

Southern Planning Committee

Updates

Date: Wednesday, 28th September, 2022
Time: 10.00 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

The information on the following pages was received following publication of the committee agenda.

6. **21/6113C - LAND OFF CLOSE LANE, ALSAGER: Erection of 55 no. dwellings, including access from Close Lane, construction of roads and footways, landscaping, public open space, drainage, and other associated works**
(Pages 3 - 12)
7. **21/4382N - HUNTERS LODGE HOTEL, 296, SYDNEY ROAD, CREWE, CW1 5LU: Demolition of existing buildings and erection of a residential development (Use Class C3) alongside a care home (Use Class C2) with associated access, parking, landscaping and infrastructure** (Pages 13 - 18)
8. **21/6364N - LAND OFF, CREWE ROAD, HASLINGTON: Proposal to construct 17 No. apartments, with associated landscaping and parking on land formally known as Medical Centre Land** (Pages 19 - 22)

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SOUTHERN PLANNING COMMITTEE – 28ST SEPTEMBER 2022

UPDATE TO AGENDA

APPLICATION NO.

21/6113C

LOCATION

Land Off, CLOSE LANE, ALSAGER

UPDATE PREPARED

Additional representations based on the revised plans

An additional x17 representations have been received on the revised plans. These relate to matters of highway safety, pollution, lack of infrastructure, impact to wildlife, drainage and recent housing developments within Alsager.

A new comment has been raised questioning the weight which should be given to the proposed allocated in the Emerging SADPD which seeks to include the site within the settlement boundary.

Officer comment

The latest representations are noted. These replicate what has already been covered in the main committee report.

In terms of the weight to be given to the SADPD this has been covered in the main committee report.

ANSA comments

Policy SE6 for Green Infrastructure of the Cheshire East Local Plan requires 65m² per family home of which 40m² combined children's play space and amenity green space, 5m² growing space, 20m² GI Connectivity along with Outdoor Sports Contributions.

The current layout has significantly changed increasing the buffer on the eastern boundary to accommodate screening and for the retention of existing trees. In this instance, to increase the amenity value the buffer is wide enough to allow for trim trail items however this would be subject to root protection zones as required. However, this does not compensate for the LEAP.

To the south, the PROW now enjoys a 2m wide accessible surface set within green infrastructure. Unfortunately, the open space is now greatly reduced due to the turning head and pumping station which is above ground brought

further into the development. The required LEAP has been replaced with a reduced LAP.

First and foremost, Policy SE6 requires on site open space in line with Table 13.1 and this is the preference of the POS officer. However, ANSA advise that should the committee deem this application acceptable in its current format contributions for the shortfall of amenity, play and food growth space can be accommodated in Alsager to mitigate the impact of the development.

Contributions sought are for a shortfall of general amenity and play space 1087m² X £75 per m².

With reference to the absence of food growth space a contribution of £562.50 per family home and £281.25 per apartment will be required.

In terms of Outdoor Sports facilities both Policy SE6 and SC2 require appropriate sports facilities. The proposal will increase demand on existing facilities and as such a financial contribution towards off site provision will be required. The financial contribution is required at a rate of £1,000 per family (2+bed) dwelling and £500 per 2+ bed apartment. The funds would be used in line with the Council's adopted Playing Pitch Strategy and the FA's Local Football Facilities Plan.

If the application is successful, ANSA also recommends a condition is placed for the design, layout and landscaping of the LAP and trim trail items.

Officer comment

Comments of ANSA are noted. Whilst there is a shortfall in POS provision on site, the policy required POS can be secured by way of Section 106 Agreement to be spent elsewhere within Alsager.

Design of the LAP can be secured by condition.

Therefore, subject to Section 106 Agreement, the proposal complies with Policy SE6.

Landscape officer comments

The Councils Landscape Officer has reviewed the additional landscaping documents and confirms that she is in broad agreement with the findings of the submitted Landscape and Visual Appraisal and finds the layout is acceptable in landscape terms, subject to details being approved.

She does however request conditions requiring a landscaping scheme to be provided and implemented.

Officer comment

Comments of the landscaping officer are noted. It is agreed that given the landscaping to be provided, long with the circumstances of the site, being in effect bound by development on 3 sides, it is not considered that the proposal would result in significant landscape harm.

Therefore, subject to conditions, the proposal is considered to comply with Policy SE4.

Forestry

The social proximity of plots to protected trees to the western boundary has returned to the previously approved build line, with pruning works broadly the same as those accepted with approved reserved matters application 21/1161N.

The revised plans have retained most of group 22G, 32G and 30G to maintain vegetative screening and a buffer to the southwest side of the development although as anticipated the plans and AIA confirm that part of 30G will be removed to accommodate the pumping station and footpath. The additional losses are accepted subject to appropriate mitigation in the form of new tree planting being submitted within any revised landscape scheme.

The plan identifies the location of tree protection measures to be in place for the duration of development, and locations where engineer designed surfacing will be installed.

Plans received suggest that 'Where there are gaps in existing hedgerow, this will be plugged with native species'. The applicant has now proposed to enhance the hedgerow on this boundary in the updated landscaping scheme.

The AIA & AMS and Tree Protection Scheme are considered broadly acceptable to condition however given the important retention of emerging tree cover in 22G, 32G and 30G which will be sited in amenity space, it is considered that the trees should be subject to a condition which secures their longerterm management as a woodland as was requested, with detailed information provided with 21/1161N.

Therefore, the Forestry Officer suggests the following conditions be imposed:

- Details of tree protection and special construction measures
- Tree to remain shown as being retained
- Details of levels
- Details of service/drainage layout
- Details woodland management for 10 years

Officer comment

Comments of the forestry officer are noted and agreed to not pose significant harm to existing landscape features and where harm is caused, can be mitigated by conditions for replacement planting.

Therefore, subject to conditions, the proposal is considered to comply with Policy SE5.

National Health Service (NHS)

The South Cheshire Clinical Commissioning Group (CCG) have sought a S106 Contribution advise that funding is required towards the health infrastructure to support the development of Cedars Medical Centre and Merepark Medical Centre.

The mitigation requested is based on an assumption of the housing mix for 55 dwellings. Using the following formula the contribution amount should be amended to £68,600 to accommodate the current housing mix.

<u>No. of Beds</u>	<u>Amount of Occupants</u>	<u>Correlating Cost</u>
1 bed unit	1.4 persons	£612 per 1 bed unit
2 bed unit	2.0 persons	£875 per 2 bed unit
3 bed unit	2.8 persons	£1,225 per 3 bed unit
4 bed unit	3.5 persons	£1,531 per 4 bed unit
5 bed unit	4.8 persons	£2,100 per 5 bed unit

In this case:

X7 two bedroom (£875 x 7 = £6,125)

X36 three bedroom (£1225 x 36 = £44,100)

X12 four bedroom (£1531 x 12 = £18,372)

Total £68,600

The requested contribution is therefore calculated as £68,600. It is therefore considered that the financial contribution can be secured as part of a legal agreement to mitigate the harm. Without this contribution there is an objection raised to the development.

Officer comment

The comments of the NHS are noted and are CIL compliant and thus can be secured by way of Section 106 Agreement.

Ecology

Local Plan Policy SE 3(5) requires all developments to aim to positively contribute to the conservation of biodiversity. In order to assess the overall

loss/gains of biodiversity an assessment has been undertaken in accordance with the Defra Biodiversity 'Metric' version 3.1.

The assessment shows that the proposed development would result in the loss of 4.43 biodiversity units (-26.49%) for area based habitats, but a net gain in respect of hedgerows. The proposed development therefore fails to comply with Local Plan Policy SE3 (5).

The applicant proposes the delivery of compensatory habitat at an offsite location in order to deliver a net gain for biodiversity, no firm details have been received at the time of writing.

If the committee is minded to grant planning permission, a section 106 agreement would be required that requires the submission of habitat creation, 30 years management and monitoring measures to secure the delivery of more than 4.43 Biodiversity Units at an offsite location.

The submitted biodiversity metric includes a consideration of habitat improvements on-site that serve to reduce the overall biodiversity losses. If planning consent granted a condition could ensure the delivery of these on-site measures:

The 30-year habitat management plan shall detail how the newly created, enhanced and retained habitats will be managed achieve the target condition specified in the Biodiversity Metric Calculations submitted with the application. The habitat management plan to include a schedule of ecological monitoring and reporting and a mechanism to secure the agreement and implementation of contingency measures in the event that monitoring reveals that habitats on site are failing to achieve their target distinctiveness and/or condition.

The development shall be carried out in accordance with the approved details.

Officer comment

Comments of the Councils Ecologist are noted and agreed to not pose significant harm to wildlife and where harm is caused, can be mitigated by conditions.

Therefore, subject to conditions and Section 106 Agreement, the proposal complies with Policy SE3.

Local Lead Flood Authority (LLFA)

The LLFA have no objection in principle to the scheme and the drainage/boundary issues are resolvable via conditions.

However, the Flood Risk Assessment (FRA) references finished floor levels (FFL) to be set 150mm above existing ground levels (see statement below).

“It can be concluded that the risk of flooding from all sources is very low. Therefore, no site-specific mitigation measures are considered necessary. In accordance with Building Regulations, finished floor levels should be set 150mm above surrounding ground levels.”

Given the Government pluvial flood risk maps the LLFA require threshold levels to be set higher than suggested within the submitted FRA. This can be dealt with via a prior to commencement condition relating to levels. The LLFA would also advise an LLFA Flood Risk Officer undertakes a site walkover to ensure threshold levels are set accordingly in relation to the wider catchment.

Therefore, no objection subject to conditions requiring details of ground and finished floor levels and details of the drainage strategy.

Officer comment

Comments of the LLFA are noted and agreed to not pose significant flood risk/drainage issues subject to conditions.

Therefore subject to conditions and Section 106 Agreement, the proposal complies with Policy SE13.

Power Lines

Power lines cross the south-western tip of the site.

The proposed site plan indicates that the nearest plots would be sited 36m away from the lines and the LAP 28m away.

The consented development to the south-east constructed by Persimmon Homes has the nearest plots sited 13m away from the lines with the play area sited underneath the lines.

As such the current proposal achieves a far greater separation distance to the power lines than the consented scheme. Therefore a refusal on these grounds could not be sustained

The phone lines which cross the centre of the site are also to be diverted underground.

Recommendation

No change to initial recommendation as per the main committee report but with the updated Heads of Terms and additional conditions as noted above.

S106	Amount	Triggers
Affordable Housing	100% affordable housing	In accordance with details to be submitted and approved
Amenity Green	1087m ² X £75 per m ²	To be paid prior to the first

Space and Play Provision		occupation of the 27 th dwelling
Food Growth Space	£562.50 per family home (2+bed) and £281.25 per apartment	To be paid prior to the first occupation of the 27 th dwelling
Outdoor Sports Contribution	£1,000 per family (2+bed) dwelling and £500 per 2+ bed apartment	To be paid prior to the first occupation of the 27 th dwelling
Education	Contribution required for 8 secondary pupils and 1 SEN totalling £176,241.52	To be paid prior to the first occupation of the 27 th dwelling.
NHS	Contribution of £68,600 towards medical provision at Cedars Medical Centre and Merepark Medical Centre	To be paid prior to the first occupation of the 27 th dwelling
Ecology	4.43 Biodiversity Units of off-site habitat creation and management measures	To be paid prior to the first occupation of the 27 th dwelling

and the following conditions:

- 1) 3 year time limit
- 2) Development in accordance with the approved plans
- 3) Details of proposed materials
- 4) Details of piling methods
- 5) Dust suppression methods
- 6) Details of travel planning
- 7) Details of electric vehicle charging points
- 8) Details of low emission boilers
- 9) Contaminated land risk assessment
- 10) Contaminated land verification report
- 11) Contaminated land soil testing
- 12) Contaminated land unexpected contamination
- 13) Details of a sustainable surface water drainage scheme and a foul water drainage scheme
- 14) Sustainable drainage management and maintenance plan
- 15) Submission of an updated badger survey
- 16) Detailed lighting scheme
- 17) Submission of an ecological enhancement strategy
- 18) Details of final material pallet
- 19) Details of levels of ground and finished floor levels for purpose of drainage and trees

- 20) Removal of permitted development rights for outbuildings and extensions
- 21) Details of the design, layout and landscaping of the LAP and trim trail items
- 22) Details of landscaping
- 23) Provision of landscaping
- 24) Details of tree protection and special construction measures
- 25) Tree to remain shown as being retained
- 26) Details of service/drainage layout
- 27) Details woodland management for 10 years
- 28) Detailed landscape plan, habitat creation method statement and a 30 year habitat management plan for the retained and newly created habitats
- 29) Details of drainage strategy

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Planning and Enforcement Manager in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Affordable Housing	100% affordable housing	In accordance with details to be submitted and approved
Amenity Green Space and Play Provision	1087m ² X £75 per m ²	To be paid prior to the first occupation of the 27 th dwelling
Food Growth Space	£562.50 per family home (2+bed) and £281.25 per apartment	To be paid prior to the first occupation of the 27 th dwelling
Outdoor Sports Contribution	£1,000 per family (2+bed) dwelling and £500 per 2+ bed apartment	To be paid prior to the first occupation of the 27 th dwelling
Education	Contribution required for 8 secondary pupils and 1 SEN totalling £176,241.52	To be paid prior to the first occupation of the 27 th dwelling.
NHS	Contribution of £68,600 towards medical provision at Cedars Medical Centre and Merepark Medical Centre	To be paid prior to the first occupation of the 27 th dwelling

Ecology	4.43 Biodiversity Units of off-site habitat creation and management measures	To be paid prior to the first occupation of the 27th dwelling
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APPLICATION NO: 21/4382N

PROPOSAL: Demolition of existing buildings and erection of a residential development (Use Class C3) alongside a care home (Use Class C2) with associated access, parking, landscaping and infrastructure

ADDRESS: HUNTERS LODGE HOTEL, 296, SYDNEY ROAD, CREWE, CW1 5LU

APPLICANT: Seddon Homes Ltd

CONSULTATION RESPONSES

ECOLOGY – No objections subject to an additional condition for Habitat Creation Method Statement and 30 year habitat management plan

NHS – confirm that 6 bed care unit should be included in financial figure. Therefore, an additional £504 x6 = £3,024 should be added to the contribution required to mitigate this development.

ADDITIONAL INFORMATION FROM APPLICANT

The applicant has submitted an updated Biodiversity Metric, updated House Type pack and Landscaping scheme. A table has also been submitted showing the updated house types in relation the Nationally Described Spacing Standards.

The applicant notes that the amendments to the house types have been submitted to address some of the concerns raised by the Design Officer. These includes more gabled plots to strengthen the streetscene, Gardens at plots 16 and 42 have been amended to bring the garden boundaries back inline with the buildings to increase the amount of space for street greening. The scrub land is retained in the northern boundary as requested by the Ecologist and the Biodiversity Net-Gain metric has been submitted which shows that in a worse case scenario of the land post-development being 'poor' the scheme can still deliver a net-gain and as such no off-site contribution is required.

The applicant has agreed that the detailed Landscape scheme, LEAP equipment provision, boundary treatment and hard and soft landscaping can be conditioned, and they consider this will further elevate the streetscene in the final built development.

OFFICER COMMENT

Housing Mix

The following table has been submitted which sets out the dwelling sizes and whether they comply with the National Described Spacing Standards a set out in emerging Policy HOU6 of the SADPD.

The table shows that 75% of the units (41no.) are compliant with the NDSS and, 10 of the units are only 1sqm below the NDSS, with 2 apartments which are 4sqm below and 2no dwellings which are 6sqm below. Given there is a 6 month transitional period referred to by the SADPD Inspector in the adoption of this policy, this is considered to represent an acceptable proposal.

	Ref	House Type	Bed spaces	sqm	NDSS size in sqm	./- NDSS (sqm)	no. units
Elt GF	Elton GF	Apartment	2B3P	57	61	-4	2
Elt FF	Elton FF	Apartment	2B3P	64	61	3	2
Bri	Brierfield	Semi	2B3P	64	70	-6	2
Bow	Bowland	Semi	3B4P	84.5	84	0.5	6
Ast	Astbury	Semi	3B4P	83	84	-1	7
Wyn SA Spe	Wynbury SA	Semi	3B4P	88	84	4	5
Mea	Mearley SA	Detached	3B6P	110	102	8	1
Den	Denholme	Detached	3B5P	96	93	3	4
Den	Denholme Bay	Detached	3B5P	97	93	4	3
Che	Chelford	Detached	4B5P	96	97	-1	3
Cap	Capenhurst	Detached	4B7P	120	115	5	5
Har	Hartford	Detached	4B7P	138	115	23	2
Mar	Marsden	Detached	4B7P	139	115	24	1
Ap	1 Bed Step Down Apartment	Apartment	1B1P	61	39	22	12
							55

Health

Email correspondence from the NHS has confirmed that 6 bed care unit should also be included in financial figure required to mitigate this development. Therefore, an additional £504 x 6 = £3,024 should be added to the contribution required to mitigate this development. Therefore, a mitigation payment of £52,452 is required to mitigate this development. As set out in the main officers report this payment is directly related to the development and is considered to be fairly and reasonably related in scale and kind in terms of the CIL regulations.

Design

As noted above the applicant has submitted a pack of amended house types and slightly amended layout/landscape scheme to address some of the outstanding concerns raised by the Design Officer and Ecologist. The Ecologist has raised no objections subject to conditions in relation to the

amendments made to the landscape scheme to retain the scrub land on the northern area of the site.

The amended house types show the Marsden and Higham house types amended from hipped roof to gable roofed and Plots 16 and 42 having their garden boundaries amended to allow additional green scaping of the frontages. It is considered that these amendments are acceptable and have addressed some of the amendments suggested by the Design Officer in their comments.

The design of the dwellings reflects similar new and old developments along Sydney Road, and therefore it is considered by the Planning Officer to be an acceptable form of development.

Ecology

The council Ecologist has made the following updated comments based on the revised plans and Biodiversity Metric submitted in support of this application.

Statutory Designated Sites

The application site falls within natural England's SSSI impact risk zones for residential developments. Natural England have been consulted on this application and raised no concerns.

Bats

No evidence of roosting bats was recorded during the surveys of the buildings on site and it is advised that roosting bats are not reasonable likely to be affected by the proposed demolition. A number of trees with bat roost potential were also recorded on site, however the trees that are reasonable likely to support bat roosts are retained as part of the proposals.

To avoid any adverse impacts on bats resulting from any lighting associated with the development, the ecologist has recommended that if planning permission is granted a condition should be attached requiring any additional lighting to be agreed with the LPA. This is already proposed in the main officer report.

Water vole, Otter and Great Crested Newt

It is advised that these species are not reasonable likely to be present or affected by the proposed development.

Reptiles

The risk of reptiles being present at this site is low. Grass snakes are the only species likely to occur in this locality, but the majority of habitats on site are unsuitable for this species. The potentially most suitable habitat is the area of scrub on the northern boundary. This area is now retained under the revised landscape layout.

Hedgerows

Native species hedgerows are a priority habitat and hence a material consideration. Two native species hedgerows are present on site.

A second hedgerows (identified as TN8 on the Phase One Habitat plan and hedgerow H4 on the tree report) would be lost as a result of the proposed development. It is recommended that in order to avoid a loss of biodiversity this hedgerow must be retained. If the loss of the hedgerow is considered unavoidable then the submitted landscape plan includes sufficient compensatory hedgerow planting to address its loss. A revised detailed landscape scheme has been proposed as a condition on the main officer's report.

Nesting Birds

If planning consent is granted a condition for safeguarding nesting birds is suggested.

Biodiversity Net Gain

In accordance with Local Plan policy SE3(5) all development proposals must seek to lead to an overall enhancement for biodiversity. In order to assess the overall loss/gains of biodiversity an assessment undertaken in accordance with the Defra Biodiversity 'Metric' version 3 has been submitted in support of the application.

The metric as submitted shows that the proposed development would result in a net gain for biodiversity as required by policy SE3 (5). A condition is therefore proposed for a Habitat Creation Method Statement and 30 year habitat management plan to be supplied to ensure the scheme provided the net gain proposed.

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

It is therefore recommended that the applicant submits an ecological enhancement strategy. If planning permission is granted a condition should be attached which requires the submission of an ecological enhancement strategy. This is already proposed in the main officer's report.

RECOMMENDATION – Approve subject to subject to S106 Agreement and Conditions as set out in the main officer's report with the following amendments;

Amended Heads of Terms

S106	Amount	Triggers
NHS	Contribution of £52,452	Contribution – Prior to commencement

Additional Conditions**29. Habitat Creation Method Statement and 30 year habitat management plan**

In order to give proper effect to the Southern Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Affordable Housing	30% affordable housing provision (16 dwellings) 4 dwellings intermediate provision 12 affordable rental dwellings Contribution of half a two bedroom unit	Contributions – Prior to commencement Affordable Housing – All development to accord with Affordable Housing Statement
Public Open Space	Contribution of £40,000 towards outdoor sports provision Provision of LEAP and Management scheme	Contribution – prior to occupation of the 25th Unit Open Space Provided and available for use prior to occupation of 25th dwelling
Education	£75,924.03 (Primary) £45,500 (SEN) Total education contribution: £121,424.03	Primary contribution – prior to commencement

		SEN contribution – Prior to occupation of 25th Unit
NHS	Contribution of £52,452	Contribution – Prior to commencement

SOUTHERN PLANNING COMMITTEE – 31ST AUGUST 2022

UPDATE TO AGENDA

APPLICATION NO.

21/6364N

LOCATION

Land off Crewe Road, Haslington

UPDATE PREPARED

Additional Information

Additional marketing information has been provided by the applicant. This provides;

- The Sales Particulars for the site
- Evidence of marketing on the website of First City
- Evidence of marketing on the commercial pages of Rightmove
- Rightmove marketing summaries – detailing the interest shown
- Information on marketing from July 2017 – June 2020 with only 6 direct contact made

Officer comments

The additional information is noted, and it is not clear why this was not provided when originally requested by the case officer. There is no change to the officer view in terms of the principle of the development.

Affordable Housing

As noted within the main officer report the applicant is attempting to make a case that an contribution should be provided in lieu of providing affordable housing on site. In terms of this the Councils Housing SPD states as follows;

6.47 In line with paragraph 63 of the NPPF, the Council will normally require affordable housing to be delivered without public subsidy and provided on site. In exceptional circumstances and where it can be justified, as a first alternative, affordable housing will be accepted off-site; this must be robustly justified and on a site that is agreed with the Council as being in a suitable location, relative to the housing need to be met.

6.48 In the circumstances, where suitable sites aren't available, and where it can be justified, as a second alternative, a financial contribution will be accepted. This provision is viewed by the Council as a last resort option, as opposed to an alternative method of affordable housing.

The applicant has provided correspondence from a number of Registered Providers to state that they are not interested in this site due to the communal areas and management of such areas. Although the Housing Officer is minded to accept this, no details have been provided to calculate a contribution in lieu of on site provision. This issue will now form a reason for refusal.

Flood Risk/Drainage

As noted in the main officer report additional information has been requested in terms of the Finished Floor Level (FFL), and that a cross section is provided for the adjacent drainage basin with the 1:100-year flood event. This information has not been provided and this issue will now form a reason for refusal.

Recommendation

REFUSE for the following reasons;

- 1. The proposed development by reason of its height, scale and bulk would result in a development that would appear incongruous and jarring within the context of the wider two-storey development. Furthermore, the dense form of development which would be car-dominated with a lack of soft landscaping and amenity space for the future occupiers is due to an over-development of the site. The proposed development is a poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The proposed development is contrary to Policies SE1, SD1, SD2 and SE4 of the Cheshire East Local Plan Strategy, GEN1 and ENV5 of the Site Allocations and Development Policies Document, The Cheshire East Design Guide and the NPPF.**
- 2. Insufficient information has been provided to demonstrate that the proposed development would provide 30% affordable housing on site or a contribution in-lieu of affordable housing. As a result, the proposed development would not represent sustainable development and is contrary to Policy SC5 and IN2 of the Cheshire East Local Plan Strategy, The Housing Supplementary Planning Document and the NPPF.**
- 3. Insufficient information has been provided in terms of the Finished Floor Levels of the proposed development together with a cross section for the adjacent drainage basin. As a result, it is not clear whether the development will be the subject of flood risk. The proposed development is contrary to Policy SE13 of the Cheshire East Local Plan Strategy, ENV16 of the Site Allocations and Development Policies Document, Policy NE.20 of the Crewe and Nantwich Local Plan and the NPPF.**

In order to give proper effect to the Board`s intent and without changing the substance of its decision, authority is delegated to the Planning and Enforcement Manager in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

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