Application No:	20/1970M
Location:	Walled Garden and Kitchen Garden, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY, SK10 4TF
Proposal:	Full planning application for residential development (Use Class C3) with associated infrastructure, landscaping and access.
Applicant:	Jones Homes (North West) Limited and Alderley Park Limited
Expiry Date:	01-Sep-2020

SUMMARY

This application is for full planning permission (the time limit for submission of reserved matters under the outline having now expired) for two of the remaining undeveloped residential parcels in the southern campus area of Alderley Park. The principle of the development has been established by the outline approval, and it is considered that the proposals are appropriate development in the Green Belt and in line with the general policies in the Development Plan, NPPF and the Alderley Park Development Framework.

There are no objections on the grounds of Highways, Landscaping, amenity, Flood Risk/Drainage or Environmental factors such as noise, air quality or contaminated land. In addition, the applicant has agreed to pay the required Education contribution.

With regards to Ecology and Landscaping, there are some outstanding matters which Members will need to be updated on, but it is considered that these matters should be resolved in time for the committee meeting.

The Council's Tree Officer has raised the issue of social proximity to adjacent trees on part of the site, but on balance has concluded that the scheme is acceptable overall.

The Council's Housing Officer has raised an objection to the application on the grounds that the normal 30% affordable housing is not being proposed, but as set out in the report it is recommended that the approach set by the original outline with regards to this matter is continued here.

This leaves perhaps the most significant issue here, that of design and heritage impact. Whilst the Council's Design and Conservation Officer acknowledges that the proposals have improved significantly from the original scheme, on these important sites, particularly the Walled Garden, further improvements could have been made to form an exemplar scheme as can be found elsewhere at Alderley Park. However, it is considered the design and heritage impacts are acceptable in the context of the scheme as a whole.

As such the application is recommended for approval subject to a Section 106 Agreement and conditions.

SUMMARY RECOMMENDATION:
APPROVE subject to conditions and a s106 agreement

SITE DESCRIPTION

This application relates to two sites within the southern (largely residential) quarter at Alderley Park, lying south of previous residential developments by PJ Livesey in the courtyard and water-garden developments, and north and west of PH Properties developments at The Ride, Vale and Serpentine. To part of the southern boundary is a landscaped area on the southern edge of Alderley Park.

The first site, referred to as the Walled Garden, as the name implies was formerly a walled garden, but has not been used as such for some time, and is now just a grassed area with a few trees to the northern boundary. Part of the garden was used formerly as a tennis court. The wall, which is considered curtilage listed, forms the site boundary, with pedestrian access gates to the north, and a pedestrian opening to the south adjacent to the existing highway which terminates at this point. The site adjoins existing housing to the south, the cricket pitch to the west, the water-garden to the north, and the Kitchen Garden to the east.

The second site, referred to as the Kitchen Garden lies to the east of the Walled Garden. The site was formerly a football pitch and has a frontage to the access road, the other boundaries are to the arboretum to the north, an area of woodland to the east, and the landscaped boundary of the Park to the south.

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

PROPOSAL

The application title reads:

“Full planning application for residential development (Use Class C3) with associated infrastructure, landscaping and access.”

The proposal however as discussed above is broken down into two distinct, although separate sites. The first site referred to as the Walled Garden proposes the building of 17 units, arranged with a landscaped area running around the inside of the wall, with properties facing towards that, creating a central area for parking and private amenity space. The second site referred to as the Kitchen Garden proposes the building of 33 units arranged with a more inward looking layout with properties backing onto the site boundaries. The properties are largely detached, although some are arranged in close proximity to each other. The properties in the walled garden are largely two storey – with three storey properties at the site entrance. In the kitchen garden the properties are more of a mix of two and three storey properties. A landscaped walkway would run alongside the main access road providing a pedestrian link into the Arboretum and beyond, and a walkway would run along the inside of the walled garden. The proposals have been amended during the lifetime of the application.

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RELEVANT PLANNING HISTORY

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

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

This application covered the whole of the Alderley Park Site, and granted outline approval for residential development on the site subject to this application. Adjacent to the site are the following recent planning approvals:

To the south and east:

16/5853M - Reserved matters application including details of access, layout, landscaping, appearance and scale for a residential development comprising 73 new dwellings in addition to selective demolition and the renovation and extension of the Gardener's Cottage as a dwelling, new internal roads, boundary treatments and associated landscaping and infrastructure. An environmental statement was submitted with the outline application. - Alderley Park, Congleton Road, Nether Alderley, Macclesfield, Cheshire - APPROVED 2017 PH Properties

To the north (commercial):

17/5386M - Reserved matters application relating to outline approval 15/5401M for the extension and change of use of Blocks 113 and 114 (Tenants' Hall) from conference centre (D1/Sui Generis) to restaurant/gastropub (A3/A4) including selective demolition to facilitate conversion; the extension and change of use of Block 112 (former Stanley Arms) from public house (A4) to farm shop (A1) and guest rooms (C1) above including selective demolition to facilitate conversion; change of use of block 119 (former Dovecote) from storage area (Sui Generis) to private dining room for restaurant/gastropub use (A3/A4); creation of a new building comprising guest rooms (C1); and creation of car parking, landscaping, boundary treatments and other associated works - APPROVED 2018

19/5529M - Full planning application for the extension and change of use of blocks 113 and 114 (Tenants Hall) from conference centre (Use Class D1/Sui Generis) to a restaurant/gastropub (Use Class A3/A4) including car parking, landscaping, boundary treatments and other associated works - APPROVED

To the north (residential):

17/0212M - Reserved matters application following approved 15/5401M for details of access, layout, scale, landscaping and appearance including listed building consent for a residential development comprising of: - Conversion of historic courtyard buildings to create 17 residential units including selective demolition to facilitate conversion, demolition of other contemporary buildings & 3 new build units. - Creation of 14 new residential units within the wider historic courtyard, with podium car parking. - Demolition of the Watergarden building and erection of a 5-storey residential apartment building comprising 23 units, with underground car parking. - New public realm, landscaping, boundary treatments, landscape planting and associated infrastructure - APPROVED

18/0868M - Application for approval of reserved matters (access, appearance, landscaping, layout and scale) (following the grant of planning permission reference 15/5401M) to secure approval for different house types to the south of the lower courtyard buildings without podium car parking and for alternative car parking layout to land north of the lower courtyard buildings - APPROVED

Finally, the application is accompanied by an application for Listed Building Consent

20/1971M - Listed building consent for residential development (Use Class C3) with associated infrastructure, landscaping and access. Walled Garden and Kitchen Garden - Pending

POLICIES

Cheshire East Local Plan Strategy – 2010-2030

PG 2 Settlement Hierarchy
PG 3 Green Belt
SC 5 Affordable Homes
SE 1 Design
SE 3 Biodiversity and Geodiversity
SE 4 The Landscape
SE 5 Trees, Hedgerows and woodland
SE 7 The Historic Environment
SE 9 Energy Efficient Development
SE13 Flood Risk and Water Management
CO 1 Sustainable Travel and Transport

LPS 61 Alderley Park Opportunity Site

Macclesfield Local Plan (Saved policies)

NE 3 Landscape Conservation
NE11 Nature Conservation
GC 1 Green Belt – New Buildings
GC 4 Major Developed Sites in the Green Belt
DC3 Design – Amenity
DC8 Design – Landscaping
DC9 Design – tree protection
DC13 Design – Noise

Other Material Considerations

The National Planning Policy Framework

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

The EC Habitats Directive 1992
Conservation of Habitats & Species Regulations 2010

Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System
National Planning Practice Guidance

CONSULTATIONS (External to Planning)

United Utilities – No objections subject to conditions.

Cadent – Highlight gas infrastructure in the vicinity of the site.

The Gardens Trust – "Cheshire Gardens Trust strongly believes that the form and layout of the current proposals contain serious deficiencies. We therefore object to the granting of detailed planning permission for the housing in the walled garden and request consideration of points of concern raised regarding the "Kitchen Garden"."

Highways – No objections.

Environmental Protection – No objections subject to conditions.

Education – No objections subject to a financial contribution towards education provision in the area.

Housing – Object as no affordable housing is being provided by the development.

Flood Risk – No objections subject to conditions.

VIEWS OF THE PARISH COUNCILS

Nether Alderley Parish Council – Commentating on the latest proposals:

"*Once more the Parish Council has considered this application with great care and is aware that it has raised many concerns with neighbours, and indeed many professional consultees. We are also aware that not much has changed from the last application so our concerns remain the same. Whilst the Parish Council appreciate that 50 dwellings were allocated on this site within the Outline Planning Permission (15/5401M), it is a great disappointment to see the massing and density of the application causing overcrowding on the two small historic areas of Alderley Park.*

We appreciate that the applicant has addressed the number of 3 storey houses, however we still have serious objections to the inclusion of circa any 3 storey houses that we feel will dominate the Grade II Listed wall and impair the light to adjacent dwellings. We still consider them to be grand in design rather than 'cottage style' which we believe would be more appropriate within the Walled Garden area. There is no precedent to follow other styles that have been built on other developments on the site, as this area is of particular historic importance and special within its own right. The massing of the 3 storey, 5 bedroom houses will have a negative impact, not only on the site, but to surrounding dwellings which have been built and we would urge CEC to ask for them to be removed from the application. There are now a significant amount of dwellings occupied on The Ride, The Oval and more recently the Water Garden complex. Whilst existing residents expected dwellings to be built in this area, house owners deserve respect in what is built surrounding their investments.

There remains little or no visitor parking available within the plan. We appreciate the latest layout has tried to address this but the Parish Council still feel the provision is lacking. We feel like an old record but this has been a familiar pattern with all previously developed areas in the park and our continued concerns are now becoming a reality. Cars being parked along roadsides, on verges and outside houses are common practice. No one uses garages for cars and this has to be factored in. Fifty more dwellings with 4/5 bedroom houses will generate at least 150 more cars before any visitors and the density and layout of this application does not address this issue satisfactorily. The Parish Council are deeply concerned that the reality of previous applications failing to address visitor parking will impact this densely populated area of the park which will only compound an already difficult situation.

The increased amount of cars entering via Eagle Way in order to access the site will cause issues. The ingress and egress via the stone gates immediately off the traffic lights is extremely narrow. The road is not wide enough to cope with both two lanes and parking that occurs on the verges and pavements. As a direct result, emergency vehicles will have impaired access which would be unacceptable. The combination of all the developments in such small areas of the site is overcrowding, and not in any way adequate. We have consistently complained about the lack of parking for both home owners and visitors generally across all developments and as time goes by we are being proved right. This application is just another example of overdeveloping with not enough provision for cars.

The Parish Council would concur with the opinion of Cheshire Garden Trust, in that this is a very special historic area of the park which requires care and sensitivity with the planning and redevelopment and we still do not feel this has been appreciated or reached within this latest application. We would ask that the developer once more readdress their application and take into account all the issues raised by professional consultees, residents and truly consider the historic feel of this parcel of land. We would ask that there be no 3 storey dwellings within the scheme at all. By definition of the words 'Kitchen Garden', the grand style of the proposed houses are inappropriate. We understand that for developers it is important to financially maximise their investment but in a special parcel of land like this with such historic value, we feel they need to appreciate the long term architecture and not just financial gain!"

OTHER REPRESENTATIONS

Three sets of comments have been received in response to the three consultations that have taken place following changes made to the application. The comments can summarised as follows:

- The application fails to meet the standards required of a development in this location in terms of national policy advice, the development plan and the master plan for the wider site.
- Development is of too high a density and three storey properties are not appropriate.
- Too little green space within the sites, when their names (garden) indicates this will be a feature.
- Concern about the setting in the walled garden from houses/cars and that the quality of the space does not address it's historic significance.
- Concern about traffic impacts both on the access road (Eagles Rd.) which is considered narrow, and at the junction with the A34.
- Concern about traffic impacts of commercial traffic during the construction process.
- Impact on wildlife.
- There are not enough facilities/infrastructure to cater for 50 new dwellings.
- Loss of footpath link into the arboretum and changes made to levels in the kitchen garden.
- Concerns about fire risk in these enclosed sites.
- Loss of poplar trees on the southern site boundary.

Full comments are available on the application file at:
http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/1970M

OFFICER APPRAISAL

Principle of Development/Green Belt

As mentioned above, the whole of Alderley Park falls within the Green Belt, but as set out in the policy section above, the built up areas of the site, which include the application site, are covered by policies LPS 61 'Alderley Park Opportunity Site' in the Cheshire East Local Plan, and Saved Policy GC 4 'Major Developed Sites in the Green Belt' of the Macclesfield Local Plan. The Alderley Park Development Framework, which builds on the LPS policy, clearly identifies the site as Previously Developed Land, which under policy LPS 61 allows for the construction of new buildings (Criteria 3) so long as they meet the criteria set out at 1. Which reads:

> Criteria 1. Development shall be:
> i. For human health science research and development, technologies and processes; or
> ii. For residential (around 200 to 300 new homes) or other high value land uses demonstrated to be necessary for the delivery of the life science park and not prejudicial to its longer term growth; or
> iii. For uses complimentary to the life science park and not prejudicial to its establishment or growth for this purpose."

Outline approval has already been granted for this site and the 50 units are accounted for in the originally approved 275 units. The time period for approval of reserved matters applications under this outline has however now expired, and as such this application has now been submitted in full. It is still however considered to be a material consideration.

Criteria 2 is that the development shall be in accordance with the Alderley Park Development Framework. In this document the site is clearly shown as "Potential residential" in the indicative masterplan.

Criteria 3. States that construction of new buildings for uses in criterion 1 above shall be restricted to the Previously Developed Land (PDL) which is the case here.

Criteria 4 states that development would not have a greater impact on the openness and visual amenity of the Green Belt and the purposes of including land within it than existing development. This is examined further below.

Criteria 5 is primarily concerned with impact on Listed Buildings or other heritage impacts which again is considered further in this report, and is a significant issue here.

These policies are reflected in the NPPF which at Paragraphs 147-151 considers development in the Green Belt. Whilst the construction of new buildings in the Green Belt should be regarded as inappropriate development – which is by definition harmful, there are exceptions listed at Para 149 including:

> "g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or
– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."

In summary then, the proposed development of this site can be considered to be appropriate development in the Green Belt, on condition that it does not have a greater impact on openness than existing development. In this case it needs to be seen in the context of the built form as was at Alderley Park, and it needs to be looked at in the overall context of all the sites in the southern quarter (which included the former Alderley House and AZ Sports club both of which have been demolished) and as the overall volume of development (which was fixed at the outline stage) is less than that it replaces. Consequently, the overall impact on openness is less.

The NPPF advises that substantial weight must be given to the harm to the Green Belt. Any other harm additional to that of inappropriateness must also be considered. The proposal, due to its scale and nature, will have no significant impact on the openness of the Green Belt, and cause no other harm to 5 the purposes of Green Belt (NPPF para. 138).

In conclusion then, the development is considered to constitute appropriate development in the Green Belt and to comply with the majority of the principles in the Development Plan (design and heritage will be addressed later in the report), and therefore there are no objections in principle to the site being developed for residential purposes, as has been determined previously.

Highways

There is a total of 118 car parking spaces provided on the site, each of the units will have at least 2 spaces each with the larger units having more parking spaces. The level of car parking provision accords with CEC standards.

Cycle parking is provided within the curtilage of each of the dwellings.

With regard to the internal layout of the site, the road design is a non-standard layout and one that would not meet adoption requirements. However, given that all of the internal roads within Alderley Park are private, the LPA needs only to ensure that the site can be accessed safely and is accessible.

The internal roads are shared surface and designed for low traffic speeds to encourage pedestrian and cycle usage. Swept paths have been submitted to indicate that refuse vehicles can negotiate the internal roads and turning areas have been provided.

In summary, the traffic arising from the development has already been agreed in the previous application, the internal layout is acceptable as a private road as are the levels of parking being provided.

There are no highway objections raised.

Landscape and Visual Impact

There have been prolonged discussions and many variations to the Walled Garden landscape proposals. The latest landscape proposals are now generally acceptable (subject to the receipt of satisfactory

revised drawings and additional levels information). The scheme could be further enhanced by the use of natural stone surfacing materials within the walled garden in accordance with the design guidance in the approved Design Principles Document. However, the current palette of surfacing materials is a significant improvement on previous proposals. Samples of the surfacing materials must be submitted for approval prior to commencement.

The indicative proposals on the Softworks plan are generally acceptable but the detailed planting plans and specifications have purposely been left to the conditions stage to ensure that a fully detailed, high quality scheme can be agreed, particularly for the walled garden, including semi-mature evergreen hedgerows on rear garden boundaries.

A comprehensive landscape management plan will be required by condition to ensure that the approved landscape scheme is carefully managed to a high standard to ensure an appropriate setting for the development, particularly within the walled garden.

Full design details for all proposed walls, fences, railings and gates must be submitted and also for all street furniture and lighting. Revised plans have been requested to amend the locations of garden boundary railings within the Walled Garden to provide sufficient space for semi-mature hedge planting which is an important part of the landscape scheme.

Further details of existing and proposed site levels and revised cross sections have also been requested. Members will be updated on this accordingly.

Trees/Woodland

Condition 15 of the outline approval (15/5401M) required the submission of a detailed Arboricultural Method Statement in accordance with BS5837: 2012 Trees in Relation to Design, Demolition and Construction (Recommendations), as part of any reserved matters application where there is a potential impact on trees.

In accordance with Condition 15 an Arboricultural Statement has been submitted in support of this application. The Statement includes a Tree Survey , Arboricultural Method Statement/Tree Protection Plan (Appendix 2) and Arboricultural Management Plan (Appendix 3).

The Survey has identified 8 individual trees, 7 groups, 1 woodland and two hedgerows. The 8 individual trees and four of the groups of trees located within the application site are not protected by a Tree Preservation Order and have been given a moderate (B) category rating. The remaining trees, 3 groups and the woodland located offsite are afforded protection by the Cheshire East Borough Council (Nether Alderley- Alderley Park No.3) Tree Preservation Order 2018.

The TPO protects trees within the Arboretum adjacent to the site to the North (A2) and offsite woodland (Alderley Park Local Wildlife Site) to the east and west of The Serpentine (W4 of TPO). The layout has been the subject of discussions with the Agent as part of a pre-application submission with regard to the impact of the development on protected trees.

Para 9.3.1. of the Statement has identified a number of trees that require removal to accommodate the proposed development and which were agreed as part of pre-application discussions. These include the removal of a group of unprotected Hybrid Black Poplar, to the south of the site (G1) on the basis that the species characteristics are unsuitable from an arboricultural and landscape perspective

The removal of these trees would be subject to the establishment of new planting along this section to create a more effective screen of mixed understorey species appropriate to the landscape.

It is noted that there is no provision for this in the submitted landscape scheme. Further detail is therefore required as part of a landscape condition/legal agreement on mitigation for the loss of these trees and the enhancement of landscaping along the southern boundary of the site

The proposed removals also include a mixed group of unprotected moderate (B) Category trees (G2) comprising of various Scots Pine, Cherry, Cherry Laurel, Whitebeam, Ash and Holly to the south west to allow for access into the site and working space. It is accepted that the removal of these trees will not have a significant impact upon the wider landscape setting, however it is understood that the Council's Landscape Officer is seeking assurances that sufficient trees will be retained around the nearby substation.

Five Sycamore trees and a Red Horse Chestnut tree (group G7) to the northern boundary of the site and forming part of Area A2 of the TPO have been agreed for removal as part of pre-application discussions. The Sycamores are all semi mature specimens, and the Red Chestnut is dead. Removal of these trees has been agreed on the basis that their removal is in the interests of good arboricultural practice and would benefit the development of adjacent trees within the arboretum. Issues of post development pressure on Group G7 are briefly raised in the Statement, however impact of shading will not be an issue as trees stand to the north of the proposals. Some issues of dominance to gardens will remain, however the Tree Officer is satisfied that these issues can be adequately defended.

It should be noted that additional replacement planting within the southern edge of the arboretum has been suggested in Para 9.7.1, which does not appear to be in the submitted landscape proposals.

A further six Sycamore trees located on the western edge of the protected woodland (W4 of the TPO and shown as W1 in the Statement) are proposed for removal to accommodate the development. As part of pre-application discussions, it has been agreed that the removal of these trees and rhododendron would benefit the structure and habitat value of the woodland edge.

The supporting Statement provides shading segments which indicate that the gardens of Plots 22-27 will be affected by shade from trees for part of the day. The impact of dense shading and the social proximity of the proposed development to the protected woodland was raised as a substantial issue during pre-application discussions and is relevant to Plots 22-27. This issue is considered in BS5837:2012 Section 5.3.4 and is a key factor to be factored into the design to reduce the risk of requests for felling and / or sever pruning by future occupiers.

The Statement at para 9.6.1 makes a general comment that for most of the trees there will be no post development pressures. However, paragraph 9.6.2 goes on to suggest that for G7 and W1 the spatial relationship may need to be reviewed post development.

The Tree Officer is not wholly convinced that the position of these plots facing the woodland will provide a sustainable relationship to the woodland. Shading of the gardens and rooms from trees close to the woodland edge will have some impact on private amenity space, in particular with regard to Sycamore (W1/1), Beech (W1/2) and a fully mature Beech (W1/5) with rear gardens at around 13 metres in depth when measured off plan. Some pruning of these trees is proposed as part of the submitted Tree

Management Schedule which will provide some limited benefit, however some shading issues will undoubtedly remain.

Mitigation measures are discussed at para 9.7.1 and refer to the Landscape General Arrangement Drawings citing replacement planting along the southern edge of the arboretum, along the northern boundary of the kitchen garden and a 10-metre strip of new native planting along the western edge of Woodland W1 and management of Group G1 to the south.

With regard to the mitigation planting within W1 and Group G1 (referred to above) this is not included in the submitted landscape proposals and these details need to be provided to demonstrate that on balance the scheme is acceptable.

Design

In this summary assessment, BfL12 is used as the framework, having regard to the Alderley Park DAS and Design Addendum document and the CEC Design Guide

Commentary is reserved to those criterions that are amber or red. Those that are green are not discussed in detail unless there is a specific issue that needs addressing/clarification. As a consequence, the assessment tends to focus on aspects that need to improve rather than focusing upon some of the positives of the proposal.

Integrating into the Neighbourhood 1 amber, 2 green 3 and 4 amber (criterion 1-4 are permissible as ambers under BfL, where that is as a consequence of matters outside the control of the applicant).

1 Connections - The scheme is served via the existing street that terminates at the former sports complex south of the arboretum. The scheme proposes a singular access into the walled garden, utilising a widened existing opening. The kitchen garden part of the scheme has 2 points of vehicular access off the existing street, which is to be upgraded with a landscaped, tree lined, pedestrian route up to the arboretum entrance (Arboretum Walk). Within the walled garden site, 2 existing pedestrian accesses into the Water Garden are to be maintained. The height and buffer parameters set out in Design Addendum are to be respected based on the submitted designs for buildings and the layout for the walled garden site.

The walled garden scheme is a predominantly outward facing scheme, contained by the listed wall with frontages addressing a perimeter open space, whereas the kitchen garden proposal backs onto the woodland to the south and east and onto arboretum to the north. The western edge is characterised by units oriented toward the new Arboretum walk proposed as part of the scheme As commented by the Gardens Trust, the visibility of the arboretum entrance is affected by the siting of plot 28 on the kitchen garden site.

The approved design principles for the walled garden allow for a taller block in the NE corner of 14.5 metres, but this will make it visible above the other townscape and it could be quite dominant in this context. Also, the approach from the Water garden could still be stronger by creating a more distinct focal point.

Recommendations:

•Revisit the design of the 5C house type to create a design that is less top heavy whilst still creating a focal point at entrance to the walled garden
•Improve the view coming into the walled garden from the water garden, using bespoke architecture to terminate the view and create surveillance

3 Public transport – It is unclear from the application information what the level of bus provision is for the site, although there are highly walkable routes from the site via the Arboretum to the main spine running through Alderley Park and indeed through to the centre of the campus with a variety of employment and leisure uses.

Recommendations:

•Promote active travel by encouraging cycling and walking by providing secure cycle storage and through provision of active travel information in new resident information

4 Meeting local housing requirements

All properties within the proposal are of a significant size and no affordable housing is being provided and would therefore offer a very limited variety in housing mix within this development. However, these are accepted principles from the outline planning approval and earlier phases of the wider Alderley Park development, given the other significant public benefit arising from the delivery of the science campus.

Recommendations:

•Ideally a more balanced housing provision would be secured, but the established principles already followed for Alderley Park are duly noted.

Creating a place 5 and 6 amber, 7 and 8 green

5 Character – The scheme has evolved considerably from its original design, where standard house types were proposed, buildings exceeded the maximum height parameters and intruded into the safeguarded buffer zone for the walled garden. Through the course of the application this scheme has evolved positively, where elements of place specific design have been developed employing a more honest, and of today, approach, better exploiting the relationship to the historic wall, strengthening the landscape structure and generally providing a more responsive approach. However, there remain some concerns with the design given the sensitivity of context more widely, the high standard of design and implementation secured on previous developments at Alderley Park and the very sensitive nature of the Walled Garden site itself. These can be summarised as:

•In the walled garden, there is still a feel of these being standard house type skeletons underlying the enhanced envelope design, when in such a sensitive setting a bespoke approach would have been more successful
•Concern about the gated enclosure of the central parking courts
•The need to ensure natural material use in the walled garden (including stone in the floor-scape, and natural not composite timber cladding and timber doors, windows and detailing (if metal isn't proposed)). Windows, doors and detailing on the kitchen garden part of the site should not include uPVC.
•House type 5A on the walled garden site is considered to have too heavy an upper storey with its traditionally formed roof and steeper pitches and therefore could well relate poorly to the other parts of the of scheme and indeed the setting of the wall, notwithstanding the principles approved at outline for

taller development in the north eastern part of the walled garden (something that has proven difficult to reconcile in the detailed design of the site). Flank elevations are essentially blank and should include windows to habitable rooms in the sides at least at ground level to provide surveillance of the street and pedestrian route
•Within the kitchen garden, the dwellings aligning the eastern lane are 3 storey on both sides and there is concern that this will affect the qualities of the space, given its proportions, potentially resulting in significant shadowing at certain times of the year and day.
•The lighting scheme shows a mix of column and ground-based lighting. No column lighting should be included in this scheme. Any high-level lighting should be building mounted.
•Materiality - the use of manmade cladding rather than natural.

The tree lined approach, Arboretum walk will make for a characterful gateway into the development and lead pedestrians toward the arboretum entrance but there is some acceptance of the Gardens Trust comments about the arboretum entrance being slightly hidden by new development, and that the pathway alignment and landscape treatment of the walk would be improved by simplifying the design.

In essence, in regard to character, this scheme remains a missed opportunity to fully embrace and therefore create a truly distinctive, bespoke development that takes full advantage of the opportunities presented by both sites. Consequently, this does depart from the degree of innovation that was envisaged at the outline stage. However, it is also acknowledged that the evolved design, especially for the walled garden, is a significant departure for this developer and that concerted efforts have been made to create as distinctive a scheme as possible within their commercial parameters, utilising skilled architects and landscape designers.

Recommendations:

•Ideally a genuinely bespoke approach to the design in the walled garden site to fully realise the site's opportunities (but it is noted that the developer has probably gone as far as they are willing to in order to create a more distinctive, character driven approach)
•Control over building materiality and working detail of the house types, particularly in the walled garden but important in the kitchen garden too
•Inclusion of contemporary chimneys, particularly on the all brick designs in the walled garden
•Control over the detail of the floor-scape, boundaries materiality and lighting
•Control over future permitted development to prevent inappropriate alterations

6 Working with the site and its context - Linked to the above, this site offers a very distinct opportunity. Walled garden sites generally remain predominantly undeveloped. Therefore, whilst the quadrant structure has been maintained and the buffer and height parameters respected for the walled garden site, there is still some concern that this unique opportunity is not being fully realised. The height and quite top heavy design of plots 41-43 raises particular concern, including their potential visibility from the water garden and from within the wider designed landscape – parkland to the west and the arboretum to the east, notwithstanding that their design sits within the approved parameters for the north eastern corner of a maximum of 14.5m. There is also concern that the eastern pedestrian access from the water garden does not benefit from a better sense of arrival, where stronger design creates a focal point on approach from the water garden.

Balancing that, the proposed plan form for the walled garden scheme, maintaining the historic central axis, the linear pedestrian route around the site and the landscape zone in front of the walls all help the scheme to work with the character of the site. The scheme will also enable the remaining repairs to the

curtilage listed wall, creating a positive historic backdrop to the development. The latest modifications to the designs of houses have also sought to better exploit the relationship with the wall and to create viewpoints and a better visual relationship between the heritage asset and the dwellings.

Recommendations:

•Revisit the design of plots 41-43 to create a design that is less top heavy and dominant and better define the water garden entrance with a stronger built focal point in views south from the water garden

Street and Home 9 and 10 green, 11 and 12 amber

11 Public and private spaces - No public space is to be provided for the kitchen garden, whilst incidental but well-designed shared amenity space separating built development from the walls is to be provided within the walled garden. There is however, almost immediate access to an extensive public space network within the wider Alderley Park site, not least playing fields to the west and the arboretum and parkland to the north.

The arboretum walk proposed between the two part of this site, is potentially a characterful entrance into the development and the arboretum, but as commented above, it could do with the design being simplified to reflect the more historic character of the arboretum and the general approach to the walled garden site.

All dwellings will have a private garden.

No management proposals seem to have been provided as part of the landscaping information for the walled garden or the Arboretum Walk areas of landscape. As these are very specific to the character and success of the development then future management needs to be clarified as part of this application and details approved and conditioned. Whilst less significant, the landscape within the kitchen garden site also needs a positive management regime and the Design Principles Addendum requires that any works to the surrounding woodland edge should be subject to a method statement.

Recommendations:

•Provision of management information for areas of communal and private space for the walled garden, the proposed arboretum walk and the kitchen garden and provision of an arboriculture method statement for any works to the woodland edge

12 External storage and amenity space – There is insufficient information within the application about the provision for convenient bin, outdoor and cycle storage, which could lead to a proliferation of outbuildings to the detriment of the scheme

Recommendations:

•More information is required in relation bin external and cycle storage
•Removal of domestic PD rights

Conclusions on Design

The design has unquestionably improved from that originally submitted and it is also acknowledged that this is a significant departure for this particular developer, achieving some strong site responsive characteristics. However, it should also be noted this is a sensitive and challenging site, and unless a wholly bespoke design were to be realised then the full potential of the site cannot be achieved. There is still an element of the underlying house types having a more standard DNA, notwithstanding that the external envelope of buildings for the walled garden site has been transformed positively.

The setting back of buildings to fully respect the parameters set out in the Design Principles Addendum enables the landscape of the walled garden site to better respond to the historic wall and to allow the structure to make a stronger statement within the development, but again perhaps more could have been done to help characterise the development and exploit the key axial views through the space to the walls. The gating of the courts on the north/south axis will limit this when these views could have been better exploited to help reinforce the walled garden character and setting through more imaginative design.

Changes to the house types have enhanced the relationship of the buildings to the space and the historic walls, better revealing their historic character to residents. The amendments to the landscaping, with a circular route and various stopping/sitting points will also enable residents and visitors to better interact with the space and the historic structure, adding to the sense of place and liveability of the scheme.

In another location without the high level of sensitivity, this would be viewed as a very positive scheme, however, the sensitive nature of the site and the design requirements and aspirations for the site and Alderley Park more generally, mean that, in pure design terms, this is a balanced case. Whilst considerable effort has been employed, and the scheme has been improved, there is still reservation that a more successful design could have been achieved with a more flexible and bespoke design approach.

Heritage impact

Whilst there are a collection of heritage assets at Alderley park, the two that are most directly affected are the walled garden itself, both its fabric and its setting, and the non-designated historic park and garden within which the walled garden sits and forms an intrinsic part of. It should be noted however that the principle of development has already been granted in outline, subject to the design restrictions set out in the Design Principles Addendum and therefore these comments focus on specifics of this particular design and not the overarching principle of development per se, which should have been previously considered at the outline stage, having regard to law and policy.

The Planning (Listed Buildings and Conservation Areas) Act 1990 Sections 16 and 66 require that local authorities in considering whether to grant listed building consent or planning permission the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Para 189 of the NPPF states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance. Para 194 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, whilst para 195 require local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal to avoid or minimise conservation impacts.

A Heritage Impact assessment has been prepared on behalf of the applicant by Donald Insall Associates. These comments therefore draw on and refer to that assessment as part of the evaluation of the scheme.

The Walled Garden

The walled garden is considered a curtilage listed structure which lies to the south of the more ornate water garden. Within the water garden there are 2 separately listed assets on its eastern edge, approx. midway along the eastern wall are a set of listed gates and in the NE corner an entrance arch/Loggia, both Grade II. Outside of the walled gardens, situated within woodland to the north west of the walled garden, is a listed Ice House, also Grade II. It is considered that the direct impact on the appreciation of these assets arising from the development of the walled garden will be extremely limited, however there will be a more direct impact in terms of the setting of the Water Garden, also a curtilage listed, walled enclosure and invariably more so within the walled garden itself. However, as stated above, the principle of development has already been granted. It therefore falls on whether the detail of this particular proposal will lead to additional harm and whether public benefits would outweigh that.

As part of these proposals the adverse impact upon the walled garden would be both upon its fabric, with some localised demolition and reconstruction to create the vehicular and pedestrian access into the site, and secondly, upon its setting, as it is presently an open space, albeit with the benefit of outline permission for residential development (subject to restrictive parameters).

The history of the site should also be born in mind. The walled garden site historically was a functional, productive garden rather than the more polite form and character of the more ornamental gardens closer to the house, namely the Water Garden. Latterly the walled garden site was used as enclosed sports fields associated with the site being owned by ICI then subsequently AstraZeneca, with the associated sports buildings in its proximity having recently been removed pending its re-development. This phase of its use sterilised the site, removing associated horticultural buildings and planting. Therefore, it has long since been used for its originally intended purpose. Nevertheless, the walled garden is still a significant built component in the wider landscape of the former hall and also significant in architectural and historical terms, both in its own right but also as part of the remnant complex of walled gardens associated with the Alderley Park estate.

The Heritage Impact Assessment (HIA) concludes that there will be less than substantial harm to the walled garden. This is accepted. Invariably development within it will affect how the heritage asset is experienced as an open space and a historic structure. However, the more recent uses of the walled garden deprive it of the horticultural structures and landscape character that defined it historically, therefore the level of harm to its setting is considered less than if it had retained its original character as a walled garden.

Creating an enlarged breach within the wall itself to accommodate access will lead to localised harm. Ideally this would be reduced to the absolute minimum necessary to ensure as little historic fabric is lost as possible and also ensure that the proportions of the opening is as respectful as possible, notwithstanding the practical requirements to accommodate larger vehicles to service the site when developed.

Certain aspects of the proposal will assist in enabling the walled enclosure, if not the space itself, to be positively experienced. Maintaining the 5-metre landscape buffer and 10 metre buffer free of built development should enable a positive landscape dominated foreground to the wall to help anchor it into this intimate landscape and for it to be appreciated as a heritage asset. The axial layout, interpreting the original quadrant arrangement of the walled garden will also enable a strong east-west view to be maintained through the site (less successfully north/south because of the intention to gate the

courtyards). Maintaining the height parameters for the site should also help the buildings to remain of a human scale, although there are concerns about the height/design of the feature buildings at the site entrance and how they might overly dominate within the walled garden, but also potentially more widely (notwithstanding these are approved height parameters within the outline).

NPPF para 199 states that in respect to designated heritage assets, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be) and irrespective of whether it amounts to substantial harm, loss or less than substantial harm. Whilst NPPF para 200 requires clear and convincing justification for any harm to, or loss of, the significance of a designated heritage asset.

It is agreed that the level of harm would be considered as less than substantial, as concluded in the HIA. Therefore NPPF para 202 is also applicable, stating that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use". The issue of heritage public benefit is discussed below.

The Non-designated Historic Park and Garden

The walled garden is an important built element of the planned landscape of the park and garden and therefore has significance as part of that historic evolution and design. As noted above, there will be some adverse impact upon its setting and potentially to a lesser degree upon the adjacent Water Garden and Arboretum. The kitchen garden is a former open area of the historic park, contained by woodland to the east and south and the arboretum to the north, which in more recent times was levelled to provide a football pitch and therefore lost some of its parkland character. Therefore, there will be some adverse impact on the openness of this part of the park by its development and there will be intervisibility between the site and the arboretum. Therefore, in respect to both sites, as concluded in the HIA there will be some consequent harm to the non-designated historic park and garden.

As a non-designated asset, para 203 of the NPPF refers, in essence requiring a balanced judgement between the scale of harm to the asset and the asset's significance.

NB For the avoidance of doubt, Policy SE 7 The Historic Environment of the CELPS still reflects these national policies.

Weighing the Heritage Public Benefit

There are certain heritage benefits derived from this combined scheme which can be summarised below:

1.Development of the site would lead to the repair and restoration of the walls of the walled garden following principles set out in the Donald Insall Method Statement. Longer term it will also enable the walls to be maintained effectively to prevent deterioration and the need for further re-build as has happened in the recent past to the southern and eastern sections of wall.
2.The removal of sports buildings (already removed) and car parking that detracted from the walled garden, impacted adversely on part of the wall and the setting of this part of the park and garden.
3.The site development will enable creative landscape proposals to better reference the origins of the walled garden, including ornamental and productive planting.
4.The scheme has been designed to allow access around the perimeter of the walls with dwell spaces to enable the walled garden to be better experienced by residents and visitors to the site, with access

retained to the adjoining Water Garden and the arboretum and proposed Arboretum Walk. This will enable the site to be better revealed the layout of the development in 4 quadrants will also assist in how the walled garden is experienced.
5.The proposed Arboretum Walk will help to improve accessibility to the arboretum and provide a positive gateway to both sites, helping to enhance this aspect of the walled garden's setting and the setting of this part of the historic park and garden.

Some of the benefits set out in the HIA are not considered as heritage public benefits, but in the wider planning balance they may be deemed to have wider public benefit.

Conclusions on Heritage Impacts

Linked to the above design assessment, the proposed development will result in less than substantial harm as identified in the HIA. The harm to the listed wall would be as a consequence of the widening of the access and modification of the wall to accommodate the vehicular access, and adverse impact upon the walled garden's setting, notwithstanding the general accordance with the principles set out in the Alderley Park Design Principles Addendum. There would also be a moderate degree of harm to the setting of the non-designated historic park and garden due to development within the walled garden and kitchen garden and consequent impact on the setting of the historic park. However, it should also be recognised that the principle of development of both sites has been established by the granting of outline planning permission, and that much of the harm is generated by the general principle of development.

The development of the site will help to enable the repair and future maintenance of the wall as a curtilage listed building. As noted in the HIA, the walled garden, along with that enclosing the water garden are significant built elements of the wider planned historic landscape, and therefore their physical conservation contributes significantly in heritage terms, especially having regard to their deteriorating condition and need for investment. There are also other heritage public benefits derived from the proposal that will allow the significance of the walled garden and historic park and garden to be better revealed and experienced.

In respect to built heritage, this is a balanced case having regard to the adverse impacts, the previous granting of outline approval establishing the principle for the proposed development and the heritage public benefits of the scheme. In the Design and Conservation Officer's view, the harm slightly outweighs the heritage public benefit. However, the wider public benefits, namely the contribution this development makes to the re-purposing of Alderley Park as a life science park, is considered to tip the balance in favour of approving the development, although it is accepted this is finely balanced in this case.

A number of conditions are recommended.

Amenity

Both sites are self-contained, and although there is a relatively close relationship with existing properties to the south, the development meets, or in most cases exceeds the required separation distances between properties, and as such there are no privacy or overlooking issues.

Ecology

Alderley Park Local Wildlife Site (LWS)

This LWS is located immediately adjacent to the eastern boundary of the application. The close proximity of the proposed development to the LWS means that it has the potential to have number of indirect impacts on it.

In order to mitigate impact on the LWS the proposed development includes a 10m landscaped buffer between the development and the edge of the woodland. The submitted ecological assessment also recommends the production of a Construction Environmental Management Plan to reduce the risk of noise and dust related impacts.

It is advised that these proposals are adequate to mitigate the impact of the proposed development upon the LWS. The proposed 10m buffer would however require fencing off during the construction phase and detailed planting proposals for the buffer would also be required. It is advised that these could be dealt with by means of a condition if detailed proposals are not submitted in support of the application.

Lighting

Inappropriate lighting has the potential to have an adverse impact upon foraging bats and other wildlife. It is advised that the previously submitted lighting strategy is acceptable and would be unlikely to result in any significant ecological impacts. Confirmation is however required that his lighting strategy is applicable to the recently revised layout plans.

Bats

Arboricultural works are proposed to a number of trees that have been identified as having potential to support roosting bats. The Council's Ecologist recommends that a further survey is required of any trees with bat roost potential of moderate or higher which would be affected by the proposals. It is advised that a report of this further survey must be submitted prior to the determination of the application. Members will be updated on this matter accordingly.

Great Crested Newts

Considering the nature of the habitats on site, the distance to the nearest ponds, the nature of the intervening habitat and the locations of the known great crested newt populations, it is advised that this species is not reasonably likely to be present or affected by the proposed development.

Nesting Birds

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

Badgers

No evidence of badger activity was recorded during the submitted survey. The proposed development is therefore not currently likely to have an impact upon this species. The status of badgers on a site can however change over time. This species is known to occur within the wider Alderley Park, therefore it is recommended that in the event that planning permission is granted a condition is required to ensure that an updated badger survey is undertaken and submitted prior to the commencement of development.

Hedgehog

Hedgehogs are a biodiversity action-plan priority species and hence a material consideration. Whilst this species was not recorded during the submitted surveys it may occur in the wider Alderley Park site. If planning consent is granted it is recommended that a condition be attached to provide gaps for hedgehogs to be incorporate into any garden or boundary fencing proposed.

Biodiversity Net Gain

Any development proposals must seek to lead to an overall enhancement for biodiversity in accordance with Local Plan policy SE3(5). The Council's Ecologist recommends that in order to assess the overall loss/gains of biodiversity an assessment undertaken in accordance with the Defra Biodiversity 'Metric' version 2 must be undertaken and submitted with the application. Members will be updated on this matter accordingly. In order to achieve net gain for biodiversity it should be ensured that any habitats are higher value (such as ponds and woodland, more species rich grassland etc) are retained and enhanced as part of the development proposals.

If additional habitat creation measures are required to ensure the site achieves a net gain for biodiversity, consideration should be given to the creation of additional ponds and species rich grassland. Offsite habitat creation may be required if an appropriate level of habitat creation cannot be delivered onsite.

This application also provides an opportunity to incorporate features for species groups such as nesting birds and roosting bats. Proposals are included with the ecological assessment however in accordance with the CEC Design Guide it is advised that the number of boxes must be increased so that bird or bat boxes are provided on 30% of proposed dwellings. Members will be updated on this matter accordingly.

Flood Risk/Drainage

No objections to the application have been raised by the Council's flood Risk Team, subject to conditions requiring the development to be carried out in accordance with the recommendations of the submitted Floor Risk Assessment, and the submission and approval of a drainage strategy/design, ground investigation and associated management/maintenance plan.

Noise/Residential amenity

A Noise Technical Note has been submitted in support of the application.

Transportation noise impact has been assessed in accordance with 'BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings', an agreed methodology for the assessment of the noise source.

The Noise Technical Note – methodology, assessment and conclusion are accepted.

INTERNAL NOISE CRITERIA
Compliance with BS 8233:2014 will be achieved with standard thermal double glazing and non-acoustic trickle vents.

EXTERNAL NOISE CRITERIA
Due to screening of the gardens from the A34 via the proposed houses, noise levels in external garden areas are also predicted to meet the external noise limits set out in BS 8233:2014, with no additional mitigation necessary.

Air Quality

This proposal is for the residential development of 50 new dwellings. Whilst this scheme itself is of a small scale, and as such would not require an air quality impact assessment, there is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on Local Air Quality.

No objections are raised, subject to conditions relating to requiring a Travel Information Pack and Electrical vehicle infrastructure.

Contaminated Land

The Contaminated Land team have no objection to the above application subject to the following comments with regard to contaminated land:

The application is for a proposed use that would be particularly vulnerable to the presence of contamination. Residential developments are a sensitive end use and could be affected by any contamination present or brought onto the site.

Site investigation works have been carried out and remedial options were presented with regards asbestos. The preferred solution should be confirmed within a Remedial Strategy.

It is noted that the area of the former car park has not been investigated. This should be undertaken during enabling works with proposals for this contained within the Remedial Strategy.

As such, and in accordance with the NPPF, the contaminated land section recommends that conditions, reasons and notes be attached should planning permission be granted.

Education

The development of 50 dwellings is expected to generate:

9 primary children (50 x 0.19) 10 – 1 SEN
8 secondary children (50 x 0.15)
1 SEN children (50 x 0.51 x 0.023%)

The development is expected to impact on primary and secondary school places in the immediate locality. Contributions which have been negotiated on other developments are factored into the forecasts 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 a shortfall of primary and secondary school places still remains.

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. The Service acknowledges that this is an existing concern, however the 1 child expected from the Walled garden and kitchen garden, Alderley Park will exacerbate the shortfall. The 1 SEN child, who is thought to be of mainstream education age, have been removed from the calculations above to avoid double counting.

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

9 x £11,919 x 0.91 = £97,617
8 x £17,959 x 0.91 = £130,742
1 x £50,000 x 0.91 = £45,500 (SEN)
Total education contribution: £273,859

Without a secured contribution of £273,859 Children's Services would raise an objection to this application.

This objection 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, 9 primary children, 8 secondary children and 1 SEN child would not have a school place. The objection would be withdrawn if the financial mitigation measure is agreed. The applicant has agreed to the required contribution.

Housing

Housing write: "As this planning application is separate to the previous permission, it is the view of Strategic Housing that this application is viewed without consideration of previous permissions, and that the Council should ensure consistent application of housing policies across development sites.

As such, CELP Policy SC5 states that on-site affordable housing shall be provided on sites within Local Service Centres (of which Alderley Edge is one of these) where there are 11 units or greater (or have a maximum combined gross floorspace of more than 1,000 sq.m). Therefore, due to the 50 proposed dwellings, the applicant should be providing 30% on-site affordable housing, which equates to 15 affordable dwellings. This should be split as 65% rented tenure (10 units) and 35% intermediate tenure (5 dwellings).

House types should reflect the need for the area. The current (8th February 2021) Cheshire Homechoice data for Alderley Edge shows rented need as follows:

1 bed – 166 households
2 bed – 75 households
3 bed – 48 households
4 bed – 18 households
5 bed - 12 households

Therefore, the house types proposed should go some way to reflect the needs of the area.

As this is a full application, an Affordable Housing Statement should be provided by the applicant which outlines the layout, mix, tenure and type of affordable properties, as well as the mechanisms used to ensure that they remain affordable in perpetuity. Rented affordable properties need to be transferred and managed by a registered provider. The Strategic Housing team are able to provide details of RP's operating in Cheshire East, if required. Intermediate tenure can include all types recognised by the NPPF, including Shared Ownership, Rent to Buy, Shared Equity & Discounted Market Sale.

No Affordable Housing Statement has been provided in the updated documents provided and as such Housing object to the full application."

Members will be aware that as part of the outline approval, and subsequent full/outline approvals on the site, it has been agreed that 15% affordable housing would be provided on site under the established Life Science Employee Housing Scheme or an updated Scheme, which achieves an element of affordable housing particularly relevant to Alderley Park, whilst allowing more investment into life sciences. It is recommended that this is continued in this case.

SECTION 106

In line with the previously approved site-wide outline application (which has been used for subsequent applications not directly linked to this approval) a section 106 agreement will accompany the application and is required to secure the following:

- Profits to be re invested in life science development
- Education contribution in line with the request attached
- 15% affordable housing to be provided on site under the established Life Science Employee Housing Scheme or an updated Scheme that could be extended to other Alderley Park employees.

The wording can be copied across for the outline consent and pro rata applied to this smaller scheme.

CIL REGULATIONS

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

CONCLUSIONS

This application is for full planning permission (the time limit for submission of reserved matters under the outline having now expired) for two of the remaining undeveloped residential parcels in the southern campus area of Alderley Park. The principle of the development has been established by the outline approval, and it is considered that the proposals are appropriate development in the Green Belt and in line with the general policies in the Development Plan, NPPF and the Alderley Park Development Framework.

There are no objections on the grounds of Highways, Landscaping, amenity, Flood Risk/Drainage or Environmental factors such as noise, air quality or contaminated land. In addition, the applicant has agreed to pay the required Education contribution.

With regards to Ecology and Landscaping, there are some outstanding matters which Members will need to be updated on, but it is considered that these matters should be resolved in time for the committee meeting.

The Council's Tree Officer has raised the issue of social proximity to adjacent trees on part of the site, but on balance has concluded that the scheme is acceptable overall.

The Council's Housing Officer has raised an objection to the application on the grounds that the normal 30% affordable housing is not being proposed, but as set out in the report it is recommended that the approach set by the original outline with regards to this matter is continued here.

This leaves perhaps the most significant issue here, that of design and heritage impact. Whilst the Council's Design and Conservation Officer acknowledges that the proposals have improved significantly from the original scheme, on these important sites, particularly the Walled Garden, further improvements could have been made to form an exemplar scheme as can be found elsewhere at Alderley Park. However, it is considered the design and heritage impacts are acceptable in the context of the scheme as a whole.

As such the application is recommended for approval subject to a Section 106 Agreement and conditions.

RECOMMENDATION

APPROVE subject to a Section 106 Legal Agreement to Secure:

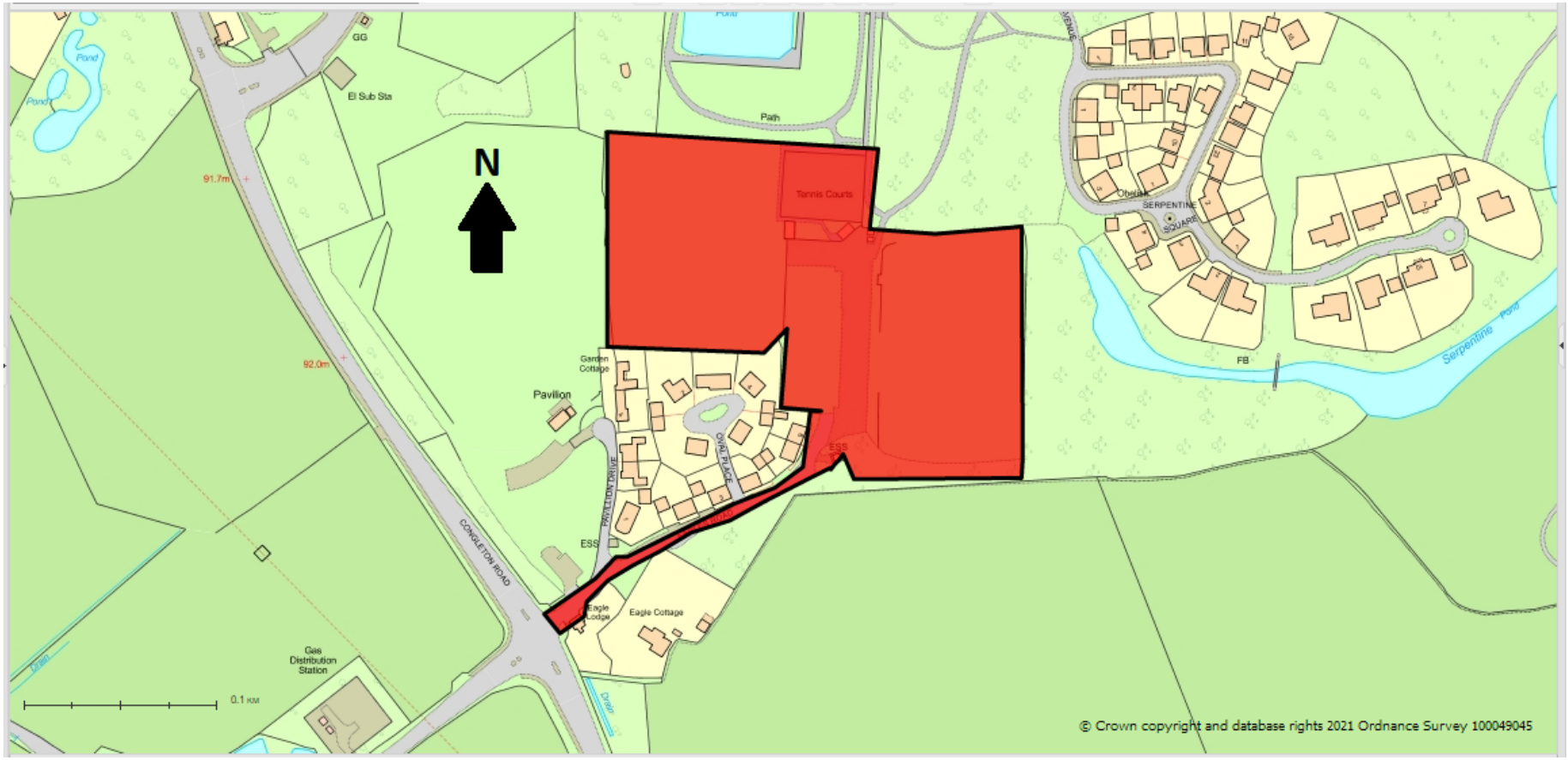
- Profits to be re invested in life science development
- Education contribution of £273,859
- 15% affordable housing to be provided on site under the established Life Science Employee Housing Scheme or an updated Scheme that could be extended to other Alderley Park employees.

And the following conditions:

1. Standard 3 year consent
2. Approved Plans
3. Approval of materials for both dwellings and hard and soft landscape features, including sample brickwork panel for each site including samples of detailing brickwork for the walled garden units, and working drawings and samples for ALL elements of detail on the exterior of new buildings
4. Landscaping including details of the woodland management and new native planting within the Kitchen Garden woodland buffer. All hardscape to be in natural materials unless otherwise agreed.
5. Implementation of landscaping
6. Boundary treatment including design details for all proposed walls, fences, railings and gates
7. Soils management scheme to be submitted and approved
8. Landscape Management Plan for a minimum period of 20 years period
9. Tree Protection and Construction Specification / Method Statement
10. Development to be in accordance with the Great Crested Newt Reasonable Avoidance measures
11. Updated badger survey to be submitted and approved
12. Method statement for the safeguarding of the LWS/ancient woodland
13. Development to accord with the Flood Risk Assessment
14. Submission of a detailed strategy / design, ground investigation, and associated management / maintenance plan for the drainage of the site
15. Separate drainage systems for foul and surface water

16. CEMP to include measures to minimise impacts from dust and noise on the adjacent Local Wildlife Site.
17. Lighting to be agreed. It is also strongly suggested there should be no column-based lighting in this scheme. Any high-level lighting should be building mounted.
18. Travel information pack to be submitted and approved
19. Electrical vehicle infrastructure to be submitted and approved
20. Approval of a contaminated land remediation strategy
21. Contaminated land verification report to be submitted and approved
22. Soil tests for contamination to be submitted and approved
23. Measures to deal with unexpected contamination
24. Full details of existing and proposed levels and contours to be submitted and approved
25. Safeguarding of nesting birds
26. Provision of gaps in fences for hedgehogs.
27. Submission of details for the fencing of and safeguarding of the proposed 10m buffer adjacent to the Alderley Park LWS.
28. Submission of detailed planting specification for the 10m buffer adjacent to the Alderley Park LWS.
29. Removal of domestic Permitted Development rights

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