
 21/02/2019
 drawing number (project)
 454-MP-001-0001-A
 issued for
 planning document

PROJECT 3
 architects

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