

# Strategic Planning Board

## Agenda

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Date:	<b>Wednesday, 24th July, 2024</b>
Time:	<b>10.00 am</b>
Venue:	<b>The Capesthorne Room - Town Hall, Macclesfield SK10 1EA</b>

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

It should be noted that Part 1 items of Cheshire East Council decision making meetings are audio recorded and the recordings will be uploaded to the Council's website

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**

To receive any apologies for absence from Members.

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Meeting** (Pages 3 - 12)

To approve the minutes of the meeting held on 28 June 2024 as a correct record.

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For requests for further information

**Contact:** Sam Jones

**Tel:** 01270 686643

**E-Mail:** [Samuel.jones@cheshireeast.gov.uk](mailto:Samuel.jones@cheshireeast.gov.uk) with any apologies

#### 4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Strategic Planning Board
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- Objectors
- Supporters
- Applicants

#### 5. **23/2713C - Land north of the Congleton Link Road ('CLR') known as Somerford Green, Congleton** (Pages 13 - 40)

To consider the above planning application.

#### 6. **23/4600C - Land South Of, OLD MILL ROAD, SANDBACH** (Pages 41 - 82)

To consider the above planning application.

**Membership:** Councillors R Bailey, J Bratherton, S Edgar, K Edwards, S Gardiner (Vice-Chair), M Gorman, T Jackson, G Marshall, H Moss, B Puddicombe (Chair) and L Smetham



**CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Friday, 28th June, 2024 in the Council Chamber, Municipal Buildings,  
Earle Street, Crewe CW1 2BJ

**PRESENT**

Councillor B Puddicombe (Chair)

Councillors J Bratherton, S Edgar, K Edwards, M Gorman, G Marshall,  
H Moss, L Smetham and J Clowes

**OFFICERS IN ATTENDANCE**

David Malcolm, Head of Planning  
Adrian Crowther, Senior Planning Officer  
Paul Griffiths, Major Projects Officer  
Andrew Poynton, Senior Planning and Highways Lawyer  
Sam Jones, Democratic Services Officer

**8 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor R Bailey, Councillor T Jackson, and Councillor S Gardiner.

Councillor J Clowes was present on behalf of Councillor S Gardiner.

Councillor R Bailey provided a statement to be read with her apology for absence:

**BEGINS**

*Dear Chair*

*Whilst I was only appointed to the Strategic Planning Board at this May's Annual Council Meeting, I have served on this committee in the past so am in no doubt of its importance and didn't agree to an appointment for the forthcoming year lightly.*

*I was therefore surprised, just over two weeks ago, to pick up on a diary invitation for this Friday 28/6, with no explanation/clarification as to why a meeting had been called, when (1) SPB, as is the case for meetings of Northern and Southern, is usually held on a Wednesday and (2) we are in the run up to a General Election when other planned meetings of council have been cancelled.*

*I would be grateful therefore if my disappointment, at not been able to attend the meeting and unsurprisingly failing to source a substitute member, could form part of my apologies for absence within the minutes.*

*Please note my absence is not related to the forthcoming general election.  
Kind regards*

*Cllr Rachel Bailey  
Audlem Ward*

ENDS

Councillor J Clowes requested it to be noted that she would have preferred the meeting be held after the General Election if the meeting could not have been held on a Wednesday as normal.

It was noted that Strategic Planning Board meetings were apolitical so had continued through the pre-election period, and it had been agreed that additional meetings would be planned as and when needed following the agreement that Strategic Planning Board meetings would be scheduled bi-monthly, and there are limited room resources.

## **9 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness the following declarations were made:

Councillor S Edgar declared that, in relation to application 22/3158N, he would be speaking as both Ward Councillor and Parish Councillor and would then leave the meeting.

## **10 MINUTES OF THE PREVIOUS MEETING**

Councillor H Moss requested that her Declaration of Interest from the previous meeting relating to application 18/3672M be updated to include that she had had not had contact or discussions with the landowners in question regarding the application.

### **RESOLVED:**

That the minutes of the meeting held on 29 May 2024 be approved as a correct record.

## **11 PUBLIC SPEAKING**

### **RESOLVED:**

The public speaker procedure was noted.

## **12 22/2476N - LAND OFF MINSHULL NEW ROAD AND FLOWERS LANE, LEIGHTON**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

**Agent / Applicant:** Joseph Smith

### **RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to the following conditions and informatives:

#### Conditions:

1. Approved plans
2. Bird nesting
3. Submission of a Phase II ground investigation and risk assessment
4. Submission of a Verification Report
5. Soils testing
6. Unexpected contamination
7. Archaeological mitigation
8. Detailed design of the individual elements of the play areas and the outdoor gyms to be agreed.
9. Detailed landscaping to be submitted and approved.
10. Prior to commencement plans of the driveways for plots 303, 330-331, and 365 should be submitted and approved.
11. Submission and approval of an updated Arboricultural method statement.
12. No development to take place until the discharge rates into the highway network have been agreed.

#### Informatives:

- SP Energy informatives
- Public Rights of Way
- Environment Protection Informatives
- Highways: The applicant will be required to enter into a s38 Agreement regarding the construction and future adoption of the internal road layout.
- Set up a liaison group with developers and Ward and Parish Councillors to inform them of the phasing plan.

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

13 **22/2499N - LAND OFF MINSHULL NEW ROAD AND FLOWERS LANE, LEIGHTON**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

**Agent / Applicant:** Joseph Smith

**RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to the following conditions and informatives:

Conditions:

1. Approved plans
2. Bird nesting
3. Submission of a Phase II ground investigation and risk assessment
4. Submission of a Verification Report
5. Soils testing
6. Unexpected contamination
7. Archaeological mitigation
8. Detailed design of the individual elements of the play areas/ /outdoor gyms, allotments and orchard to be agreed.
9. Detailed landscaping to be submitted and approved
10. A plan detailing covered cycle parking for the apartments should be submitted and approved.
11. A plan detailing turning area for plot 16 should be submitted and approved.
12. A plan detailing the Toucan crossing from the local centre to the hospital should be submitted and approved and provided prior to occupation.
13. A plan of the driveways of plots 47-50, 73-74 should be submitted and approved.
14. Submission and approval of an updated Arboricultural method statement.
15. No development to take place until the discharge rates into the highway network have been agreed.

Informatives:

- SP Energy informatives
- Public Rights of Way
- Environment Protection Informatives
- Highways: The Smithy Ln TRO will be implemented by the applicant during the s38 technical approval stage.

- Set up a liaison group with developers and Ward and Parish Councillors to inform them of the phasing plan.

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

**14 22/2500N - LAND OFF MINSHULL NEW ROAD AND FLOWERS LANE, LEIGHTON**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

**Agent / Applicant:** Joseph Smith

**RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to the following conditions and informatives:

Conditions:

1. Approved Plans
2. Bird nesting
3. Submission of a Phase II ground investigation and risk assessment
4. Submission of a Verification Report
5. Soils testing
6. Unexpected contamination
7. Archaeological mitigation
8. Detailed design of the individual elements of the play areas(LAP & NEAP)/Teen facilities/MUGA.
9. Detailed landscaping to be submitted and approved.
10. A plan showing raised tables on the spine road should be submitted and approved.
11. A plan showing improved pedestrian connections should be submitted and approved.
12. A plan showing visibility splays and associated landscaping on the spine road should be submitted and approved.
13. Submission and approval of an updated Arboricultural method statement.
14. Set the required pump rate for the surface water pumping station.
15. No development to take place until the discharge rates into the highway network have been agreed.

Informatives:

- SP Energy informatives
- Public Rights of Way
- Environment Protection Informatives
- Highways: the applicant will be required to enter into a s38 Agreement regarding the construction and future adoption of the internal road layout.
- Highways: the shared pedestrian/cycle path that runs alongside Flowers Ln should form part of the adopted highway.
- Set up a liaison group with developers and Ward and Parish Councillors to inform them of the phasing plan.

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

**15 22/3228N - LAND OFF MINSHULL NEW ROAD AND FLOWERS LANE, LEIGHTON**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

**Agent / Applicant:** Joseph Smith

**RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to the following conditions and informatives:

Conditions:

1. Approved Plans
2. Bird nesting
2. Submission of a Phase II ground investigation and risk assessment
3. Submission of a Verification Report
4. Soils testing
5. Unexpected contamination
6. Detailed design of the individual elements of play areas/Teen facilities/MUGA/outdoor gym, allotments and orchard to be agreed.
7. Detailed landscaping to be submitted and approved
8. A plan detailing a turning head at the end of the closed section of Flowers Ln should be submitted and approved.
9. Submission and approval of an updated Arboricultural method statement.

10. No development to take place until the discharge rates into the highway network have been agreed.

Informatives:

- SP Energy informatives
- Public Rights of Way
- Environment Protection Informatives
- Highways: the shared pedestrian/cycle path that runs alongside Flowers Ln should form part of the adopted highway
- Set up a liaison group with developers and Ward and Parish Councillors to inform them of the phasing plan.

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

#### 16 **22/3158N - LAND WEST OF DAVID WHITBY WAY, CREWE**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

**Ward Councillor:** Councillor Steve Edgar

**Parish Councillor:** Councillor Steve Edgar

As a member of the Strategic Planning Board, Councillor S Edgar left the meeting following speaking.

#### **RESOLVED:**

For the reasons set out in the report, the application be APPROVED as RECOMMENDED, subject to conditions, informatives, and the prior completion of a S106 Agreement to secure the following:

<b>S106</b>	<b>AMOUNT/REQUIREMENT</b>	<b>TRIGGER</b>
Commuted Sum for adoption of the new road and maintenance of SuDS by CEC Highways	£110,000	Prior to adoption of the road

<u>BNG</u> Details of offsite biodiversity measures including the submission of a habitat creation method statement and 30-year monitoring and management plan, and biodiversity metric.	Submission of BNG measures, habitat creation method statement and 30-year monitoring and management plan, and biodiversity metric.	Submit details for approval prior to commencement.  Delivery of habitat creation in the next appropriate season following commencement.
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**And subject to the following conditions and informative:**

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Submission of details of landscaping scheme
4. Implementation of landscaping scheme
5. Submission of Arboricultural Method Statement prior to commencement of development
6. Submission of a scheme for the protection of trees prior to commencement of development
7. Details of Levels
8. Prior to commencement of development submission and approval of the finalised surface water drainage strategy (SUDS)
9. Closure of existing access using the Arriva Train depot on commencement in use of new road access.
10. Submission of a CEMP to include measures to safeguard the Mere Gutter and Basford Brook LWS and to safeguard residential amenity.
11. Drainage scheme to include specified SUDS treatments and appointment of ecological clerk
12. Entry of the proposed development into Natural England's District Level licencing scheme prior to commencement of works on site.
13. Updated badger survey prior to commencement of development
14. Safeguarding of nesting birds.
15. Submission and implementation of habitat creation method statement, and 30-year habitat management and monitoring plan for on-site habitat works.
16. Submission and Incorporation of features for ecological enhancement.
17. Implementation of Reptile Mitigation Measures.
18. To extend an invitation to Network Rail to attend the Liaison Group.
19. Integrated construction management plan for the road

**Informative:**

- Liaison Group to consider matters of highway safety

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

**17 WITHDRAWN: 23/2945M - LAND OFF, LEEK ROAD, BOSLEY**

This application had been WITHDRAWN by the agent / applicant on 25/06/2024.

The meeting commenced at 10.02 am and concluded at 13:23 pm.

Councillor B Puddicombe (Chair)

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Application No: 23/2713C

Location: Land north of the Congleton Link Road ('CLR') known as Somerford Green, Congleton

Proposal: Reserved matters approval for application 16/1824M: Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure.

Applicant: c/o, Anwyl Homes

Expiry Date: 16-Oct-2023

## **SUMMARY**

This reserved matters application seeks approval for Appearance, Landscaping, Layout & Scale, following the grant of outline approval 16/1824M. The principle of residential development is in line with Local Plan allocation Site LPS 26 and is therefore accepted.

Highways have no objections, subject to securing a safe crossing over the Congleton Link Road. The Public Rights of Way team have now confirmed they have no objections subject to a condition/informative.

The Council's Tree Officer has sought clarification on a number of matters but has now confirmed she has no objection subject to conditions.

The Council's Landscape Officer has raised a number of matters that could be improved in the design and these have largely been taken on board by the applicant. The site boundary treatment is considered acceptable.

The Council's Ecologist sought clarification on a number of points, but following confirmation from the applicant, now raises no issues subject to conditions.

The Council's Urban Design Officer has just commented on the latest proposals, and whilst not raising any significant issues still feels so further improvements could be made, which the applicant is looking at. Members will be updated on any proposed changes.

The LLFA have requested clarification on a number of points which the applicant has sought to address. Members will need to be updated on the progress of discussions.

ANSA have confirmed they have no objections to revised proposals to the play area, but have raised concerns about the size of the informal play area to the northwest. The application however more than meets the required provision, and improvements to pathways are proposed.

Following the receipt of an Affordable Housing Statement, Housing have now confirmed that they raise no objections.

Finally other matters such as, Archaeology, Contaminated land, Air Quality and Amenity can be addressed by conditions on the outline.

## **RECOMMENDATION**

**Approve subject to a Deed of Variation to the original Section 106 agreement and conditions.**

## SITE DESCRIPTION

This application relates to a site north of the Congleton Link Road (CLR), accessed off the Radnor Roundabout, opposite Back Lane.

Although the site is generally relatively flat, there is a higher point adjacent to the roundabout, and a slight depression to the western boundary. The site has a frontage to the Congleton Link Road to the south, and to an access road off the roundabout to the east serving properties to the north. To the west the site bounds agricultural land, and the large grounds of adjacent properties, with an area of scrub on the CLR frontage. To the north the site adjoins properties and their associated grounds, assumed to be in agricultural use. On the northern boundary is a raised level area of land, with a hardcore base, understood to have been the site of a former agricultural building, now removed from site. An arm of the site, included within the site edged red, but not subject to any proposed built development sits to the northwest.

A public footpath (Somerford FP2) crosses the site linking the Radnor Roundabout to Chelford Road to the west.

The site falls within Flood Zone 1 – least risk for flooding, but it is noted that to the north (off site) the land falls away sharply down to the River Dane, and there is understood to be a culvert running from large ponds to the west (again off site) across the north end of the site, down to the river.

There are no listed buildings on nor adjacent to the site, and no conservation areas in the vicinity.

## PROPOSAL

The application seeks reserved matters on a part of the original outline approval for a much larger site:

*“Reserved matters approval for application 16/1824M: Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed-use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure.”*

In detail, the proposal is to build 119 dwellings. This would be made up of 98 market and 21 affordable, with the following mix:

No. of Beds	No. of Units	Percentage
<b>Open Market</b>		
1	0	0%
2	10	10%
3	33	34%
4	55	56%
<b>Total</b>	<b>98</b>	<b>100%</b>
<b>Affordable</b>		
1	10	48%
2	7	33%
3	4	19%
4	0	0%
<b>Total</b>	<b>21</b>	<b>100%</b>

The levels above represent 17.5% affordable housing provision as set at the outline stage – as the site contributes to the CLR. The requirement is already secured by the signed Section 106 Agreement.

A NEAP is proposed towards the northwestern end of the site, with an informal area of public open space, containing SuDs and ecological measures included.

An Environmental Statement (ES) was submitted with the outline application.

## RELEVANT PLANNING HISTORY

Outline consent was granted for the greater site (including land to the south) under:

16/1824M - Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed-use development comprising residential dwellings (use

class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure. Land to the north of the existing Radnor, Land at Back Lane, Cheshire APPROVED September 2018

The following are also relevant:

Congleton Link Road:

15/4480C - The proposed Congleton Link Road - a 5.7 km single carriageway link road between the A534 Sandbach Road and the A536 Macclesfield Road. APPROVED July 2016

Land to the south of the CLR

20/5760C - Reserved matters application for 178no dwellings including associated roads, car parking and landscaping works. Radnor Green, Land off BACK LANE, CONGLETON APPROVED December 2021

**DEVELOPMENT PLAN POLICIES**

**Cheshire East Local Plan Strategy – 2010-2030**

PG1 – Development Strategy  
PG6 – Open Countryside  
SD1 - Sustainable Development in Cheshire East  
SD2 - Sustainable Development Principles  
IN1 – Infrastructure  
IN2 – Developer Contributions  
SC1 – Leisure and recreation  
SC2 – Indoor and outdoor recreation  
SE 1 - Design  
SE 2 - Efficient Use of Land  
SE3 – Biodiversity and Geodiversity  
SE 4 - The Landscape  
SE 5 - Trees, Hedgerows and Woodland  
SE 6 - Green Infrastructure  
SE 13 - Flood Risk and Water Management  
CO1 – Sustainable Travel and Transportation

Site LPS 26 – Back Lane / Radnor Park, Congleton

**Site Allocations and Development Policies Document (“SADPD”)**

PG9 - Settlement Boundaries,  
GEN1 - Design principles,  
ENV1 -Ecological network,  
ENV2 - Ecological implementation,  
ENV3 - Landscape character,  
ENV4 – River Corridors,

ENV5 - Landscaping,  
ENV6 - Trees, hedgerows and woodland implementation,  
ENV7 - Climate Change,  
ENV12 - Air quality,  
ENV14 - Light pollution,  
ENV15 - New development and existing uses,  
ENV16 - Surface water management and flood risk,  
ENV17 - Protecting water resources,  
RUR6 - Outdoor sport, leisure and recreation outside of settlement boundaries,  
HOU1 – Housing Mix,  
HOU6 – Accessibility and Wheelchair housing standards,  
HOU10 - Amenity,  
HOU11 – Residential Standards,  
HOU12 – Housing density,  
HOU13 – Housing delivery,  
INF1 - Cycleways, bridleways and footpaths,  
INF3 - Highways safety and access,  
INF6 - Protection of existing and proposed infrastructure  
INF9 – Utilities.

### **Neighbourhood Plans:**

The Somerford NDP referendum was held on the 15 of February 2018. The plan was made on the 19 March 2018. The following plans are considered relevant:

Policy H1: New Housing  
Policy D1: Design  
Policy D2: Building Design  
Policy N1: Green Network and Spaces  
Policy N2: Trees and Hedgerows  
Policy N3: Biodiversity  
Policy T1: Sustainable Transport, Safety and Accessibility

### **NPPF**

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

**Natural England:** Raise no objections. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on the following and has no objection:

- The River Dane Site of Special Scientific Interest (SSSI)

Natural England's further advice on designated sites is set out in their reply.

**United Utilities:** No objections subject to advisories regarding their property, assets and infrastructure

**Jodrell Bank:** No comments received.

**CEC Head of Strategic Infrastructure:** No objections subject to a crossing being provided across the Congleton Link Road.



**CEC Housing:** No objections

**CEC Public Rights of Way (PROW):** No objections

**CEC Environmental Health:** Raise no objections on the grounds of amenity, air quality and contaminated land, subject to some informatives as matters were considered at the outline stage, and relevant conditions.

**CEC Flood Risk Manager:** Currently object to the application until the applicant has demonstrated that the development will not increase risk elsewhere and where possible reduces flood risk overall. Following submission of additional information, the LLFA's updated comments are awaited.

**ANSA:** No objections, but some detailed design amendments have been requested.

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

**Somerford Parish Council:** "Somerford Parish Council has considered the significant number of additional documents that have been submitted by the applicant, and is disappointed that the main concerns raised by the Parish Council have not been adequately addressed, which means there are still serious deficiencies in the plans, namely:

- the need for a crossing point over the CLR;
- parking provision on the site;
- the perimeter grass verges and the provision of paved walkways through the centre of the site.
- public transport or lack thereof
- the location and isolation of the play space at the very edge of the site – now made worse by the proposed placement of the swale.

On the first point, we understand Anwyl has made an enhanced financial contribution to Cheshire East Council relating to transport infrastructure and the Congleton Link Road. Could we have details about how and when CE Council intends to use this at the site?"

## **OTHER REPRESENTATIONS**

Eight representations have been made to the originally submitted application, and two with regards to the amended proposal. The following issues are raised:

- Inadequate boundary treatment on the western side – a 6-foot wall/fence is required to keep people/dogs out. Concerns about attacks on livestock.
- Concerns about impacts on the water table/drainage and in particular the culvert that crosses the northern part of the site.
- Two and a half storey houses are inappropriate in this location and will lead to overlooking/privacy problems.
- No development should be allowed north of the link road.
- Increased light pollution, noise pollution, vehicle pollution is a blight for the local residents.
- Concerns about impacts on wildlife, in particular on Newts and the SSSI in the Dane Valley.
- No 4 bed properties provided for social housing which are needed.

These matters are picked up in the main body of the report.

## **OFFICER APPRAISAL**

### **Principal of Development**

The site forms part of the following policy allocation:

Site Back Lane / Radnor Park, Congleton

The development of Back Lane / Radnor Park over the Local Plan Strategy period will be achieved through:

1. The delivery of, or a contribution towards, the Congleton Link Road;
2. The delivery of around 750 new homes (at approximately 30 dwellings per hectare) as set out in Figure 15.31 of the LPS;
3. The delivery of around 7 hectares of employment land adjacent to Radnor Park Trading Estate as set out in Figure 15.31 of the LPS;
4. The delivery of around 1 hectare of employment or commercial development adjacent to the Congleton Link Road junction as identified in Figure 15.31 of the LPS;
5. The retention and enhancement of Back Lane Playing Fields which has Village Green status;
6. The delivery of improved recreational facilities linked to Back Lane playing fields and the proposed primary school site;
7. The provision of appropriate retail space to meet local needs;
8. The provision of pedestrian and cycle links set in green infrastructure to new and existing employment, residential areas, shops, schools, health facilities and the town centre;
9. The provision of public open space, as a new country park adjacent to Back Lane Playing Fields; as set out in Figure 15.31 of the LPS;
10. The provision of children's play facilities;
11. The provision of a new primary school with linked community use as set out in Figure 15.31 of the LPS;
12. Contributions to new health infrastructure; and
13. The provision of land required in connection with the Congleton Link Road as set out in Figure 15.31 of the LPS.

Essentially the site forms the last housing element of this allocation, with (largely completed) developments by Stewart Milne Homes (now Elan Homes), David Wilson/ Barrat Homes, Bellway, Seddon and Miller Homes making up the other elements. The commercial sites remain undeveloped, although it is noted a recent application for a substation has been submitted on land adjacent to the commercial site which would be an extension of the Radnor Park Industrial estate.

The development of this site for housing complies with the Local Plan allocation LPS 26 and as such is acceptable in principle – subject to it meeting the relevant elements of the Site-Specific Principles of Development, and other relevant Local Plan policies which are examined below.

### **Highway Implications**

The access to the site is taken from the spine road that connects with the Radnor roundabout, the site access has been amended to increase the width of the access to 5.5m and also provide a footway on both sides of access.

The internal road design has a main carriageway of 5.5m which then reduces to 4.8m wide roads that includes shared surface roads. The design standards accord with the design principles in CEC design guide and the internal roads will be subject to a 20mph limit.

The car parking provision accords with the CELP parking standards, with 4 beds having 3 spaces or more, 2 and 3 beds have 2 spaces and the 1 bed units having 1 space.

The site access plan indicates the visibility available at the access point and where it is intended to install a 30mph speed limit on the northern arm of the Radnor Roundabout.

The accessibility of the site is an issue, whilst there were no off-site active travel measures agreed on the outline application this site does require a controlled cycle and pedestrian connection to the existing facilities on the opposite side of the CLR on Back Lane due to the high traffic speeds on the CLR.

A formal controlled Toucan crossing on the CLR should be provided that links to the Back Lane pedestrian/cycle facilities and then link directly into the internal road network within the site.

In summary, the revised access to the site is acceptable including the proposed internal road layout within the site. The level of car parking for all of the units proposed is set at an acceptable level and conforms with standards.

The main concern is the accessibility of the site, a much safer pedestrian and cycle connections is required given the level and type of development proposed. It is proposed that the S106 Agreement is varied so some of the CLR contribution is used to provide a formal crossing point on the CLR. In terms of the trigger for the works, this needs to be early in the development and it is recommended that no more than 20 can be occupied unit the works have been commenced.

Subject to this change in the original S106, there are no objections to the application.

### **Public Rights of Way**

The application will affect Public Footpath Somerford No. 2. The PROW Team note that the developers intend to retain the path on its current alignment. However, due to recent internal investigations the alignment of the northern end of the path (as it passes Radnor Hall Farm) has been amended to move this section of the path slightly further west. This is to ensure that the recorded line for the path accurately reflects the definitive map and legal line of the footpath. The matter has been discussed with the applicant and the PROW Team who advise that the constructed path is slightly 'offline' at the southern end but not obstructed, and they therefore have no objection to the planning.

The plans indicate that a 2 metre width for the path set within a green corridor is to be provided, with a Breedon Gravel surface.

The PROW Team would recommend that the business owner satisfy themselves that any risk of conflict between vehicles and pedestrians, where the path crosses the road towards the southern end of the site, is mitigated through the use of signage, recommended speed limit or other such measures.

A condition and informatives are recommended.

## Landscape

The Council's Landscape architect makes the following general observations:

There are very few new off road pedestrian hard surfaced routes accessible for all excluding the existing footpath route.

It is noted that the open space area NW of site is merely a mown dead ended path which could have had so much more interest and access if it had been more circular and surfaced. This would be a great area for planting some trees but none have been proposed. The position of 3 public artworks based on nature along such a route could add fun and interest to this space too.

It is noted there are very few public open space areas, off street circular footpaths. The scheme's large 'green' areas seem mostly for SUDs/ecology only making large areas of the proposal off limits for play and enjoyment of all.

The Seating area with public art seems awkwardly located adjacent to a busy link road roundabout. Not the most tranquil location for a focus of civic space. It would have been better located on the other side of the estate where there is more ambiance. The Landscape Architect would like to see more detail on the theme, size/scale materials of the Public artwork which is welcomed, just need more fixed detail on the artwork parameters.

The Large areas of SUDS appear in-accessible areas for recreation on the western boundary.

The Landscape Architect then makes a series of detailed comments highlighting some discrepancies across the plans.

### EIA Statement of Conformity

The Landscape Architect agrees with the Landscape And Visual statement: No Further Assessment Required.

### Landscape Management Plan

The Landscape Architect agrees in principle with this document, but reserves the right to make further comments should the landscape masterplan be revised further, based on the comments above.

The applicant's agent is amending the plans in the northern POS area to create a circular pathway which is positive and is looking at additional tree planting around the edge of the area, does not feel public art is appropriate.

The public art was suggested by the Council's Design Officer so is to be retained as shown, but as the environment is not ideal – being next to a busy road, the seating area is to be removed and replaced to the rear of the site, close to (but outside) the NEAP.

The hard surfacing plan is being reviewed to clarify surfaces, and the planting comments are to be accommodated where possible. An amended Landscape Plan will be produced before committee picking up these points.

## Site boundary treatment

Whilst internal boundaries are looked at as part of the urban design assessment, residents have expressed concern about the quality/robustness of the western boundary of the site, due to concerns about trespass and dog attacks on livestock in adjacent fields.

The current boundary consists of some hedgerows and field (post and wire) fencing typically 1.2m tall, but in various states of repair. The submitted boundary treatment layout plan indicates different treatments.

- Boundary to area informal POS – Timber post and wire fence (0.9m) or where there is an existing boundary, the condition is to be assessed on site and repaired/replaced where necessary.
- Boundary to NEAP 0.9m high metal railings
- Boundary along SuDs area – 1.2m high timber post and 4 rail fence, double rails either side with stock proof mesh.
- Boundary to scrub area fronting CLR – 1.2m high timber post and 4 rail fence.

It is considered that the proposals are appropriate for the site.

## **Trees**

This reserved matters application has been supported by an Arboricultural Impact Assessment.

The survey confirms the presence of 1 individual high quality A Category tree, 2 individual and 3 groups of moderate quality Category trees, 2 individual and 1 group of low-quality C Category trees and 3 hedgerows. An area of protected woodland (W20 of the Congleton Rural District Council (Valley of the Dane) Tree Preservation Order 1954) is located to the northeast corner of the site but to the northeast of an existing access road to Radnor Hall Farm and the woodland is not considered to arise in any conflicts with the proposed development. None of the trees within or immediately adjacent to the site boundary are afforded any statutory protection.

Most of the trees on the site are shown to be retained aside from the removal of 1 poor quality boundary Oak in decline in low quality group G2, in addition to pruning works to 2 low-quality off-site Willow which are reported to have been pollarded previously and to contain fungal fruiting bodies to the stem base of one of the trees. There are no objections to these works, subject to the necessary consents being obtained from the tree owner. The construction of a NEAP is proposed to the east of trees T2, T3 and T4. No detail has been provided as to what this will comprise of but given its proximity adjacent to the boundary and within the RPAs of mature trees, any play area design should seek to accommodate play infrastructure outside RPAs where possible and any conditioned proposal/play area layout should be considered within an Arb Method Statement.

The Landscape Plan suggests a SuDS / wetland area adjacent to the western boundary adjacent to moderate quality, offsite B Category trees in group G1 and tree T1. No levels information has been provided to demonstrate what grading/lowering of the existing ground levels can be anticipated to accommodate the wetland and there are concerns that this element of the scheme has not been considered in terms of impacts to the trees. It's noted that the trees in G1 are described in the survey as 'prominent trees within the location'. Consideration should be given to ensure that this existing natural landscape feature is not compromised by the landscape design and wetland position indicated, and its position re located if necessary.

Subsequently the applicants have provided additional information to address the Tree Officer's comments with regards to the play area and SuDS feature. The officer has commented that the applicant's latest information confirms the relocation of the attenuation pond outside the RPA of trees in group G1 which is welcomed, with the NEAP detail providing clarification that a large portion of the RPAs of trees T2-T4 will not be covered in hard surfacing. The circumstances regarding the replacement and relocation of the outfall pipe which mostly affect T2 are accepted, but any relocation of Tree protection fencing and a working methodology for the works should feature in the AMS.

The Arboricultural Method Statement has been updated and should be conditioned accordingly.

## **Ecology**

### Statutory Designated Sites

It was noted that Natural England have been consulted on this application and requested further information be submitted in respect of potential impacts on the River Dane SSSI. It is now noted they raise no objections.

### Non-statutory Designated Sites

The River Dane Local Wildlife Site (LWS) and an area of ancient woodland are present to the north-east and just outside of the red line of the application site. To safeguard these receptors it must be ensured that appropriate buffers are provided in the layout adjacent to them. A minimum 15m buffer is required in respect of the ancient woodland. It is advised that the buffer provided by the revised Landscape Master Plan (TPM Landscape drawing number 101 rev G) is acceptable.

The drainage scheme for the site must be designed to avoid any impacts upon the Local Wildlife Site and ancient woodland. The surface water drainage for the development as indicated by the recently submitted drainage strategy would discharge outside of the ancient woodland, but within the Local Wildlife Site. There is however an existing outfall and existing concrete drainage channel within the Local Wildlife Site. The planning agent has confirmed that an additional outfall within the LWS is not required. No impacts on the LWS are therefore anticipated.

### Outline Conditions

A number of conditions were attached to the outline consent at this site.

#### *Condition 25 Updated Great Crested Newt Survey and Mitigation Strategy*

An updated survey and mitigation strategy as required by this condition has not been submitted with the reserved matters application.

It should be noted that since a European Protected Species is likely to be adversely affected the proposed development the planning authority must have regard to whether Natural England would be likely to subsequently grant the applicant a European Protected species license under the Habitat Regulations. A license under the Habitats Regulations can only be granted when:

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

Current case law instructs that if it is considered clear or very likely that the requirements of the directive cannot be met because there is a satisfactory alternative, or because there are no conceivable "other



imperative reasons of overriding public interest”, then planning permission should be refused. Conversely, if it seems that the requirements are likely to be met, then there would be no impediment to planning permission be granted. If it is unclear whether the requirements would be met or not, a balanced view taking into account the particular circumstances of the application should be taken.

#### Overriding Public Interest

The provision of mitigation would assist with the continued presence of Great Crested Newts.

#### Alternatives

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

- No Development on the Site

Without any development, specialist mitigation for Great Crested Newts would not be provided which would be of benefit to the species. Other wider benefits of the scheme need to be considered.

It is advised that in the event that planning consent was granted entry into the district licencing scheme would be sufficient to maintain the favourable conservation status of the species. A condition is therefore recommended to secure this.

*Condition 27 Any future reserved matters application shall be supported by proposals for the incorporation of gaps for hedgehogs.*

Proposals as required by this condition are now included on the submitted boundary treatment plan.

#### *Condition 30 Updated survey for Badgers*

A survey as required by this condition has been submitted. Evidence of badgers was recorded but the proposed development is not likely to result in an effect upon any identified sett. The submitted report includes avoidance measures to minimise the risk to badgers and recommends a further survey be completed prior to commencement. If reserved matters consent is granted it is recommended that a condition be attached to secure the implementation of these measures.

The proposed development to proceed in strict accordance with the recommendations of the submitted Badger Survey Report prepared by ECUS dated 3rd May 2023.

#### Landscape management plan

A landscape management plan has been submitted in support of this application. If planning consent is granted a condition is required to ensure its implementation for a thirty year period.

Four additional conditions are recommended.

#### **Urban Design**

Summary design assessment/Conclusions

**Previous assessment 8-3-24**

Integrating into the Neighbourhood				Distinctive Places				Streets for All			
1 Natural Connections	2 Walking, cycling public transport	3 Facilities and services	4 Homes for everyone	5 Making most of what's there	6 Memorable <u>character</u>	7 Well defined streets/spaces	8 Easy to find your way around	9 Healthy streets	10 Cycle and car parking	11 Green and blue infrastructure	12 Back of pavement, front of home
A	A	A	A	A	A	G	G	A	G	A	A

**Current assessment**

Integrating into the Neighbourhood				Distinctive Places				Streets for All			
1 Natural Connections	2 Walking, cycling public transport	3 Facilities and services	4 Homes for everyone	5 Making most of what's there	6 Memorable <u>character</u>	7 Well defined streets/spaces	8 Easy to find your way around	9 Healthy streets	10 Cycle and car parking	11 Green and blue infrastructure	12 Back of pavement, front of home
A	A	A*	A	G	A	G	G	A	G	A	G

\*This would be considered green if the employment and school allocations were a little more advanced and more was being made of the POS to the north for informal play and recreation

There are no reds, but despite the changes and submission of additional information, there are a number of remaining ambers in the re-assessment.

The main issues are:

- The number has reduced by one to 119, but the number proposed does impact the quality of the layout, resulting in certain issues discussed below. Although there have been enhancements to the layout, it has also weakened a little in localised areas too.
- The character of the PRow corridor as the key pedestrian axis through the site has been improved a little with the inclusion of raingardens and trees and further enhancement of the open space at its southern end (the northern end hasn't really been improved much)
- The extent of street tree planting/landscape is not as significant as it should be and there are sections of street lacking street trees. The street section between the urban spaces has not been enhanced despite repeated comments that this street should be a continuation of the avenue and should have street trees. The spaces themselves are also lacking interest/greening, reducing their value to the scheme and the potential for them to be non-descript/barren (when public realm is at a premium because of the density of development).
- There are areas where the more informal approach to frontage landscaping may create a lack of clarity re: public and private land and where use of hedging would also better contribute toward street greening.
- Whilst the scheme now includes raingardens as part of the management train, there still seems to be concern from the LLFA re: the SuDS proposed within the scheme, although the changes along the footpath route and along the southern boundary have enhanced the scheme's blue infrastructure. The drainage strategy also refers to rain gardens within private garden space but that is not shown on the landscape drawing.
- The street hierarchy is generally acceptable but the approach to materiality will need minor adjustment to take account of practical issues and ensure overall consistency with the CEC design guide. The eastern square should also not have defined pavement, instead reflecting the approach to the arrival and western squares.
- Local distinctiveness and place creation could have been strengthened in architectural terms to enhance character areas but there hasn't been any substantive change in that respect. The house types proposed are standard types with a little tweaking, rather than something more imaginative



and genuinely character driven. The approach to increase in scale is a bit arbitrary and could be improved.

- A more natural, informal approach to landscaping has been incorporated, with more wildflower planting, feature trees and additional raingardens. This will help to make it feel a little less suburban.
- An affordable housing distribution plan is now included, and the DAS identifies provision of 21 affordable units (17.5%) that will be tenure blind. However, these are not pepper potted and are clustered in the northern part of the site and therefore may not appear fully tenure blind as a consequence. Housing however have raised no issues with the layout.
- The landscape scheme for the southern edge has been strengthened by inclusion of trees and raingardens. It would have been helpful to have the link road planting scheme superimposed on the landscape strategy plan. The buffer with Radnor Hall Farm has been enhanced a little and will have a more naturalised character with wildflower planting rather than amenity grass.
- The quality and usability of POS to the north of the housing has been affected by the recent inclusion of a SuDS detention pond at the centre, restricting its use for informal recreation and play, such as a kick around area. This needs to be revisited to get more amenity and wider use out of the space.
- The crossing point from the main north south pedestrian route following the PRoW over the Link Road seems a little convoluted. It is noted that the highway comments about the requirement to include a controlled crossing. Subject to detailed design, there is scope to connect to the road network via the upgraded PRoW route and/or via the entrance street.

*“A formal controlled Toucan crossing on the CLR should be provided that links to the Back Lane ped/cycle facilities and then link directly into the internal road network within the site.”*

Whilst there has been some improvement from the previous design, it could be further enhanced by more meaningfully reviewing the density and reducing the overall number, particularly to improve the landscape opportunity within the heart of the development; a point that has been made consistently throughout. A more considered and creative approach to the design of house types would also lift the quality of the scheme.

If the scheme were to be approved as is, then conditions will be required to manage the detail of the hard and soft landscape including boundaries and street materials, details of the public art/interpretation and main facing/roofing materiality of the buildings.

In summary, whilst the Council's Urban Design Officer is not raising any significant objections to the application, there are areas that could be further improved. Some of these points are already being picked up as set out in the Landscape and Public Open Space sections of the report, but the applicant is looking to see if further changes can be made. Members will be updated on these changes if proposed.

### **Noise / residential amenity**

Environmental protection have raised no issues with regards to noise or amenity, with matters of noise impact being dealt with by condition on the outline (Condition 34).

With regards to separation/privacy distances there are no issues with adjoining properties, given the good degree of separation and boundary hedgerows. Internally the majority of the properties meet or exceed the required separation distances, and in the few cases where they don't the properties are slightly off set from one another or there are good urban design reasons for it.

## **Air Quality**

Environmental Protection have confirmed this was considered at the outline stage and conditioned accordingly.

## **Contaminated Land**

Environmental Protection have confirmed this was considered at the outline stage and conditioned accordingly.

## **Flood Risk/Drainage**

Cheshire East Council as the Lead Local Flood Authority (LLFA) has reviewed the reserved matters application, and they object to this application until the information outlined below has been submitted and approved.

Given the proposed scale of the development, to satisfy the National Planning Policy Framework (NPPF) details should be provided to assess the application in accordance with the NPPF. Paragraph 165 of the NPPF states that all major applications should incorporate sustainable drainage systems which have appropriate operational standards; maintenance arrangements in place to ensure operation for the lifetime of the development and where possible, provide multifunctional benefits.

The applicant can overcome the objection by submitting the information outlined below which demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved, the LLFA will consider whether there is a need to maintain their objection to the application.

Further to the submitted details any further details should be in accordance with CIRIA C753 and current best practice guidance. The LLFA look to see the following information included in any resubmission:

- Details of a proven outfall from site in accordance with the drainage hierarchy the follows options should be considered, in order of preference; infiltration, discharge to watercourse, discharge to surface water sewer or discharge to combined sewer. Information provided indicates infiltration drainage is possible across most of the site with only the western boundary proving to be unsuitable for infiltration.
- Provide details for exceedance flows; surface water should be contained within the site boundary without flooding any properties in a 1 in 100year+CC storm.
- Show that SuDS systems to be incorporated into the surface water management scheme for the site provide multi-functional benefits.
- Details of who will manage and maintain all drainage features for the lifetime of the development will be required prior to construction.
- A full description of the proposed attenuation will be required. The description must include the following:
  - Top water level, cover level, permanent water level and freeboard level,
  - Design to withstand erosion, including details of any planting/vegetation to be used,
  - Estimated maximum flood level,
  - 600mm difference between the FFLs of any nearby properties and the estimated maximum flood height,
  - Description of any flooding caused by the attenuation.

Additional supporting information has been submitted to the LLFA and a constructive dialogue was ongoing at the time this report was being written, and Members will need to be updated on this matter.

### **Public Open space**

Following on from my previous comments, ANSA have worked with the applicants preferred play provider in designing the NEAP play facility located in the northwest of the site, which is now acceptable in both area size and design terms. ANSA have also received confirmation that the minimum buffer distances have been met.

The Landscape Masterplan identifies open space grassland area to the northwest of the NEAP, measuring approximately 1,405m<sup>2</sup>. The intended use is for dog walking and similar activities. A small pocket space (756m<sup>2</sup>) with seating and sensory planting is provided across from the Radnor Roundabout.

The revised Landscape Masterplan now shows the open space dominated with an attenuation pond, wildflower meadows, grass mounds and a mown path which was not seen as acceptable.

The legal S106 agreement clearly requires this site should include 3,300 sq m of amenity green space and a NEAP of a minimum of 1,000 sq m .

Where possible, POS will have a multifunctional role, providing places for all types of activity including active pursuits, relaxation, community events, formal and informal play, community gardening and dog off-leash areas. It should provide space that can be adapted as the community settles and matures. The main area of POS does not provide these functions with the current landscape proposals.

The SuDS and meter high mounds should be removed with an accessible circular path around the periphery. For the path it is recommended that a buff-coloured hard surface such as resin bound gravel, Tarmac Ulticolour or NatraTex Coswold is used. Breedon Gravel has been proposed for the PRow through the center however this should match the material of the circular path as previously mentioned. This surfacing has been used on residential developments around the Borough. Some wildflower and fruit tree planting would complement the central close mown area required along with a picnic benches and occasional seating. Artwork around the circular route would give added interest linking/theming in with the artwork adjacent to the link road.

The small pocket space opposite Radnor Roundabout now includes public art which needs careful consideration. Is this something which needs to be seen from the main link road giving a unique sense of arrival into the development? Design and planting will play a part if this is the case. This space will not be the most relaxing of spaces adjacent to the link road so potentially medium height dense planting to dampen and reduce noise whilst still being able to see the art from the road will be needed.

If the current layout is fixed giving no further scope for pocket spaces, then the requirement from the S106 is not being met.

Taking this into account a high specification is expected for the infrastructure such as seating/picnic, paths and artwork.

Prior to commencement, details of drainage for the NEAP and finished levels plan showing cross sections and spot levels should be submitted.

The applicant has come back on these comments to highlight certain matters:

On the requirement for 3,300 sq m Amenity Green Space – a submitted plan shows that 9,905 sq m of amenity green space is provided which significantly exceeds the 3,300 sq m requirement. This is broken down as follows:

- 5,046 sq m of amenity green space
- 4,859 sq m of Northern POS (excluding the attenuation area).

Total – 9,905 sq m

With regards to pathways, they will be amended around the northern area of POS to create a circular path, but as the ground is reasonably well drained – and drainage is to be improved yet further, the applicant feels a mown path is more suited to the location, which will also have less conflicts with ecological interests.

Finally public art/seating is addressed in the Landscape section of the report.

### **Affordable Housing**

This is the Reserved Matter Application that relates to the permitted Outline application 16/1824M. The permission was secured via a Section 106 dated 17th of September 2018.

The site falls under the Local Plan Strategy Site 26, Back Lane / Radnor Park, Congleton. Due to the required contribution to the Congleton Link Road the provision of Affordable Housing was agreed to be reduced from the standard 30% in policy SC5 of the Cheshire East Local Plan (CELP), to 17.5% of dwellings with 100% of these 17.5% dwellings being Discounted for Sale intermediate tenure.

The applicant is proposing 119 dwellings in total and as such there should be 21 (20.8) Intermediate affordable units. The applicant has confirmed the provision of the required 21 units.

#### Affordable Housing Mix

Point 3 of policy SC5 (affordable homes) notes that “the affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer”.

There is a need in Congleton for Intermediate units that will cater for those 1st time buyers, those making a new household and families who cannot buy on the open market. The applicant is proposing a mix of 1-, 2-, and 3- bedroom dwellings. This mix will be meeting the need in Congleton for those who cannot afford to buy on the open market.

It is noted that all the proposed affordable dwellings are meeting the Nationally Described Space Standards.

Now that an acceptable Affordable Housing Statement has been submitted, Housing have no objections to the application.

## **Archaeology**

Addressed at the outline stage and conditioned accordingly.

## **Jodrell Bank**

No comments received.

## **SECTION 106**

To secure the implementation of the highway crossing over the Congleton Link Road (as required by Highways) a Deed of Variation to the original Section 106 Agreement referenced above, is required to allow a proportion of the contribution to the Link Road to be spent on providing a safe pedestrian/cycle crossing.

## **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 S106 the scheme is compliant with the CIL Regulations 2010.

## **CONCLUSIONS**

This reserved matters application seeks approval for Appearance, Landscaping, Layout & Scale, following the grant of outline approval 16/1824M. The principle of residential development is in line with Local Plan allocation Site LPS 26 and is therefore accepted.

Highways have no objections, subject to securing a safe crossing over the Congleton Link Road. The Public Rights of Way team have now confirmed they have no objections subject to a condition/informative.

The Council's Tree Officer has sought clarification on a number of matters but has now confirmed she has no objection subject to conditions.

The Council's Landscape Officer has raised a number of matters that could be improved in the design and these have largely been taken on board by the applicant The site boundary treatment is considered acceptable.

The Council's Ecologist sought clarification on a number of points, but following confirmation from the applicant, now raises no issues subject to conditions.

The Council's Urban Design Officer has just commented on the latest proposals, and whilst not raising any significant issues still feels so further improvements could be made, which the applicant is looking at. Members will be updated on any proposed changes.

The LLFA have requested clarification on a number of points which the applicant has sought to address. Members will need to be updated on the progress of discussions.

ANSA have confirmed they have no objections to revised proposals to the play area, but have raised concerns about the size of the informal play area to the northwest. The application however more than meets the required provision, and improvements to pathways are proposed.

Following the receipt of an Affordable Housing Statement, Housing have now confirmed that they raise no objections.

Finally other matters such as, Archaeology, Contaminated land, Air Quality and Amenity can be addressed by conditions on the outline.

## **RECOMMENDATION**

**Approve subject to a Deed of Variation to the original Section 106 agreement and conditions.**

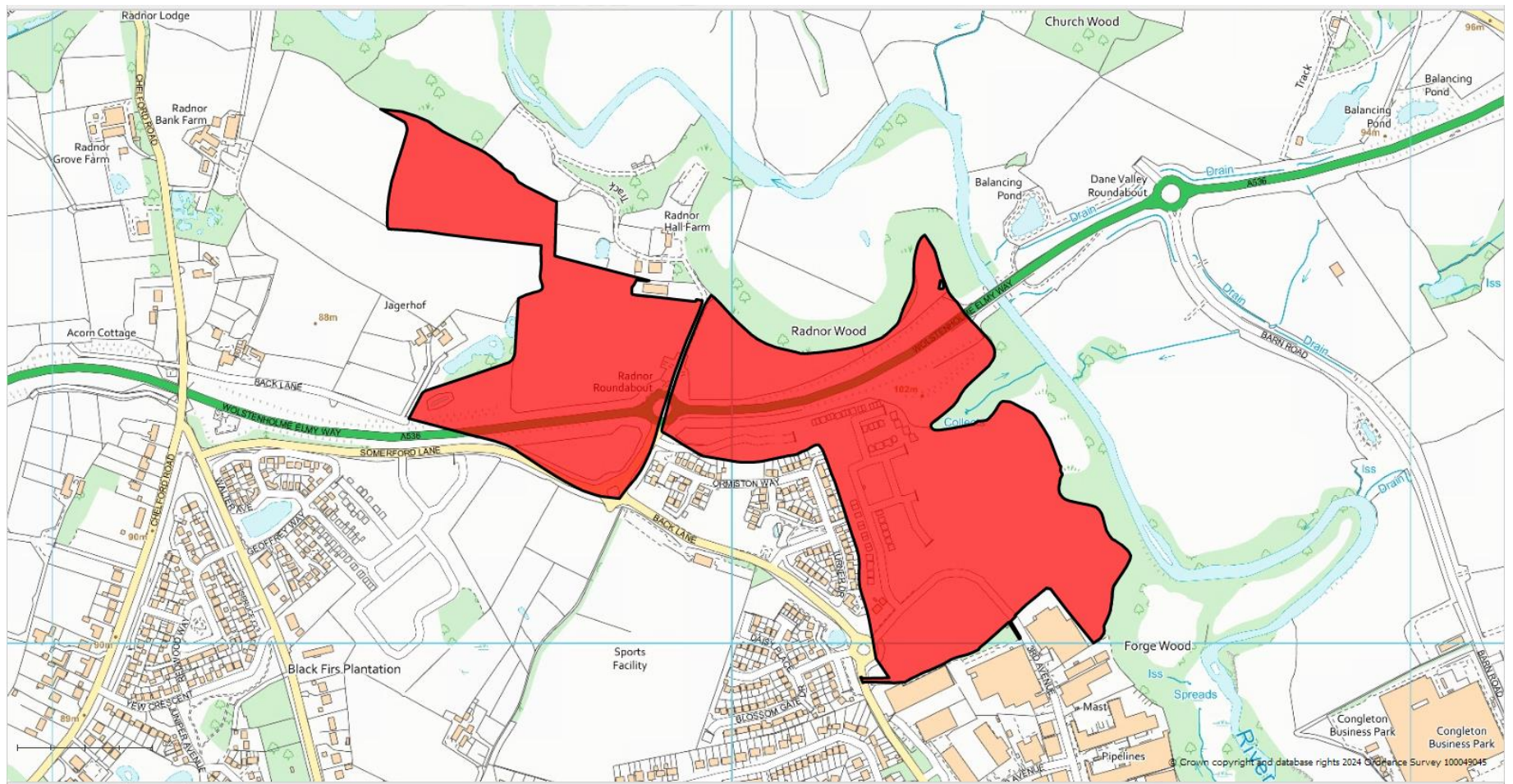
1. Approved plans
2. Implementation of badger mitigation measures
3. Safeguarding of Nesting Birds
4. Ecological enhancement -bat and bird boxes etc.
5. Prior to the commencement of development the consented development is to be entered into Natural England's District Licensing Scheme for Great Crested Newts.
6. Implementation of Landscape Management Plan for 30 year period.
7. Public Rights of Way scheme of management
8. Non standard - Tree protection and special construction measures
9. Tree levels survey
10. Detailed design, including drainage and levels for the NEAP
11. Details of artwork to be improved

## **INFORMATIVES:**

- NPPF
- PROW
- Environmental Protection

**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 has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.**





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23/2713C

LAND NORTH OF THE  
CONGLETON LINK ROAD  
(CLR) KNOWN AS  
SOMERFORD GREEN  
CONGLETON CHESHIRE

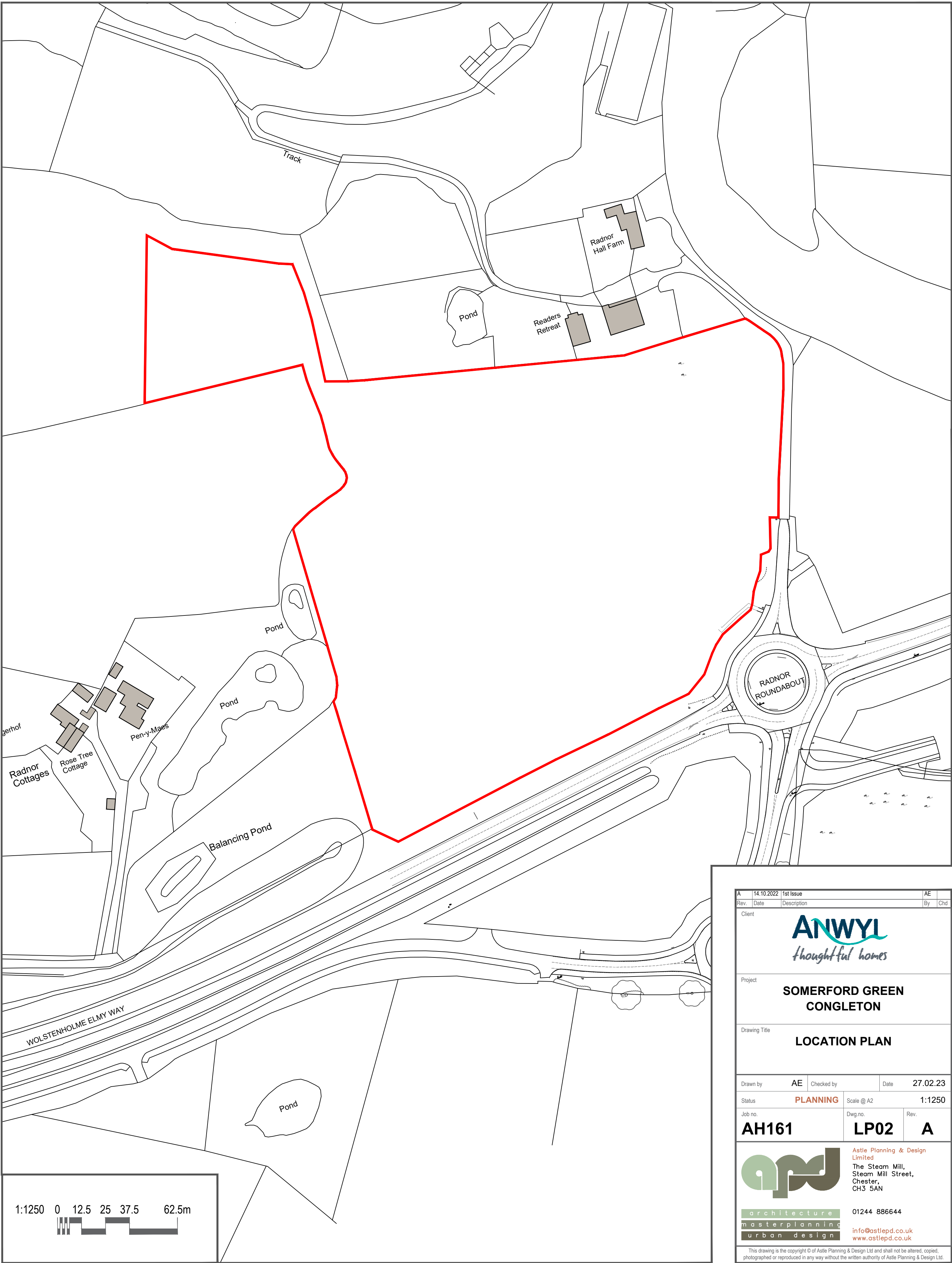
SOMERFORD GREEN - CONGLETON




LOCATION PLAN



**Disclaimer:**  
Do not scale from this drawing  
All contractors must visit the site and be responsible for taking and checking dimensions.  
All construction information should be taken from figured dimensions only.  
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

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A		14.10.2022		1st Issue		AE	
Rev.	Date	Description				By	Chd
Client							
 thoughtful homes							
Project							
SOMERFORD GREEN CONGLETON							
Drawing Title							
LOCATION PLAN							
Drawn by		AE		Checked by		Date	
						27.02.23	
Status		PLANNING		Scale @ A2		1:1250	
Job no.		AH161		Dwg.no.		Rev.	
				LP02		A	
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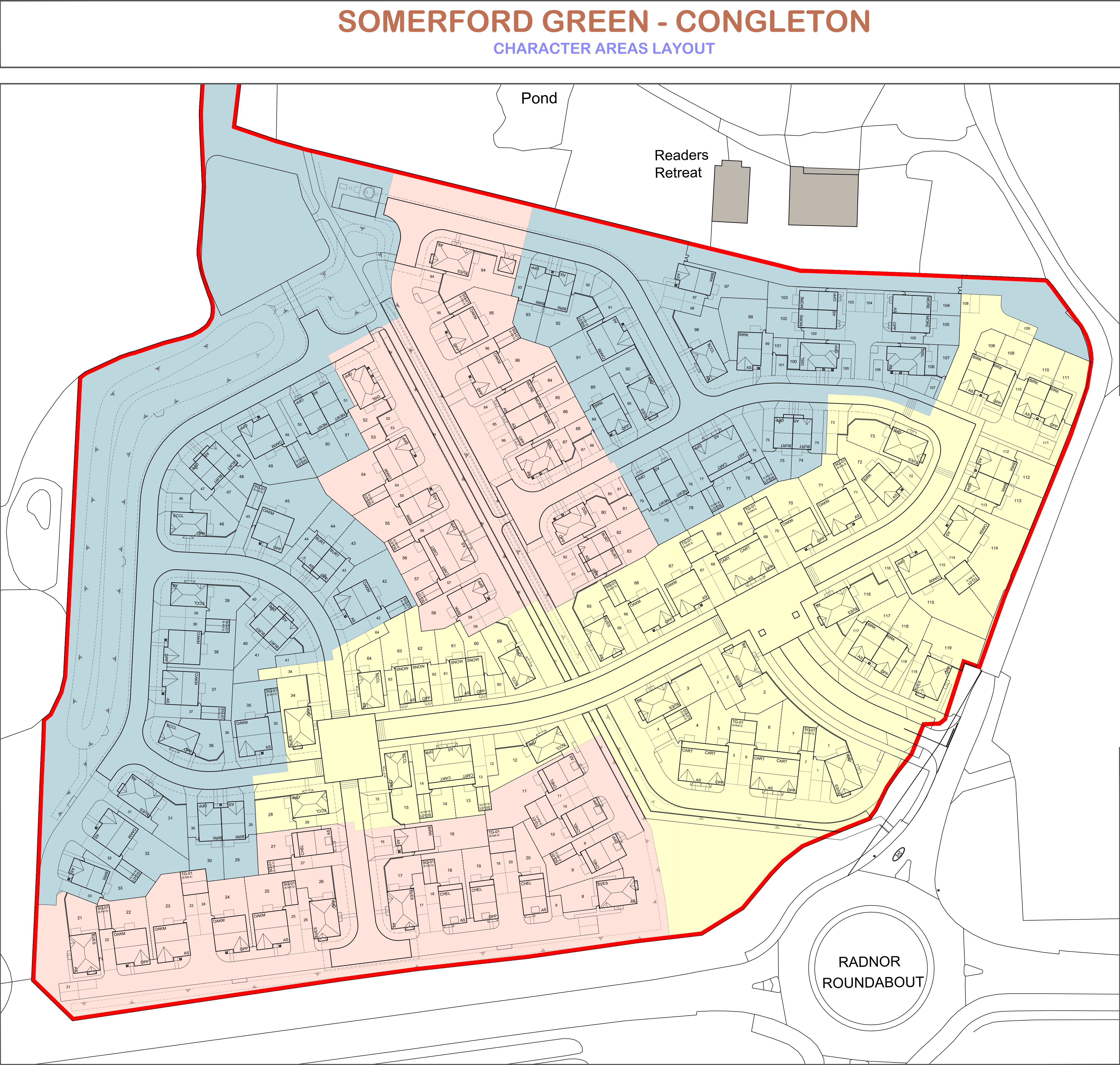
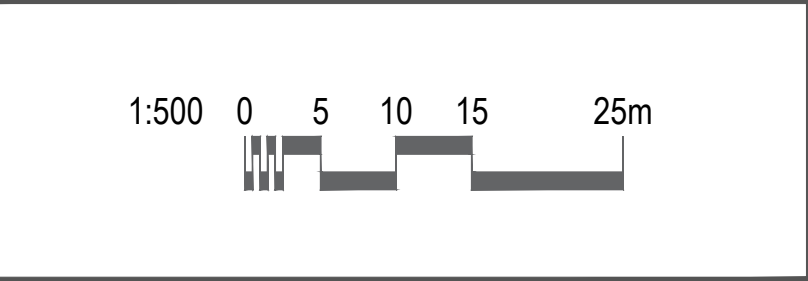
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GATEWAY CHARACTER AREA ACCOMMODATION SCHEDULE							
Name	Code	Bed	Storey	Unit No's	Unit ft²	ft²	Total
Private Housing @ 82.5% (98)							
Cartmel	CART	4 Bed	2.5	8	1554	12432	
Cheltenham	CHEL	4 Bed	2.5	0	1543	0	
Oakmere	OAKM	4 Bed	2	6	1515	9090	
Evesham - M4(2)	EVES	4 Bed	2	8	1329	10632	
Snowdon	SNOW	3 Bed	2.5	4	1061	4244	
Eccleston - M4(2)	ECCL	3 Bed	2	5	1056	5280	
Birkdale	BIRK	3 Bed	2	9	1101	9909	
Burton	BURT	2 Bed	2	0	756	0	
Affordable Housing @ 17.5% (21)							
Newton - M4(2)	NEWT	3 Bed	2	0	1003	0	
Moreton - M4(3)	MORT	2 Bed	2	0	911	0	
Disley - M4(2)	DISL	1 Bed	GF	0	542	0	
Disley	DISL	1 Bed	FF	0	689	0	
Grand Total:		40 Units		51587 ft²			

PARK CHARACTER AREA ACCOMMODATION SCHEDULE							
Name	Code	Bed	Storey	Unit No's	Unit ft²	ft²	Total
Private Housing @ 82.5% (98)							
Cartmel	CART	4 Bed	2.5	2	1554	3108	
Cheltenham	CHEL	4 Bed	2.5	7	1543	10801	
Oakmere	OAKM	4 Bed	2	7	1515	10605	
Evesham - M4(2)	EVES	4 Bed	2	5	1329	6645	
Snowdon	SNOW	3 Bed	2.5	0	1061	0	
Eccleston - M4(2)	ECCL	3 Bed	2	0	1056	0	
Birkdale	BIRK	3 Bed	2	3	1101	3303	
Burton	BURT	2 Bed	2	2	756	1512	
Affordable Housing @ 17.5% (21)							
Newton - M4(2)	NEWT	3 Bed	2	0	1003	0	
Moreton - M4(3)	MORT	2 Bed	2	3	911	2733	
Disley - M4(2)	DISL	1 Bed	GF	3	542	1626	
Disley	DISL	1 Bed	FF	3	689	2067	
Grand Total:		35 Units		42400 ft²			

FRINGE CHARACTER AREA ACCOMMODATION SCHEDULE							
Name	Code	Bed	Storey	Unit No's	Unit ft²	ft²	Total
Private Housing @ 82.5% (98)							
Cartmel	CART	4 Bed	2.5	2	1554	3108	
Cheltenham	CHEL	4 Bed	2.5	0	1543	0	
Oakmere	OAKM	4 Bed	2	8	1515	12120	
Evesham - M4(2)	EVES	4 Bed	2	2	1329	2658	
Snowdon	SNOW	3 Bed	2.5	0	1061	0	
Eccleston - M4(2)	ECCL	3 Bed	2	4	1056	4224	
Birkdale	BIRK	3 Bed	2	8	1101	8808	
Burton	BURT	2 Bed	2	8	756	6048	
Affordable Housing @ 17.5% (21)							
Newton - M4(2)	NEWT	3 Bed	2	4	1003	4012	
Moreton - M4(3)	MORT	2 Bed	2	4	911	3644	
Disley - M4(2)	DISL	1 Bed	GF	2	542	1084	
Disley	DISL	1 Bed	FF	2	689	1378	
Grand Total:		44 Units		47084 ft²			



- Layout Key
- Gateway Character Area
  - Park Character Area
  - Fringe Character Area

References.

Highways - Eddisons Site Access Plan dwg no. 3949-F01 Rev F dated Jan '23

OS Plan - Licence no. 100022432

Topographical Survey - extracted from Greenhatch Group dwg no. 21489 OGL rev 0 dated 05.03.15

Red Edge Boundary - provided by AH dated 24.02.23

Drainage - extracted from Land Studio dwg no. 279-LST-XX-XX-DR-D-0204 Rev P04-S4 dated 06.03.23

B	13.03.2023	Gateway Character Area updated	AE	
A	10.03.2023	1st Issue	AE	
Rev.	Date	Description	By	Chd

Client

**ANWYL**  
thoughtful homes

Project

**SOMERFORD GREEN  
CONGLETON**

Drawing Title

**CHARACTER AREAS  
LAYOUT**

Drawn by AE Checked by Scale @ A1 Date 10.03.23

Status **PLANNING** Scale @ A1 1:500

Job no. **AH161** Dwg no. **CA01** Rev. **B**

**apd** Astle Planning & Design Limited  
The Steam Mill,  
Steam Mill Street,  
Congleton,  
CH3 5AN

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LEGEND

- Existing Trees and Hedge to be Retained  
Trees to be retained and protected in line with BS5837:2012.
- Proposed Avenue Trees  
Trees to be planted as 20-25cm girth, Semi-mature, 4.5-5m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
- Proposed Avenue Trees in Hard Landscape  
Trees to be planted as 20-25cm girth, Semi-mature, 4.5-5m high. Trees to be planted with a tree grill, protected by an ornamental tree guard and secured with underground guys. Trees to have underground cell system.
- Proposed Feature Trees  
Feature tree with vibrant autumn colour. Trees to be planted as 20-25cm girth, Semi-mature, 4.5-5m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
- Proposed Native Trees  
Trees to be planted as 14-16cm, Extra-heavy Standard, 3-4m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
- Proposed Small Trees  
Trees to be planted as 10-12cm girth or multi-stem specimens, 3-3.5m high and secured with single stake and suitable rubber ties.
- Proposed Native Shrub Mix  
To be planted as bare root stock, 60-80cm, planted at 2/m2.
- Proposed Shrub Planting  
Ornamental shrub planting, to be planted in 3-4L containers at 3-4 p/m2, and enhanced by feature specimens in 10-20L pots.
- Proposed Native Hedgerows  
Native hedge mix, planted at 100-120cm, bare root stock, in a double staggered row at 400mm centres.
- Proposed Ornamental Hedgerows  
Evergreen hedgerows to be planted in 10L containers at a rate of 3-4 per lin. metre.
- Proposed Wildflower Meadow Attenuation Pond  
To be Emorsgate EM8F Wild Flowers for Wetland, supply by Emorsgate or similar approved. Sowing rate 1.5/gm2.
- Proposed Wildflower Meadow  
To be Emorsgate EM8 Meadow Mixture, supplied by Emorsgate or similar approved. Including 80% of ornamental grasses and 20% of wildflowers. Sowing rate 4/gm2.
- Proposed Bulb Planting  
To provide seasonal interest.
- Proposed Rain Gardens / Wetland Feature  
400-600mm depressions in the ground planted with wetland plants. The exact size of the rainwater gardens will be dictated by the space available between the trees and root protection zone.
- Proposed 1m high Grass Mounds  
Mix of marginal plants to wetland area.
- Proposed Marginal Plants  
Mix of marginal plants to wetland area.
- Proposed Grass Areas  
Species rich grassland in POS area. Front garden to be turf.
- Proposed Grass in Back Gardens  
Back gardens to client specification.
- Proposed Grasscrete Surface
- Proposed Footpath  
Compacted gravel path.
- Proposed Seat
- Proposed Public Art  
Details to be confirmed.
- Proposed 0.45m Timber Knee Rail
- Proposed Gravel

- LINK ROAD LANDSCAPING  
In accordance with Planting and Seeding Layout Plan sheet 10 of 26 and sheet 11 of 26 for A536 Congleton Link Road.  
Drawing number:  
0000SL18-ARC-ELS-ZZZ\_ZZ\_ZZZ\_Z-DR-LE-00010  
0000SL18-ARC-ELS-ZZZ\_ZZ\_ZZZ\_Z-DR-LE-00011
- Individual Trees
- Native Woodland
- Native Woodland-Bat Hop Over
- Shrubs with Intermittent Trees
- Native Hedgerow
- Shrubs - Native

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- This drawing is to be read in conjunction with detail landscape drawings, details and specification.
- This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
- The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
- The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
- All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
- All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
- All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
G	TS	Updated in line with new layout and client's comments	26.04.24
F	TS	Updated in line with new layout and client's comments	24.04.24
E	TS	Updated in line with new layout and the swales locations changed	23.11.23
D	FZ	Changed the wording connected to the NEAP	20.10.23
C	FZ	Updated in line with architect's layout Congleton Link Road planting added	19.10.23
B	TS	Minor amendments	04.04.23
A	TS	Updated in line with architect's layout	03.04.23

Client  
Anwyl Homes

Project  
Somerford Green, Congleton

Description  
Landscape Masterplan

Status  
For Approval

Scale @ A2  
1:1000

Job number  
4360

Drawn  
EO

Checked  
MW

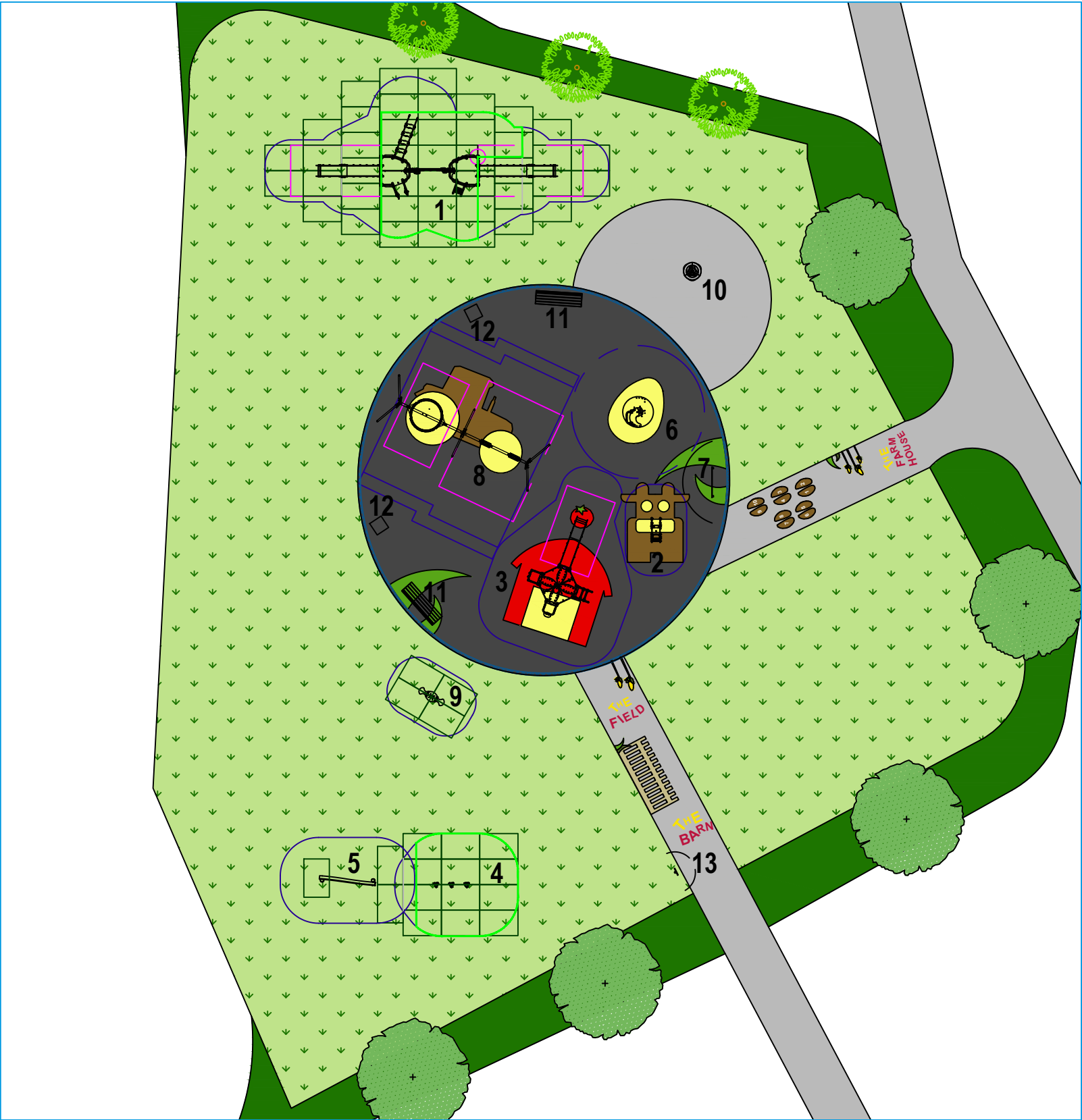
Date  
16/03/2023

Revision  
G

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11.



12.



ITEMS LIST

<b>Play Equipment</b>	
1. Kanope Multiplay Unit	Ref: J5614A
2. Tractor Springer	Ref: J865A
3. J2633M Tema Adventure with colour change panels green and timber effect	Ref: UKJ2633M-UK2023-09
4. Origin Log Run	Ref: J4905A
5. Origin Balancing Beam	Ref: J4903A
6. Low Platform Roundabout	Ref: J2403A
7. Fahr Farm Shop Play Panel (1200x792mm) including 2No. posts	Ref: UKFIFMSHOP3
8. Metal Combination Swing: 2x Flat 1x Pod (2.45m high frame)	Ref: UKJSPAcier60-5
9. Daisy Springer	Ref: J844A
10. Ball Game	Ref: R2212A

<b>Ancillaries</b>	
11. 2no. Broxap Hodnet Softwood Seat to be	Ref: UKBX174010-RT
Root Fixed x2	Ref: UKBX45G2550
12. 2no. Broxap Derby Standard Litter Bin 120Ltr (Flat Top & Black) with fixing kit x2	Ref: UKBX45G2550
13. Signs Express A3 STANDARD Play Area Notice Sign - Panel with protective trim, end caps & 1 Post inc. delivery	Ref: UKA3PP

**Safety Surfacing**  
Items 1, 4, 5 and 9 to be surfaced with 93m² grassmat.  
Kanope Multiplay Unit (J5614A) and Origin Log Run (J4905A) requires a total of 36m² Shockpads. Playsmart 30 Smart Play 2 (to achieve 3m ch)

Area to be surfaced with 175m² Black Wetpour with Brown, Red, Yellow and Light Green colour wearpads.

Critical Fall Heights as follows,  
• 135m²@1.2m or less  
• 21m²@1.4m  
• 19m²@1.55m

Colour Breakdown:  
• 135m² Black Wetpour  
• 10m² Brown Wearpads  
• 10m² Red Wearpads  
• 14m² Yellow Wearpads  
• 6m² Light Green Wearpads

Wetpour requires 47Lm Chase Cut Edging into Grass inc. backfill & re-instatement with seed / re-use existing turf.

Farm themed thermoplastic graphics to pathway..

**Miscellaneous**  
• Preliminaries included  
• Post Installation Inspection included  
• Delivery & Off-loading of partnership & landscaping elements (not included in the Proludic delivery)

**Optional Extras**  
Wetpour requires full ground works, these must be completed either by the client or Proludic and equate to:  
• 175m² excavation into GRASS up to 200mm deep (spoil off site)  
• 175m² Supply & Lay MOT Type 1 Stone 100mm Deep loose load

Surfacing alternative to the farm themed graphic wetpour. 175m² Black wetpour with green wetpour wearpads.

Critical Fall Heights as follows,  
• 135m²@1.2m or less  
• 21m²@1.4m  
• 19m²@1.55m

Colour Breakdown:  
• 158m² Black Wetpour  
• 17m² Dark green Wearpads

Subject to full site survey from a Proludic Representative.

Based on a flat fully established grass site.

Proposed Grassmat Safer surfacing is based on a fully established grass site (including a minimum of 150mm of good quality soil and turf).

Proposed Grassmat will follow the natural contours of the land.

Wetpour guarantees are only valid when laid onto appropriate subbase with pre-cast concrete edging (PCC) to the manufacturer's specification. Wetpour guarantees will not be applicable when wetpour is laid onto any existing surface this includes (but not limited to) existing wetpour, paving slabs, tarmac & concrete.

Preliminaries have been included within your quotation, these equate to site setup, safety fencing, safety signage, welfare, offloading of equipment, storage & waste removal.

Measurements taken from client drawing Ref:Somerford green DWG no.101 rev B . Measurements correct at time of CAD drawing.

All pathways, furniture, planting, mounding and any other soft landscaping works not mentioned above are to be done by others.

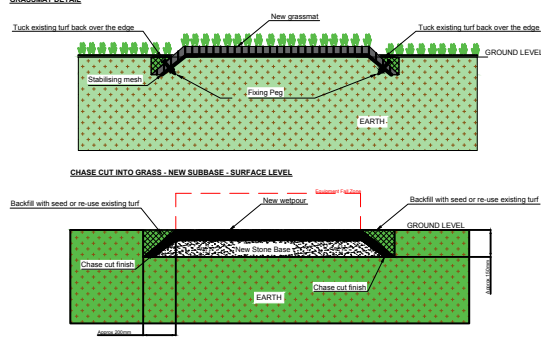
Some images shown are for illustrative purposes only. The quote and items list will show the exact equipment used.

PRODUCT KEY

Grass by others	Grassmat
Black Wetpour	Chase Cut
Brown Wetpour Wearpad	Red Wetpour Wearpad
Light Green Wetpour Wearpad	Yellow Wetpour Wearpad
Pathways by others	Free Space
Free Fall	Shockpad
Trees by others	

SURFACING DETAIL

Not to Scale



Somerford Green NEAP Congleton

Anwyl Homes Cheshire and NW

Bins & Benches made to be 2m apart

DATE: 01/03/2024

REF: 2401.41548(SomerfordGreenNEAPCongleton\_AHCNW)

REV: A

DB: BA/AL

CB: AL/KA/N/A

SCALE: 1:200 @ A3







Street Scene A-A - Plots 66 - 72



Street Scene B-B - Plots 96, 97, 85 - 89 & 66



Street Scene C-C - Plots 8 - 12, 60 - 57



Street Scene D-D - Plots 21 - 26 & 17



Application No: 23/4600C

Location: Land South Of, OLD MILL ROAD, SANDBACH

Proposal: Outline planning application for the erection of 84 new dwellings (Use Class C3) with Access, Appearance, Layout and Scale for approval.

Applicant: Mr C R Muller, Muller Property Group

Expiry Date: 26-Jul-2024

**Summary**

The application site is within the Settlement Zone Line as identified by the Development Plan and has an extant planning permission for residential development.

The highways implications of the development are considered to be acceptable, and the roundabout and spine road were approved as part of application 19/3784C.

The issues of noise, air quality and contaminated land are considered to be acceptable and would comply with SE 12 of the CELPS. The development will not have a detrimental impact upon residential amenity and would comply with Policies HOU12 and HOU13 of the SADPD.

The design of the proposed development has been the subject of revised plans and is now of an acceptable design. The design complies with Policies SE1, SD1 and SD2 of the CELPS, the CEC Design Guide, GEN1 of the SADPD and H2 of the SNP.

The site has a challenging topography but the development is considered to be acceptable in terms of the levels changes on the site. The landscaping details are reserved and will be considered at a later date.

The drainage/flood risk implications for this proposed development are considered to be acceptable and the development would comply with policies SE13 of the CELPS and ENV16 of the SADPD.

The proposed development would affect the PROW which cross the site. Given the views of the Inspector and the SoS within the recent appeal decisions there would be no conflict with Policies SE1 and CO1 of the CELPS, Policy INF1 of the SADPD, or Policy PC5 of the SNP.

There are no objections to the application in terms of the impact upon the trees on the site or in terms of ecology. The proposal would comply with Policies SE1, SE3, SE4, SE5, and SE6 of the CELPS, policies ENV3, EN5 and ENV6 of the SADPD and policy PC4 of the SNP.

The proposed development has a better relationship with the open space/play area than the recent appeal scheme. The proposed development complies to Policies SE6, SE1, SD1 and SD2 of the CELPS, GEN1 of the SADPD, and Policy H2 of the SNP.

On the basis of the above the application complies with the Development Plan when read as whole and the application is recommended for approval.

**Recommendation**

**APPROVE**

**PROPOSAL**

This is an outline planning application which seeks approval for the erection of 84 dwellings within two parcels of land. The matters of access, appearance, layout and scale would be determined as part of this application with landscaping reserved.

The access will be taken from a new spine road and remodelled five arm roundabout off Old Mill Road. This roundabout and spine road were approved as part of application 19/3784C. The pre-commencement conditions attached to application 19/3784C have been discharged and the permission has lawfully commenced.

**SITE DESCRIPTION**

The application relates to 3.18 hectares of land. The site is located within the Settlement Boundary as identified within the SADPD and the Sandbach Neighbourhood Plan. Part of the site is also located within a wildlife corridor.

The site comprises agricultural land and the farm complex known as Fields Farm (which has consent for demolition). The site is located to the east of the A534 and to the west of residential properties that front onto Palmer Road, Condliffe Close and Laurel Close. The site has uneven land levels which rise towards the residential properties to the east. The site includes a number of hedgerows and trees which cross the site. To the north of the site is a small brook and part of the site to the north is identified as an area of flood risk.

There are a number of Public Rights of Way (PROW) which cross the site.

**RELEVANT HISTORY**

23/4755C - Prior approval for the demolition of farm dwellings and outbuildings – Prior Approval Not Required 16<sup>th</sup> January 2024

21/2412C - Reserved Matters for approval of access, appearance, landscaping, layout and scale following outline approval 14/1193C for the erection of 160 dwellings, car parking, public open space and associated works – Refused 8<sup>th</sup> August 2022 – Appeal Lodged – Appeal Allowed 29<sup>th</sup> April 2024

19/5736C - The construction of 57 dwellings and erection of a petrol filling station (sui generis) and associated convenience store (class A1), drive-through restaurant (Class A3 / A5), drive through



café (Class A1 / A3), offices, (Class B1(a)) along with the creation of associated access roads, parking spaces and landscaping – Refused 26<sup>th</sup> February 2020

19/3784C - Full planning application for erection of a care home (class C2), 85 new dwellings (class C3) and creation of associated access roads, public open space and landscaping – Refused 19<sup>th</sup> December 2019 – Appeal Allowed 12<sup>th</sup> October 2020

19/2539C - Hybrid Planning Application for development comprising: (1) Full application for erection of a discount foodstore (Class A1), petrol filling station (sui generis) and ancillary sales kiosk (class A1), drive-through restaurant (Class A3 / A5), drive-through coffee shop (class A1 / A3), offices (class A2 / B1) and 2 no. retail 'pod' units (class A1 / A3 / A5), along with creation of associated access roads, parking spaces and landscaping. (2) Outline application, including access for erection of a care home (class C2), up to 85 new dwellings (class C3), conversion of existing building to 2 dwellings (class C3) and refurbishment of two existing dwellings, along with creation of associated access roads, public open space and landscaping. (Resubmission of planning application ref. 18/4892C). – Refused 28<sup>th</sup> August 2019 – Appeal Dismissed 12<sup>th</sup> October 2020

18/4892C - Hybrid Planning Application for development comprising: (1) Full application for erection of a foodstore (Class A1), petrol filling station (sui generis) and ancillary kiosk/convenience store (class A1), drive-through restaurant (Class A3 / A5), drive-through coffee shop (class A1 / A3), farm shop (class A1) and 2 no. retail 'pod' units (class A1 / A3 / A5), along with creation of associated access roads, parking spaces and landscaping. (2) Outline application, including access for erection of a care home (class C2), 92 new dwellings (class C3), conversion of existing building to 2 dwellings (class C3) and refurbishment of two existing dwellings along with creation of associated access roads, public open space and landscaping – Refused 1<sup>st</sup> March 2019 for the following reasons;

18/2540S - EIA Screening Opinion – EIA Required 6<sup>th</sup> June 2018

14/1193C - Outline planning application for up to 200 residential dwellings, open space with all matters reserved – Approved 12<sup>th</sup> October 2017

13/2389C - Outline Planning Application for up to 200 Residential Dwellings, Open Space and New Access off the A534/A533 Roundabout at Land South of Old Mill Road – Appeal for non-determination – Strategic Planning Board 'Minded to Refuse' – Appeal Allowed 11<sup>th</sup> December 2014

13/2767S – EIA Scoping – Decision Letter issued 7<sup>th</sup> August 2013

13/1398S – EIA Screening – EIA Required

12/3329C - Mixed-Use Retail, Employment and Leisure Development – Refused 6<sup>th</sup> December 2012. Appeal Lodged. Appeal Withdrawn

## **POLICIES**

### **Cheshire East Local Plan Strategy (CELPS)**

MP1 – Presumption in Favour of Sustainable Development

PG1 – Overall Development Strategy

PG2 – Settlement Hierarchy

PG6 – Open Countryside

PG7 – Spatial Distribution of Development  
SD1 - Sustainable Development in Cheshire East  
SD2 - Sustainable Development Principles  
SE 1 - Design  
SE 2 - Efficient Use of Land  
SE 3 - Biodiversity and Geodiversity  
SE 4 – The Landscape  
SE 5 – Trees, Hedgerows and Woodland  
SE 6 – Green Infrastructure  
SE 7 – The Historic Environment  
SE 12 – Pollution, Land Contamination and Land Instability  
SE 13 - Flood Risk and Water Management  
IN1 – Infrastructure  
SC4 – Residential Mix  
SC5 – Affordable Homes  
CO1 – Sustainable Travel and transport  
CO2 – Enabling Growth Through Transport Infrastructure  
CO4 – Travel Plans and Transport Assessments

**Site Allocations and Development Policies Document (SADPD)**

PG9 – Settlement Boundaries  
GEN1 – Design Principles  
ENV2 – Ecological Implementation  
ENV3 – Landscape Character  
ENV5 – Landscaping  
ENV6 – Trees, Hedgerows and Woodland Implementation  
ENV7 – Climate Change  
ENV12 – Air Quality  
ENV14 – Light Pollution  
ENV16 – Surface water Management and Flood Risk  
HER1 – Heritage Assets  
HER8 - Archaeology  
RUR5 – Best and Most Versatile Agricultural Land  
HOU1 – Housing Mix  
HOU8 – Space, Accessibility and Wheelchair Housing Standards  
HOU12 – Amenity  
HOU13 – Residential Standards  
HOU14 – Housing Density  
HOU15 – Housing Density  
INF1 – Cycleways, Bridleways and Footpaths  
INF3 – Highways Safety and Access  
INF9 – Utilities  
REC2 – Indoor Sport and Recreation Implementation  
REC3 – Open Space Implementation

**Sandbach Neighbourhood Plan Modification (SNP)**

The Sandbach Neighbourhood Plan was made on 21<sup>st</sup> March 2022.

PC2 – Landscape Character  
PC3 – Settlement Boundary

PC4 – Biodiversity and Geodiversity  
 PC5 – Footpaths and Cycleways  
 HC1 – Historic Environment  
 H1 – New Housing  
 H2 – Design and Layout  
 H3 – Housing Mix and Type  
 H4 – Housing and an Ageing Population  
 IFT1 – Sustainable Transport, Safety and Accessibility  
 IFT2 – Parking  
 IFC1 – Community Infrastructure Levy  
 CW1 – Amenity, Play, Recreation and Sports Facilities  
 CW3 – Health  
 CC1 – Adapting to Climate Change

### National Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development. Of particular relevance are paragraphs:

11 Presumption in favour of sustainable development  
 60-81 Delivering a Sufficient Supply of Homes  
 108-117 Promoting Sustainable Transport  
 131-141 Achieving Well-Designed and Beautiful Places

### CONSULTATIONS

**United Utilities:** The drainage details are acceptable in principle and conditions are suggested relating to the drainage of the site. General advice is provided in terms of UU infrastructure.

**NHS:** A contribution will be required to mitigate the proposed development based on the following formula:

Size of Residential Unit	Developer contribution per unit at April 2023
Health Infrastructure - 1 bed unit	£713.00 per 1 bed unit
Health infrastructure - 2 bed unit	£1,019.00 per 2 bed unit
Health infrastructure - 3 bed unit	£1,426.50 per 3 bed unit
Health infrastructure - 4 bed unit	£1,783.00 per 4 bed unit
Health infrastructure - 5 bed unit	£2,445.50 per 5 bed unit

**CEC Education:** The following contributions are requested:

- £173,540.64 for Primary Education
- £212,455.00 for Secondary Education
- £45,500 for SEN

**CEC Housing:** No objection.

**CEC Environmental Health:** Conditions suggested relating to noise mitigation measures, travel plan provision, EV charging, Low Emission Boilers, and contaminated land.

**CEC PROW:** The development, if granted approved, would affect Public Footpaths Nos. 18, 19 & 50 as recorded on the Definitive Map and Statement, the legal record of Public Rights of Way. The proposal would have a direct and significant effect on PROW which is a material planning consideration. In terms of the individual PROW they comment as follows:

- Footpath 18 – This path is accommodated to all intents and purposes but will require a minor diversion. The PROW Officer would seek a 6-metre corridor but to the south of plot 39 this narrows to around 2m. A reasonable level of surveillance is provided. The path should be surfaced and at least 2m wide.
- Footpath 19 - Disappointed that the path is realigned along estate roads, this goes against good practice and government guidelines. The situation of the path crossed by multiple access points is not satisfactory. The PROW Officer objects to the proposals for FP19 as they stand.
- Footpath 50 – This has been incorporated into the design and the specification would be determined at Reserved Matters stage.

Conditions suggested relating to a PROW scheme of management and pedestrian/cyclist signage.

There is an aspiration for an improvement to FP50 to improve active travel options. If the application is approved, then the necessary improvements should be secured through a S278 Agreement or a S106 Agreement.

There is also an aspiration to create an active travel route to the east of the site to Laurel Close and onto Mortimer Drive. If the application is approved, then the necessary improvements should be secured through a S278 Agreement or a S106 Agreement.

**CEC Head of Strategic Infrastructure:** The proposed development is considered acceptable subject to conditions being added to secure the highway improvement at the roundabout and also the construction of the spine road that provides access to the development.

**Cadent Gas:** No objection an informative is suggested.

**CEC Public Open Space (POS):** Offer the following comments;

- The design offers adequate open space and good connections/routes. The LEAP now offers sufficient amenity space for informal games and recreation.
- A development of this site would normally require a NEAP. However on this occasion the design lends itself to provide an additional 'play on the go' adjacent to the western fringe to compliment the LEAP.
- Full details of the LEAP and designs for the 'play on the go' should be provided. This includes sections.
- The applicant should consider the potential for allotment provision.
- In terms of outdoor sports a contribution will be required (£1,000 per family home and £500 per two bed space)
- Conditions are suggested.

**CEC Flood Risk Manager:** Whilst the proposals are acceptable in principle there is insufficient information on the detail of the drainage design. The drainage details can be secured via the imposition of drainage conditions.

**Environment Agency:** The proposal will only meet the NPPF's requirements in relation to Flood Risk if a condition relating to compliance with the submitted FRA is imposed.

A condition is also suggested to secure the provision of an undeveloped buffer along Arclid Brook.

## **VIEWS OF THE TOWN COUNCIL**

**Sandbach Town Council:** Object to the application on the following grounds:

- Loss of biodiversity, and lack of details about sustainability in the documents.
- In support of the views of the Environment Agency.
- Added traffic to the roundabout at the junction of A533 and A534. Which would be further increased by the addition of an extra branch.
- Lack of school, doctor, and dental spaces to support the development.
- Lack of flood risk assessments around the area of the roundabout.

## **REPRESENTATIONS**

Letters of objection have been received from 117 local households which raise the following points;

- Heavy congestion due to increased traffic.
- There is already severe congestion between the Waitrose roundabout and Junction 17 of the M6
- Sandbach cannot cope with any further housing.
- The infrastructure within Sandbach is at capacity (GP, police, ambulance service, dentists and schools)
- Building further housing will lead to a decrease in house prices.
- Impact upon the quality of life of the existing residents.
- Increased risk of flooding.
- There are many brownfield sites within 25 miles of the application site.
- Impact upon wildlife.
- Parking problems within the town centre.
- The highways are not maintained.
- Houses should be parked out of town with a park and ride system.
- Decrease in air quality.
- Given the financial position of the Council, further housing should not be approved.
- Impact upon the PROW.
- The proposal will lead to further applications to build housing.
- There are enough homes in Sandbach.
- The existing S106 Agreements are not adhered to.
- Lack of maintenance of trees and hedgerows by developers.
- The land is Green Belt.
- Residents are travelling to other towns due to the lack of school places.
- Problems on the road network when there is an accident on the M6.
- Agree with the objection from the Sandbach Footpaths Group.
- Sandbach will join with Crewe and Middlewich.
- The road network has become gridlocked over the last 10 years.
- Loss of greenspace around Sandbach.
- The site is next to a very busy roundabout.

- Confused why this application has been submitted when the appeal application remains unresolved.
- Errors within the D&A Statement.
- Concern over access in terms of DDA compliance due to site levels.
- It is essential that no footpaths within the site have steps and all slopes meet Part M of the Building Regulations.
- Lack of detail in terms of cycle storage.
- Lack of information in terms of air quality.
- Developers pay S106 funds which are never spent. Clarity is required as to where any money will be spent.
- A footbridge should be provided over the roundabout to link the site with Waitrose.
- Houses are crammed into the site.
- Housebuilders are going bust and leaving half-finished developments.
- The proposal to increase the size of the roundabout will have limited impact upon congestion issues.
- The application does not include evidence to support the view that the 2019 highways impact would be the same today.
- If the roundabout is enlarged, there should be improved pedestrian and cyclist infrastructure to cross the road. Changes which could be made include pedestrian controlled crossings; staggered pedestrian crossings; improved access to cyclists.
- A lower speed limit would allow motorists to negotiate and exit the roundabout more safely.
- A Traffic Management Plan is required.
- Although the proposal would comply with parking standards, residents will have more cars and parking will overflow onto the road network. Tandem parking does not work and side-by-side parking should be provided.
- Renewable energy and EV charging should be provided.
- The play area is within 30m of the bypass. Impact from traffic emissions.
- Who will be able to use the play area? Who will maintain the open space?
- Cycle parking is required for the apartments.
- Traffic assumptions are unrealistic.
- No waste bins are provided within the open space.
- The driveways traverse the pavement and make it difficult for wheelchair access.
- The footpath to the western boundary is a good idea and should be provided.
- Construction traffic will cause further gridlock.
- Increased risk of flooding.
- Poor location to build more housing.
- The informal path to the west is a bad idea and should be secured.
- Should be left as countryside or developed for a use which will benefit the community.
- The data for the Air Quality Assessment is out of date.
- Increasing crime rate in Sandbach.
- The countryside has been ruined in Sandbach.
- The highway network should be upgraded first.
- Destruction of habitat
- There is no shortfall of housing in Sandbach.
- The management of the estate will be undertaken by a Management Company and this will place increased financial pain for the new occupants.
- Maintenance will not take place as envisaged.
- The Council should undertake its own ecological surveys of the site.

Nine letters of general observation received which raise the following points;

- No further housing is required.
- There is insufficient open space and play provision within Sandbach. Sports and fitness should be encouraged.
- Careful consideration should be given to how traffic is managed through the roundabout and to The Hill junction.
- The footpaths through the site should be maintained.
- The education S106 contribution should be directed to St Johns or Sandbach CP. These are the nearest schools to the development.
- Existing S106 contributions from the Persimmon site should be pooled to construct a new school.
- The Town Council and residents should be engaged in terms of how S106 sums are spent.
- Additional health, education and transport links should be factored in.
- Support the comments made by the Sandbach Footpaths Group.
- Bus stops should be provided within the site and an agreement to re-route the 317 service.
- Bus services should be improved in the area.
- The upgrading of the PROW should be supported.
- Trip hazards due to FP19 being diverted along estate roads.

Four letters of support have been received which raise the following points:

- The comments made by the PROW Officer and Cycling UK could easily be addressed. A condition could be imposed to secure a 2.5m wide shared footpath/cycle link for FP18.
- There is a well-used connection from Condliffe Close to FP18.
- Although FP19 is obliterated by development a new informal footpath would be provided along the western boundary of the site.
- This application only relates to the northern section.
- Wheelchair access should be provided.
- Affordable housing is at an all time low and desperately needed.

A representation has been received from Sandbach Footpath Group which raises the following points:

- Footpath 18 looks acceptable provided that it is kept to 6m in width.
- It is important to make footpaths easy to enter. The historical connections to Houndings Lane and Laurel Close should be retained and kept open (no stiles).
- Please to see that FP19 continues to be shown. The driveways should be fully wheelchair accessible/friendly. It would be sensible to provide a traffic island where FP19 crosses the estate road.
- Please ensure that FP17 is wheelchair friendly.
- Please to see the informal path to the western boundary of the site. This would offer an alternative to FP19. The new path would benefit from a traffic island where it crosses the spine road. The Council need to ensure that the informal path is provided.
- All footpaths should be finished with a durable surface that does not collect water.

A letter of representation has been received from the Sandbach Woodland and Wildlife Group (SWWG) which raises the following points:



- The proposed access requires the removal of an area of woodland and several mature trees and part of the ramped footpath leading into St Mary's Dell.
- The loss of the ramp and woodland is an inevitable consequence of the development, which the SWWG are obliged to accept once the development is approved. Whilst this is disappointing it does provide an opportunity to mitigate the loss of the ramp and woodland.
- To mitigate the loss of the ramp and woodland, the developer could reshape the extent of the embankment and incorporate a ramped access that would connect with the footpath. This would be an ideal solution to connect the path to Brookhouse Road.
- The SWWG are requesting a meeting with the applicant to discuss this further.

A representation has been received from Cycling UK which raises the following points:

- Please with the pedestrian/cycle link adjacent to plot 39. This would connect to Laurel Close via Footpath 18. This is an important route for cyclists. The footpath should be upgraded from a footpath to a cycle track and surfaced in tarmac. Lighting should also be provided for this route.
- One cycle parking space is required per apartment. The current plans for the apartments do not show cycle parking provision.

## **APPRAISAL**

### **Principle of Development**

The application relates to two parcels of land to either side of a spine road which was approved as part of application 19/3784C. This permission (which has lawfully commenced) also includes a new roundabout access and the erection of 85 dwellings and a care home to the south of the site.

This current application site also has permission for residential development. This follows the approval of Reserved Matters application 21/2412C on 29<sup>th</sup> April 2024 (which was submitted in relation to outline approval 14/1193C).

This is an outline application for two parcels of land which were not covered by application 19/3784C for the erection of 84 dwellings. The site lies within the Settlement Boundary for Sandbach as identified within the SADPD and the SNP.

Policy PC3 (Settlement Boundary) of the SNP identifies that new development involving housing will be supported in principle within the Sandbach Settlement Boundary.

Policy H1 (New Housing) states that within the settlement boundary developments to meet the housing requirement established in the Cheshire East Local Plan will be delivered through existing commitments and sites allocated within the CELPS. Additionally Policy H1 supports other development within the Settlement Boundary and this includes proposals that accord with CELPS Policy PG2 including, small scale (up to 30 homes) and windfall sites.

The site lies within the settlement zone boundary so conforms with Policies PG9 of the SADPD and PC3 of the SNP. Policy H1 of the SNP is concerned with the proposed scale of development appropriate to Sandbach's function as a Key Service Centre. The reference to small scale (up to 30 units) and windfall sites is not an exhaustive list due to the use of the word 'including'. Policy H1 of the SNP could include larger sites provided they are considered of an appropriate scale.



In this case the site is covered by an extant planning permission. The Council has not resisted development on this site due to it not being of an appropriate scale in the past and this has not been an issue raised by the Inspectors as part of the previous appeal decisions on this site. It is therefore concluded that the principle of development on this site within the settlement boundary of Sandbach is acceptable.

## Housing Mix

Policy SC4 of the submission version of the CELPS requires that developments provide an appropriate mix of housing (however this does not specify a mix). In this case the development would provide the following mix:

7 x one bedroom dwellings  
 26 x two bedroom dwellings  
 38 x three bedroom dwellings  
 11 x four bedroom dwellings  
 2 x five bedroom dwellings

All dwellings would be two-stories in height, including the apartments apart from two bungalows

Policy HOU1 of the SADPD states that housing development should deliver a range and mix of house types, sizes and tenures. All major developments should respond to housing need, and this includes the indicative house types and tenures and sizes identified at Table 8.1. This is assessed below;

	Market Housing		Intermediate Housing		Affordable Housing for Rent	
	Table 8.1	Proposal	Table 8.1	Proposal	Table 8.1	Proposal
1 bedroom	5%	1.6%	14%	11.1%	26%	29.4%
2 bedroom	23%	22.2%	53%	55.5%	42%	41.1%
3 bedroom	53%	50.7%	28%	33.3%	20%	17.6%
4 bedroom	15%	14.2%	4%	0%	10%	11.7%
5+ bedroom	3%	3.1%	1%	0%	3%	0%

The proposals above do comply with Table 8.1 (there is some rounding with these figures). The proposal clearly provides a mix of house types, and the mix is considered to be appropriate.

Policy HOU3 states that all housing developments providing more than 30 homes should provide a proportion of serviced plots where there is evidence of unmet demand. The Council currently has a sufficient supply of self and custom build units as identified within the Councils Annual Monitoring Report so there is no evidence of unmet demand.

Policy HOU8 of the SADPD states that in order to meet the needs of the Borough's residents and to deliver dwellings that are capable of meeting people's changing circumstances over their lifetime, the following accessibility and wheelchair standard will be applied to major developments:

- At least 30% of the dwellings in housing developments should comply with the requirements of M4(2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings; and
- At least 6% of the dwellings in housing developments should comply with the requirement m4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings

The applicant has confirmed that the proposed development would comply with the requirements of M4 (2) house types (30%) and M4 (3) house types (6%). Determining compliance with the accessibility and wheelchair adaptable standards is the role of Building Control, but the proposed development does comply with Policy HOU8. This matter will be controlled via the imposition of planning conditions.

In terms of dwelling sizes, it is noted that HOU8 of the SADPD requires that new housing developments comply with the Nationally Described Space Standards (NDSS). The applicant has provided an assessment which demonstrates that all dwellings across the entire development are NDSS compliant.

### **Affordable Housing**

This is a proposed development of 84 dwellings within the settlement boundary of a Key Service Centre therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 26 dwellings to be provided as affordable homes. The application proposes 26 affordable units and they would be split as follows 17 units as affordable/social rent and 9 units as intermediate tenure. This meets the required split of 65:35.

The current number of those on the Cheshire Homechoice waiting list with Sandbach as their first choice is 586 and there is a need for 1-4 bedroom units. There is also a need for Intermediate Housing that will cater for those who cannot buy a property on the open market without the assistance of a discount scheme.

The Affordable Housing Statement identifies that the development will provide the following mix:

#### Rented

5 x one bedroom  
7 x two bedrooms  
3 x three bedrooms  
2 x four bedrooms

#### Intermediate Tenure

1 x one bedroom  
5 x two bedrooms  
3 x three bedrooms

The affordable housing provision on site is acceptable, as is the proposed location of the affordable units is acceptable. The application complies with Policy SC5 of the CELPS.

### **Highways Implications**

As noted above the access to the site including the new spine road and remodelled five-arm roundabout at the A533/A534 junction was approved as part of application 19/3784C. The

development proposed as part of this application would utilise this access, with access to each parcel provided from a central spine road that connects with the Old Mill Road roundabout.

The main internal spine road is 6.7m wide and has 3m shared pedestrian/cycle route to one side and 2m footpath to the other side.

There are a number of access points taken from the spine road to serve the residential dwellings, these are priority junctions with either 5.5m/4.8m wide roads with 2m footways or are shared surface roads. A number of dwellings have direct access to spine road via private drives which is considerable acceptable as this helps reduce traffic speeds along the spine road. The standard of infrastructure proposed accords with the Council's Design Guide and is acceptable.

In terms of application 19/3784C a request was made for an off-site highways contribution of £200,000 towards the costs of the highway improvement scheme between The Hill junction and the Old Mill Roundabout. As part of this appeal the Inspector found that 'it has not been demonstrated that the highway contribution of £200,000 is necessary' and as such the contribution did not meet the CIL tests.

### Car Parking

There is a mixture of house types within the site, the car parking standards required in the local plan has been met for each of the units, with parking provided either on driveways or in garages.

### Highway Impact

Given the previous planning history of the site and approvals, the traffic impact of a higher number of dwellings than in this application has been previously assessed and approved. In these circumstances, the highways officer has stated that there is no need to re-assess the trip generation of the proposal as the impact is lower than previously approved.

### Accessibility

This northern section of the site is connected to the approved main spine road that has pedestrian and cycle facilities provided along it, there are pedestrian crossing facilities on Old Mill Road as part of roundabout improvements. There are bus services available within Sandbach within acceptable walking distances of this residential site.

Additionally, the accessibility of the approved southern residential site has been assessed and approved at appeal and was considered acceptable.

### Highways Conclusion

In terms of this application for 84 dwellings the scheme is considered acceptable subject to conditions being added to secure the highway improvement at the roundabout and also the construction of the spine road that provides access to the development. The proposed development complies with policies CO2 of the CELPS, INF3 of the SADPD and H1, PC5, IFT1 and IFT2 of the SADPD.

## **Amenity**

Policy HOU13 of the SADPD includes reference to separation distances as follows:

21 metres for typical rear separation distance

18 metres for typical frontage separation distance

14 metres for a habitable room facing a non-habitable room

The main properties affected by this development are those to the east of the site fronting onto Condliffe Close and Palmer Road.

The proposed dwellings on plots 39 and 40 are two-storey units with a front elevation and a dual frontage facing the rear elevations of the dwellings at 74 and 76 Palmer Road with a separation distance of 17m at the nearest point. This relationship is considered to be acceptable given the off-set relationship and the angled nature of the existing and proposed dwellings.

The proposed dwelling on Plot 43 would have a side elevation facing the rear boundary of the dwelling at 70 Palmer Road. There would be a separation distance of 26m to the nearest point of the dwelling. This relationship is considered to be acceptable.

The apartments at plots 52-57 are two-storeys in height and there would be separation distance of 9.5m to the rear boundary of the dwellings at 7-11 Condliffe Close. There would be a separation distance varying from 18.5m-23m to the rear elevations of these properties. Given the angled nature of the existing and proposed dwellings and level changes the relationship is considered to be acceptable.

The dwellings on plots 1 and 2 would have a separation distance of 26-30m to the nearest corner of 15 Condliffe Close. Due to the off-set relationship the impact is considered to be acceptable.

## **Noise**

The applicant has submitted a Noise Impact Assessment (NIA) in support of this application. The NIA considers the impact of the noise from road traffic and Houndings Lane Farm on the proposed development has been assessed in accordance with BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings.

The report recommends noise mitigation measures (acoustic fencing to the rear gardens of certain plots and a glazing specification and trickle vent to other plots) designed to achieve BS8233: 2014 and WHO guidelines; to ensure that future occupants of the properties are not adversely affected by noise from road traffic and the farm.

Subject to the imposition of a condition relating to noise mitigation measures there is no objection in terms of the noise impact upon the future occupiers.

## **Air Quality**

The applicant has submitted an Air Quality Assessment in support of this application. The report considers whether the development will result in increased exposure to airborne pollutants, particularly as a result of additional traffic and changes to traffic flows. The assessment models NO<sub>2</sub>

(Nitrogen Dioxide), PM<sub>10</sub> and PM<sub>2.5</sub> (Particulate Matter) impacts from additional traffic associated with this development and the cumulative impact of committed development within the area.

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

- Scenario 1 – Verification Year (2019);
- Scenario 2 – 2025 ‘without proposed development’
- Scenario 3 – 2025 ‘with proposed development’

The assessment concludes that the impact of the future development on the chosen receptors will be *not significant* with regards to all the modelled pollutants. However, the proposed development is considered significant in that it is highly likely to change traffic patterns and congestion in the area.

Poor air quality is detrimental to the health and wellbeing of the public and also has a negative impact on the quality of life for sensitive individuals. It is therefore considered appropriate that mitigation should be sought in the form of direct measures to reduce the adverse air quality impact. The Environmental Health Officer recommends the imposition of conditions relating to the imposition of a Travel Plan, EV charging and low emission boilers.

### **Contaminated Land**

Residential developments are a sensitive end use and could be affected by any contamination present or brought onto the site. The application area has a history of agricultural and former pond use and therefore the land may be contaminated.

A Phase I Contaminated Land Assessment has been submitted in support of this application which identifies potential for contaminated land on this site. The Environmental Health Officer has considered the contents of the report and advised that she has no objection to the application subject to the imposition of planning conditions.

### **Construction Impacts**

The issue of disruption caused by the construction can be controlled via the imposition of a condition relating to a Construction Management Plan.

### **Design**

The site has extant planning permissions in place and therefore the principle of residential is established. The plans below show a comparison of the approved and proposed layouts for this part of the site.

Approved as part of 21/2412C

Proposed





The location of the site on the southern side of Old Mill Road, does potentially create a barrier to movement and connectivity on foot/by cycle, however, a Toucan Crossing would be provided on Old Mill Road as part of the highway's works for application 19/3784C. Provision is made for ease of movement within the site with the primary street incorporating a combined footpath and cycleway.

Within the site, the main issue regarding connectivity is how the three PROW are being accommodated. Diversion of Public rights of way FP17 and FP19 is proposed, whilst FP18 follows the eastern edge of the site. The Design Officer has commented that the application should create a more active frontage overlooking FP18. However, the approach provided is very similar to that which was approved at appeal as part of application 21/2412C.

As noted above, the site would comply with the NDSS. The housing mix is appropriate and there would be 75% of the units on the site with 2 or 3 bedrooms and 40% of the units with 1 or 2 bedrooms. The affordable units are tenure blind.

As illustrated by the submitted sections, the proposed approach to levels in the northwestern part of the site creates a more gradual change in levels west of the Avenue than previously proposed, creating a gentler treatment of the western development edge, whilst also enabling a leisure route through the modest landscaped area between the housing and site boundary. This is an improved situation when compared to the extant planning permission as part of application 21/2412C.

The housing area to the east of the Avenue is still subject to levels changes within rear gardens requiring gabion retention, but the design does limit the impact of levels changes visible within the public realm. The provision of gabion retention was a feature within the application 21/2412C which was approved at appeal.

Although the site is modest, delivering different character areas of architecture to the eastern and western edges, the central spine and the farm hub helps to enrich the proposed development.

The house types have a contemporary flavour within a traditional built form. Generally, the materiality of red brick and dark roof reflects the dominant materials of the town and the contemporary interpretation of brick detailing on some plots re-interprets feature detailing of some more traditional buildings locally (diaper brickwork for example).

A strength of the scheme is a consistency of building line along the main spine with a consistent approach to roofscape avoiding awkward relationships between different roof forms, that will help to achieve a more coherent street scene. The scale of the units along the spine road has been reduced from the allowed appeal scheme and this provides a less dominant/tunnelling effect.

Certain issues within the house-type range which were raised by the Urban Design Officer have now been addressed as follows; the use of pale brickwork (which isn't a strong characteristic material of Sandbach) has been replaced, the detailing of certain components such as canopies/porches and the provision of chimneys have been improved and the strength of certain corner turner types where secondary elevations has been enhanced to certain plots.

The character of the site entrance and its impact on the sense of arrival remains a concern but it is also accepted that the entrance and avenue street are approved at appeal.

The avenue tree planting to be secured via the 2019 scheme is important to the character and success of this proposal. The submitted plans show that some of the trees along the spine road would need to be re-positioned due to the position of the proposed driveways but the total number of trees along the spine road would not change as shown on the indicative plan.

The streets are generally contained by continuous frontage with front doors and primary frontages addressing streets with corner turning designs marking junctions and corners. Although the landscaping is reserved, the indicative plans show hedged frontages for most plots creating clear distinction between public and private space.

The main area of open space/LEAP is now more directly overlooked by the apartment building (plots 58-61) and the future care home would also present some overlooking. It is also accessible and partially visible from the 'square' off the main Avenue.

As landscaping is a reserved matter the details of the hard landscaping would be determined at the Reserved Matter stage.

Soft landscaping is also reserved, but as discussed within the landscape section below, the landscape officer is broadly satisfied with the submitted details.

The proposed car parking meets the CEC standards and is generally quite well handled. There were a few areas where the location needed improving and the amended plans have secured improvements forward of plots 74/75, to the front of plots 27-29, within the farm hub character area.

A plan has been provided to show cycle parking provision and bin storage to the rear of the units. The cycle parking does not comply fully with the CEC Design Guide and details will be controlled via the imposition of a planning condition.

The proposed scheme has been revised during the course of this application and represents an improvement when compared with the recent scheme allowed at appeal. The proposed development would comply with Policies SE1, SD1 and SD2 of the CELPS, GEN1 of the SADPD, H2 of the SNP and guidance contained within the NPPF.

## **Public Rights of Way**

The proposed development would affect PROW Nos 17, 18, 19 & 50.

FP18 (located along the eastern boundary) would be retained along its current route within a 5m wide corridor. The level plans show that FP18 would be at a similar level to the nearest dwellings. The approach to FP18 is considered to be acceptable.

In terms of FP19 this runs through the centre of the site and Circular 1/09 indicates that revisions to routes *'should avoid the use of estate roads wherever possible and preference should be given to the use of made up estate paths through landscaped or open space areas away from vehicular traffic'*.

At paragraph 53 of the Appeal Decision for application 19/3784C the Inspector found that;

*'Circular 1/09 does not preclude the use of estate roads. However, in this case the formation of the large platform surrounded by engineering structures close to the western boundary has resulted in the need for Footpath 19 to be diverted through the development rather than for it to form a green link close to the valley bottom as part of the development's public realm'*

At paragraph 55 the Inspector concludes that

*'Overall, the proposals would result in a significant change in character for the footpaths. The value of the footpaths as recreational routes would be diminished. The new routes would be heavily influenced by the urban character of the development, particularly where running along the spine road and by the eastern boundary. A significant change in character would occur with a solely residential development. But it is likely that the change would be less drastic'*

Despite the above, the Inspector allowed the appeal following the refusal of application 19/3784C.

In terms of the recent appeal as part of application as part of application 21/2412C the Secretary of State found that:

*'the Secretary of State agrees with the Inspector that proposed footpath 17 would be well lit, surfaced and usable by all sections of the community and that this benefit would apply to the entirety of the footpath and not just the section alongside the spine road. He further agrees that the proposal would improve the experience of those using the footpath but acknowledges, like the Inspector, that this improved experience would be balanced against no longer moving through rural surroundings. The Secretary of State therefore affords this benefit limited weight.'*

*The Secretary of State agrees with the Inspector's conclusion that the proposal would comply with CELPS policy SE1 and SNP policy PC5'*



(For clarification the reference to Footpath 17 within the SoS decision and Inspectors report above is a typo and it should state footpath 19)

The objections in terms of the treatment of this PROW are noted, however the treatment of FP19 and its position along the eastern side of the spine road is the same as that which was approved at appeal as part of application 19/3784C and similar to application 21/2412C. In addition, this application proposes a new pedestrian route along the western boundary of the site which would provide a pedestrian route without any potential conflict with vehicles. The treatment of FP19 is therefore considered to be acceptable.

In terms of FP17, the section through the farmyard is described in the Inspectors' decision letter at paragraph 44 for applications 19/2539C and 19/3784C states as follows;

*'Footpath 17 is not easy to navigate as it involves tackling an overgrown stile. It also passes close to a ménage and through the former farmyard of Fields Farm part of which is now used for the storage of contractor's materials. This is not typical farmyard clutter. The route, for much of its length, is not pleasant'*

The Inspector then went on to state at paragraph 46 that *'No concerns were raised at the inquiry about the realignment of Footpath 17 through the development which is understandable given its existing characteristics. The passage through residential avenues and the square would be an improvement on the existing route'*. The same view applies to this application, and it is not considered that the treatment of FP17 represents a constraint to the development.

FP50 is located at the far north of the site and joins FP18 and FP19. There is only a small section of FP50 located within the site and this would be retained along its current route.

The requests by the PROW Officer to provide a S106 contribution to upgrade FP50 and from the SWWG to provide a footpath link from St Marys Dell are noted. In this case, none of the existing applications have secured these contributions and the roundabout access and spine road have a detailed approval as part of application 19/3784C. The requested contributions are not considered to be reasonable or necessary.

The proposed development would comply with Policies SE1 and CO1 of the CELPS, Policy INF1 of the SADPD, and Policy PC5 of the SNP.

## **Landscape**

The application is in outline form with landscape as a Reserved Matter. Despite this some indicative landscape details have been provided and broadly speaking the landscape design is acceptable, the frontage, road and footpath along the western boundary seems open, secure, and 'green'.

The approved spine road has an avenue of trees proposed, and this application has provided a site plan which shows that some trees would need to be re-positioned to accommodate the proposed development, but the number of avenue trees would remain unchanged.

The secondary streets leading off the avenue now have an increased number of trees, but as with the remainder of the landscaping, the final details would not be approved until a later date.

The LEAP play area planting is a little scattered and formless, but this could well be addressed at a more detailed stage to give a greater set of spatial thematic layouts, e.g., open areas, groups of trees, vistas etc.

## **Trees**

The application is supported by an Arboricultural Impact Assessment (AIA). This identifies 1 Grade A tree (High Quality and Value), 9 Grade B trees (Moderate Quality and Value), 19 Grade C trees (Low Quality and Value) and 4 Category U trees (Trees which cannot be realistically retained as they have a life span of no longer than 5 years).

The trees within and immediately adjacent to the site are currently not protected by a Tree Preservation Order. The site does not lie within a designated Conservation Area. There is no ancient woodland, Veteran Trees, nor any Deciduous Woodland Habitat of Principal Importance located within or immediately adjacent to the site.

The Councils Tree Officer has stated that he broadly concurs with the AIAs appraisal of trees and anticipated effects from development. Six low (C) category trees are proposed for removal to accommodate development and a further three trees are deemed unsuitable for long term retention due to their poor condition. The Councils Tree Officer has stated that he is of the view that the loss of these trees will not have a substantial impact on the wider amenity of the area and can be mitigated or otherwise compensated within the application site.

A mature Moderate (B) category Lime within the existing farmhouse is to be retained within open space. Some encroachment is anticipated within the Root Protection Area of this tree and whilst it is noted that some of the RPA of this tree is already restricted by existing hard standing and structures, every effort should be made to ensure encroachment is avoided.

The Tree Officer has stated that he has no objection to this application subject to the imposition of a planning condition.

## **Ecology**

### Ecological Network

The application site falls within the CEC ecological network which forms part of the SADPD and the wildlife corridor identified within the SNP. Policy ENV1 of the SADPD and PC4 of the SNP therefore apply to the determination of this application. The Biodiversity Metric (discussed below) can be utilised to determine whether the proposed development delivers an overall gain for biodiversity and therefore contributes to the ecological network.

### Bats (Buildings)

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

The EC Habitats Directive 1992 requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places:

(a) in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment, and provided that there is

(b) no satisfactory alternative and

(c) no detriment to the maintenance of the species population at favourable conservation status in their natural range

The UK has implemented the Directive in the Conservation (Natural Habitats etc) Regulations 2010 (as amended) which contain two layers of protection (i) a requirement on Local Planning Authorities (“LPAs”) to have regard to the Directive’s requirements above, and (ii) a licensing system administered by Natural England and supported by criminal sanctions.

Policy SE 3 of the CELPS states that development which is likely to have a significant impact on a site with legally protected species will not be permitted except where the reasons for or the benefits of the development outweigh the impact of the development.

Circular 6/2005 advises LPAs to give due weight to the presence of protected species on a development site to reflect EC requirements. ‘This may potentially justify a refusal of planning permission’.

The NPPF advises LPAs to protect and enhance biodiversity: if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) or adequately mitigated, or as a last resort, compensated for, planning permission should be refused.

Natural England’s standing advice is that, if a (conditioned) development appears to fail the three tests in the Habitats Directive, then LPAs should consider whether Natural England is likely to grant a licence: if unlikely, then the LPA should refuse permission: if likely, then the LPA can conclude that no impediment to planning permission arises under the Directive and Regulations.

In terms of the Habitat Directive tests;

- The proposed development is of overriding public interest. The site is located within the Sandbach Settlement Boundary and has previously had outline planning permission. On this basis there are overriding reasons of overriding public interest and the development would provide additional housing in Sandbach.
- There is no satisfactory alternative and consent has already been granted for the removal of the buildings as part of application 23/4755C.
- The submitted report recommends the installation of bat boxes on the nearby trees as a means of compensating for the loss of the roost and also recommends the timing and supervision of the works to reduce the risk posed to any bats that may be present when the works are completed.

The Councils Ecologist has advised that if planning consent is granted the proposed mitigation/compensation is acceptable and is likely to maintain the favourable conservation status of the species of bat concerned. This is subject to the imposition of a condition to secure the required mitigation measures.

#### Bats (Trees)

Only one tree with notable bat roost potential is present within the red line boundary of the application site. This tree is shown to be retained as part of the proposed development. The proposed development is not reasonable likely to affect roosting bats within trees.

#### Water vole and Otter

No evidence of Water Vole activity was recorded in the vicinity of the application, which is consistent with previous surveys. This species is not reasonable likely to be affected by the proposed development.

Whilst no evidence of otter was recorded, this species is known to be present in the wider area and is likely to pass along Arclid Brook on a transitory basis. The proposed development is unlikely to result in a significant impact upon this species.

#### Hedgehog

No evidence of this priority species was recorded during the submitted survey, but it is known to occur in the broad locality. The species may therefore occur on the application site on a transitory basis. The proposed development would have a localised adverse impact on this species if present as a result of the loss of marginally suitable habitat. Features for this species can be incorporated into the proposed development by means of a condition if consent was granted.

#### Development near watercourse

In order to protect the Arclid Brook during the construction phase a Construction Environmental Management Plan could be secured through the imposition of a planning condition.

#### Other Protected Species

No evidence of other protected species was recorded during the submitted survey. As a result, based upon its current status on site, this species is not reasonably likely to be affected by the proposed development. As other protected species can excavate setts in a short time scale the submitted ecological assessment recommends that an updated survey be undertaken prior to commencement of development. This matter may be dealt with by means of a planning condition.

#### Nesting Birds

If planning consent is granted a condition could be imposed to safeguard nesting birds.

### Lighting

To avoid any adverse impacts on bats resulting from any lighting associated with the development a condition could be attached to require the details of the external lighting to be submitted and approved.

### Hedgerows

Native hedgerow are a priority habitat and hence a material consideration. The submitted ecological assessment advises that the proposed development will result in the loss of existing hedgerows. The proposed development would result in 496m of new native hedgerow planting (as shown on indicative landscaping plans)

### Biodiversity Net Gain

All development proposals must seek to lead to an overall enhancement for biodiversity in accordance with Local Plan policy SE3(5) and deliver a Biodiversity net gain in accordance with SADPD policy ENV 2. In order to assess the overall loss/gains of biodiversity the applicant has undertaken a Biodiversity 'Metric' calculation.

The biodiversity metric as submitted shows that the proposed development would result in a net gain of 102.14% for area-based habitats and 85.44% for hedgerows.

If planning consent is granted a condition will be required to secure the submission of a detailed habitat creation method statement and 30-year monitoring and management plan reflecting the detailed habitat measures entered into the metric.

### Ecological enhancement

This planning application provides an opportunity to incorporate features to increase the biodiversity value of the development in accordance with Local Plan Policy SE 3. An Ecological Enhancement Strategy should be provided, and this could be secured via the imposition of a planning condition.

### **Flood Risk/Drainage**

The application site is located largely within Flood Zone 1 (low probability of flooding) although the far north of the site around the existing watercourse is identified as Flood Zone 2 (medium probability of flooding) and 3 (high probability of flooding). The proposed buildings would all be located within Flood Zone 1, but part of the access is within Flood Zones 2 & 3 and the watercourse would be culverted under the proposed access (as noted elsewhere in this report the access was approved as part of application 19/3784C).

In this case the Environment Agency and United utilities have been consulted as part of this application and have raised no objection to the proposed development in relation to flood risk/drainage subject to the imposition on planning conditions.

The Councils Flood Risk Officer has stated that he has no objection in principle to this application subject to the imposition of planning conditions.

As a result, the development is considered to be acceptable in terms of its drainage and flood risk implications.

## **Public Open Space**

### On Site Provision

Policy SE6 of the Cheshire East Local Plan Strategy provide a clear policy basis to require new developments to provide or contribute to Children's Play Space, Amenity Green Space, Green Infrastructure Connectivity and Allotments.

The Public Open Space Officer has stated that the proposed development offers adequate open space securing good connections/routes through to open spaces offered by 19/3784C. The LEAP play facility now enjoys sufficient amenity space for informal games and recreation.

A development of this size would normally be required to provide a NEAP sized facility. However, on this occasion a LEAP would be provided, and this would supplement the LEAP provided as part of application 19/3784C. Full details of the LEAP design including proposed finished levels showing multiple cross sections through the LEAP should be submitted at the Reserved Matters stage.

A new informal footpath would be provided on the western boundary within the wide overlooked verge. Details of the path specification would be provided at the reserved matters stage.

The submitted details are contrary to SE6, SE1, SD1 and SD2 of the CELPS, and Policy H2 of the SNP.

### Outdoor Sport

The proposed development will increase demand on existing facilities and to mitigate this impact a contribution will be required of £1,000 per family dwelling and £500 per two bed apartment. This will be secured via a S106 Agreement.

## **Education**

The proposed development of 84 dwellings is expected to generate:

- 15 - Primary children
- 13 - Secondary children
- 1 - SEN children

The development is expected to impact on school places in the 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 school places still remains.

The children expected from this development will exacerbate the shortfall. 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 1 child expected from this development will exacerbate the shortfall.

To alleviate forecast pressures, contributions of £173,540.64 (Primary), £212,455.00 (Secondary) and £45,500 (SEN) will be required to mitigate the impact of this development and these contributions will be secured as part of a S106 Agreement.

### **Health Infrastructure**

The potential impact upon healthcare provision in Sandbach is noted and comments from the NHS states that the patient lists are increasing at Ashfields Primary Care Centre and Water's Edge Medical Centre. In order to mitigate the impact of this development a contribution has been requested and this will be secured as part of a S106 Agreement. Based on the formula provided within the NHS consultation response a contribution of £110,196 will be required to mitigate the impact of the development.

### **Climate Change**

Policy ENV7 of the SADPD requires that all 'major' residential development schemes should provide for at least 10% of their energy needs from renewable or low carbon energy generation on site unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable. This could be controlled via the imposition of a planning condition.

### **CIL Compliance**

In order to comply with the Community Infrastructure Regulations 2010 it is necessary for planning applications with planning obligations to consider the issue of whether the requirements within the S106 satisfy the following:

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

The development would result in increased demand for education provision in Sandbach where there is limited spare capacity. In order to increase capacity of the local schools which would support the proposed development, a contribution towards education provision is required. This is considered to be necessary and fair and reasonable in relation to the development.

The development would provide on-site POS/LEAP which will require a scheme of management and would require outdoor sport mitigation in accordance with Policies within the CELPS. This is considered to be necessary and fair and reasonable in relation to the development.

The development would result in increased population which would require medical care provision. The contribution towards the NHS is in accordance with Policies within the CELPS. This is considered to be necessary and fair and reasonable in relation to the development.

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



## CONCLUSION

The application site is within the Settlement Zone Line as identified by the Development Plan and has an extant planning permission for residential development.

The highways implications of the development are considered to be acceptable, and the roundabout and spine road were approved as part of application 19/3784C.

The issues of noise, air quality and contaminated land are considered to be acceptable and would comply with SE 12 of the CELPS. The development will not have a detrimental impact upon residential amenity and would comply with Policies HOU12 and HOU13 of the SADPD.

The design of the proposed development has been the subject of revised plans and is now of an acceptable design. The design complies with Policies SE1, SD1 and SD2 of the CELPS, the CEC Design Guide, GEN1 of the SADPD and H2 of the SNP.

The site has a challenging topography but the development is considered to be acceptable in terms of the levels changes on the site. The landscaping details are reserved and will be considered at a later date.

The drainage/flood risk implications for this proposed development are considered to be acceptable and the development would comply with policies SE13 of the CELPS and ENV16 of the SADPD.

The proposed development would affect the PROW which cross the site. Given the views of the Inspectors and the SoS within the recent appeal decisions there would be no conflict with Policies SE1 and CO1 of the CELPS, Policy INF1 of the SADPD, or Policy PC5 of the SNP.

There are no objections to the application in terms of the impact upon the trees on the site or in terms of ecology. The proposal would comply with Policies SE1, SE3, SE4, SE5, and SE6 of the CELPS, policies ENV3, EN5 and ENV6 of the SADPD and policy PC4 of the SNP.

The proposed development has a better relationship with the open space/play area than the recent appeal scheme. The proposed development complies to Policies SE6, SE1, SD1 and SD2 of the CELPS, GEN1 of the SADPD, and Policy H2 of the SNP.

On the basis of the above the application complies with the Development Plan when read as whole and the application is recommended for approval.



**RECOMMENDATION**

**APPROVE subject to a S106 Agreement with the following Heads of Terms:**

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	Affordable housing	In accordance with details to be submitted and approved.
<b>Amenity Green Space and Play Provision</b>	On site provision of Open Space and a LEAP.  Scheme of Management to be submitted and approved	Shall be provided prior to the first occupation of 30% of the dwellings on the site.
<b>Outdoor Sports Contribution</b>	£74,000	To be paid prior to the occupation of the 50 <sup>th</sup> dwelling
<b>NHS</b>	£110,196	To be paid prior to the first occupation of the 30 <sup>th</sup> dwelling
<b>Education</b>	£173,540.64 (Primary), £212,455.00 (Secondary) £45,500 (SEN)	- Primary to be provided prior to first occupation of the 15 <sup>th</sup> dwelling - Secondary to be provided prior to first occupation - SEN to be paid prior to the first occupation of the 15 <sup>th</sup> dwelling

**And the following conditions:**

1. Standard Outline 1
2. Standard Outline 2
3. Standard Outline 3
4. Approved Plans
5. At least 30% of the dwellings in housing developments should comply with the requirements of M4(2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings.
6. At least 6% of the dwellings in housing developments should comply with the requirement m4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.
7. Implementation of the acoustic mitigation identified within the noise report
8. Provision of a travel plan
9. Low emission boiler provision
10. Phase II Contaminated Land report to be provided
11. Contaminated land verification
12. Contaminated land – importation of soil
13. Contaminated land – unexpected contaminated land
14. Construction Management Plan to be submitted and approved
15. Materials to be submitted and approved
16. Cycle parking provision to be submitted and approved
17. Submission and approval of a tree protection scheme and Arboricultural Method Statement
18. The development shall proceed with the recommendations of the Ecological Impact Assessment (Bats)

19. Hedgehog mitigation (gaps in boundary fences)
20. Submission and approval of a Construction Environment Management Plan
21. Updated survey for other protected species prior to the commencement of development
22. Nesting birds – timing of works
23. BNG – submission of detailed habitat creation, monitoring and management plan.
24. Lighting to be submitted and approved.
25. Ecological Enhancement Strategy to be submitted and approved.
26. Submission and approval of a drainage strategy.
27. SuDS provision.
28. 10% of energy needs to be from renewable or low carbon energy

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

Should the application be the subject of an appeal, approval is given to enter into a S106 Agreement with the following Heads of Terms

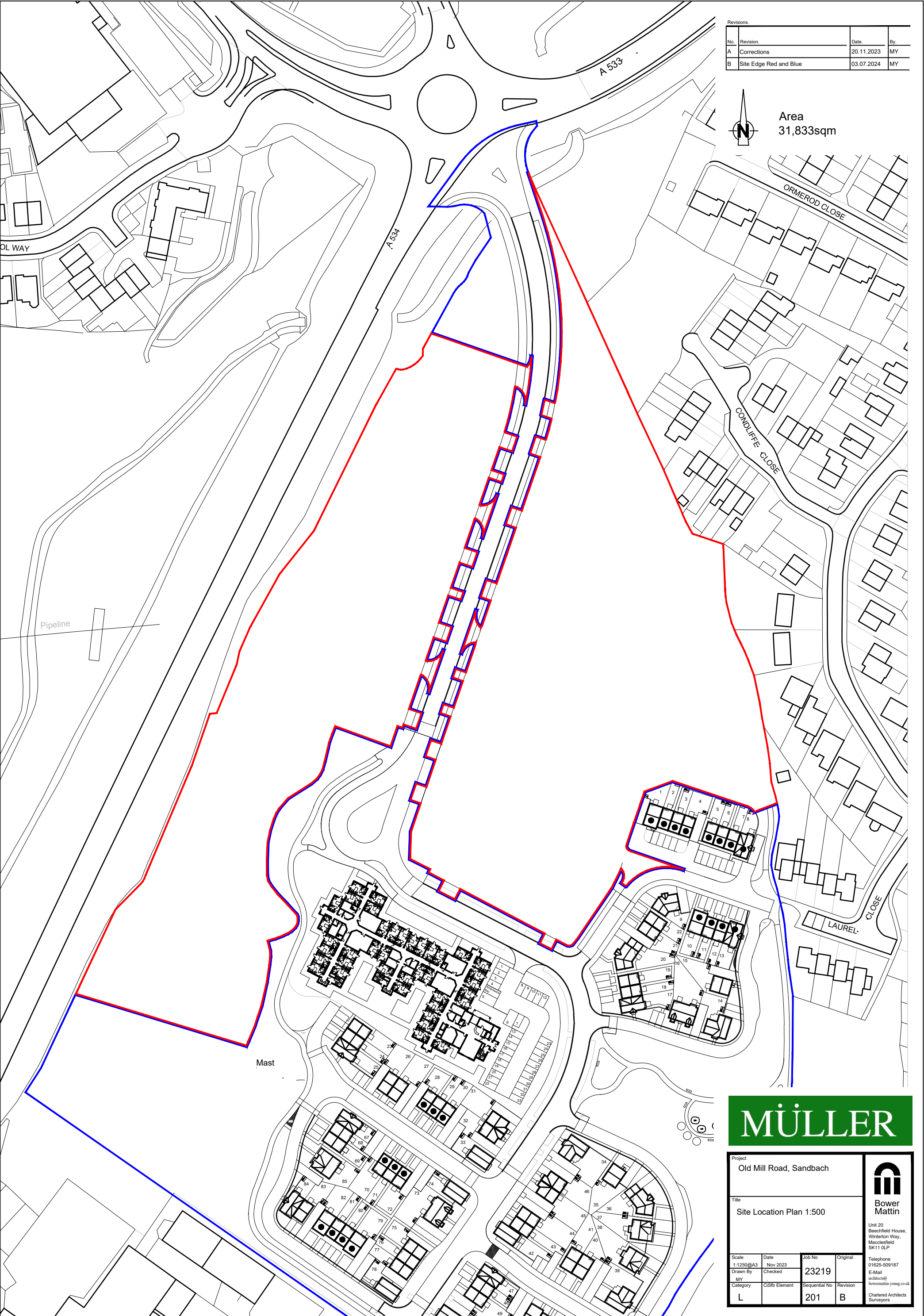
<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	Affordable housing	In accordance with details to be submitted and approved.
<b>Amenity Green Space and Play Provision</b>	On site provision of Open Space and a LEAP.  Scheme of Management to be submitted and approved	Shall be provided prior to the first occupation of 30% of the dwellings on the site.
<b>Outdoor Sports Contribution</b>	£74,000	To be paid prior to the occupation of the 50 <sup>th</sup> dwelling
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23/4600C

LAND SOUTH OF OLD MILL  
ROAD SANDBACH CHESHIRE



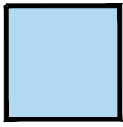
Revisions.			
No.	Revision.	Date.	By.
A	Corrections	20.11.2023	MY
B	Site Edge Red and Blue	03.07.2024	MY

Area  
31,833sqm

# MÜLLER

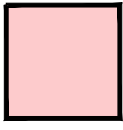
Project Old Mill Road, Sandbach		 <b>Bower Mattin</b> <small>Unit 20 Beechfield House, Winterton Way, Macclesfield SK11 0LP</small> Telephone 01625-509187 E-Mail architects@ bowermattin-young.co.uk Chartered Architects Surveyors	
Title Site Location Plan 1:500			
Scale 1:1250@A3	Date Nov 2023	Job No 23219	Original
Drawn By MY	Checked	Sequential No 201	Revision B
Category L	CISb Element		





Spine Character Area

- Formal character layout to main entrance spine road and tree lined avenue.
- Street scene punctuated at road junctions and at 'book ends' with house types articulated with contemporary fenestration and the use of render
- 2 Storey Height.
- A mix of strong gable forms to key locations with horizontal eaves and smaller gablets employed on intervening properties
- Use of brick detail with banding and dentils to some gables.
- Predominantly red multi brick punctuated with some render for 'accent' plots
- 35-40 degree pitch roofs.

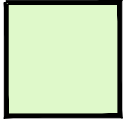


Farm Hub Character Area

- Lower pitched roofs generally at 30° with minimal overhangs at eaves
- Metal cladding introduced to some house to reflect agrarian character of fields farm location.
- Use of stone surrounds to some openings to reflect a 'barn' character
- 2 storey dwellings.

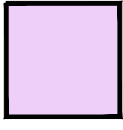
Fringe Character Areas

- 2 Storey dwellings.
- Arranged around shared private drives.
- Red multi-bricks.
- Street scene articulated by white rendered corner units.
- A looser more organic and less formal character to the layout providing greater openness towards external boundaries
- Introduction of more incidental public planted areas



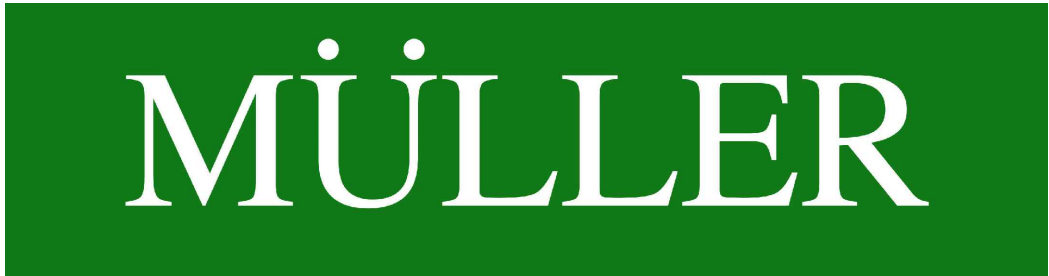
Western Fringe Character Area

- (sloping down with properties outward looking to POS and A534)
- Linear type development base on lanes and shared drives overlooking the POS with outlook onto A534 tree lined embankment and informal footpath route



Eastern Fringe Character Area  
(flatter topography)

- A looser and less formal arrangement of properties
- Greater openness and connectivity to external boundaries (eastern boundary to FP18)
- Layout is generally arranged around clusters of shared drives with parking broken up with landscape breaks, tree and shrub planting
- A more traditional character to properties with the house types employed. (eg B2 and J3+ house types are traditional variant of the B and J Type Houses used elsewhere)



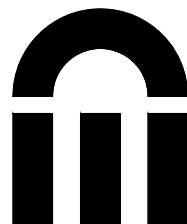
Project

Old Mill Road, Sandbach

Title

Character Areas

Scale	Date	Job No	Original
NTS@A1	Nov 2022	23219	
Drawn By	Checked		
MY			
Category	CiSfb Element	Sequential No	Revision
L	.	213	C



Bower Mattin

Unit 23/ 24  
Beechfield House  
Winterton Way  
Macclesfield  
Cheshire  
SK11 0LP

Chartered Architects  
Surveyors



Revisions			
No.	Revision	Date	By
E	Site Edge Red and Blue	03.07.2024	MY

Site Area:  
31,833sqm  
3.18Ha  
7.87 Acres

### Area Schedule

Type	Beds/ Persons	Quantity	Unit Area m <sup>2</sup> (sq ft)	Total Area m <sup>2</sup> (sq ft)
A1	2B, 3P	2	73.2m <sup>2</sup> (786sq ft)	146.4m <sup>2</sup> (1,578sq ft)
A2	2B, 3P	8	74.5m <sup>2</sup> (802sq ft)	596m <sup>2</sup> (6,413sq ft)
B/B2	3B, 4P	18	87.4m <sup>2</sup> (941sq ft)	1573.2m <sup>2</sup> (16,934sq ft)
C	3B, 5P	1	95.6m <sup>2</sup> (1,029sq ft)	95.6m <sup>2</sup> (1,029sq ft)
F+	4B, 6P	7	119.2m <sup>2</sup> (1,283sq ft)	834.4m <sup>2</sup> (8,981sq ft)
J3/J3+	3B, 6P	5	115.2m <sup>2</sup> (1,240sq ft)	460.8m <sup>2</sup> (4,960sq ft)
J4	4B, 6P	2	123.1m <sup>2</sup> (1,325sq ft)	246.2m <sup>2</sup> (2,650sq ft)
K	3B, 5P	4	104.8m <sup>2</sup> (1,128sq ft)	419.2m <sup>2</sup> (4,512sq ft)
P	2B, 3P	8	70m <sup>2</sup> (753sq ft)	560m <sup>2</sup> (6,028sq ft)
S1	1B, 2P	3	55.1m <sup>2</sup> (593sq ft)	165.3m <sup>2</sup> (1,779sq ft)
S2	1B, 2P	3	61.5m <sup>2</sup> (662sq ft)	184.5m <sup>2</sup> (1,986sq ft)
U	3B, 5P	4	110.6m <sup>2</sup> (1,190sq ft)	442.4m <sup>2</sup> (4,762sq ft)
V	3B, 4P	3	106m <sup>2</sup> (1,141sq ft)	318m <sup>2</sup> (3,421sq ft)
W	5B, 8P	2	164.7m <sup>2</sup> (1,773sq ft)	329.2m <sup>2</sup> (3,546sq ft)
X	4B, 7P	2	125.8m <sup>2</sup> (1,354sq ft)	251.6m <sup>2</sup> (2,708sq ft)
Z	2B, 4P	4	81.2m <sup>2</sup> (874sq ft)	324.8m <sup>2</sup> (3,469sq ft)
AA	3B5P	2	93.2m <sup>2</sup> (1,003sq ft)	186.4m <sup>2</sup> (2,006sq ft)
BB	1B2P	1	56.1m <sup>2</sup> (604sq ft)	56.1m <sup>2</sup> (604sq ft)
CC1/CC2	2B4P	4	72.7m <sup>2</sup> (783sq ft)	290.8m <sup>2</sup> (3,130sq ft)
DD	1B2P	1	56.1m <sup>2</sup> (604sq ft)	56.1m <sup>2</sup> (604sq ft)
TOTALS		84		7708.1m <sup>2</sup> (82,970sq ft)

### Housing Key

BEDS	NUMBER	HOUSE TYPES
1 BED	8	T, S,BB,DD
2 BED	26	P, A1, A2, Z, CC
3 BED	37	B, C, K, J3, J3+, U, V, AA
4 BED	11	F+, J4, X
5 BED	2	W
TOTAL	84 UNITS	

- ★ Affordable Dwellings    ↔ Pedestrian/ Cycle Links  
➤ Passive surveillance    B C P Bin Collection Point.

### HARD LANDSCAPE FINISHES KEY

#### Sandbach - Silk Cotton and Market Town

- Spine Road  
As approved
- Street  
Bitmac with gutter detail in Tegula setts (Harvest)
- Street Footpath  
Charcon Stone Master flags (buff shade mix)
- Lane  
Marshalls Tegula sett (traditional)
- Lane Shared Surface Footpath  
Marshalls Tegula cobbles (traditional)
- Shared Drive  
Tegular setts with edging detail in Tegula cobbles (harvest)
- Private Footpaths and Patios  
Mistral Priora permeable paving (traditional) with edging detail in Tegula cobbles (Harvest)
- Parking Bays  
Block Pavioirs Laid in Herring Bone Pattern

MÜLLER

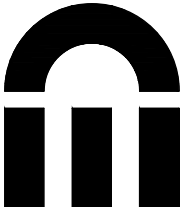
Project

Old Mill Road, Sandbach

Title

Proposed Colour Site Layout

Scale	Date	Job No	Original
1:500@A0	Nov 2023	23219	
Drawn By	Checked		
MY		Sequential No	Revision
Category	CiSb Element	210	E
L	.		



Bower  
Mattin

Unit 23/ 24  
Beechfield House  
Winterton Way  
Macclesfield  
Cheshire  
SK11 0LP

Chartered Architects  
Surveyors





SPECIFICATION NOTES

1. General  
This plan to be read in conjunction with the following documents:
- PGLA Planting Plan Drawings PP01 SERIES
  - Arboricultural Report
  - Ecology Report

2. General Landscaping  
Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction. Proposed planting under existing trees subject to sufficient space in root areas.

3. Preparation of Planting Beds
- Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
  - Stones with the largest dimension exceeding 40mm are to be removed from planting beds and disposed of off site.
  - Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
  - Remove any existing weed growth.
  - Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
  - All site preparation, planting and maintenance to comply with BS 4429

4. Topsoil  
Imported topsoil to be a good quality loam to BS 3882:2015. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's as specified and/or as indicated by analysis and/or as directed by the Landscape Architect. Hand cultivation's shall be carried out to achieve the required finish

on areas where machine cultivation is impossible i.e. adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

5. Plants  
General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 rts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations' (excluding hard surfaces).

- Carry out all planting while soil and weather conditions are suitable:  
Do not plant during periods of frost or strong winds. Plant only during the following periods:
- Container grown and root ball plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided
  - Bare Root stock to be planted November to March.

All plants to be planted in cultivated planting beds at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer. All shrub beds to be in min. 450mm good quality, well prepared topsoil.

See Plant Schedule for species palette. Bed composition, arrangement and setting-out to be approved by Landscape Architect before work commences.

Native Hedgerow - Stock to be planted in double rows, 4 - 6 per linear metre. Trees to be protected with a 600mm spiral rabbit guard and staked. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

6. Trees  
Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted in pits 1m x 2m x 1m deep, backfilled with 80% clean topsoil with 15% peat free tree and shrub planting compost and 5% Tree Growth Enhancer 'GroChar', including 100g granular fertilizer. Base of pit to be filled with a Terram Geotextile layer on 150mm drainage layer consisting of 20mm nominal size free draining pea gravel. Water-in heavily after planting. All trees to be staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard.

Trees planted in grass lawn to be set in bare earth squares 1m diameter around tree trunk with bark mulch to 75mm depth after planting.

8. Mulch  
General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.

9. Grass  
Turfing shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to

turfing. Turf shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings and laid in accordance with BS 3969:1998+A1:2013.

10. Replacement of trees and Boundary vegetation  
The contractor shall replace all plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification or similar size/species approved by the Landscape Architect. In particular, if any of the boundary vegetation, including those marked for retention, are to be replaced with similar size and species if they die within 5 years.

PLANTING SCHEDULE					
Trees					
Qty	Code	Botanical Name	Girth	Height cm	Root Condition
17	Ac	Acer campestre	20-25	500/550	RB 3x; Semi Mature; clear stem min 200cm
3	Ace	Acer campestre 'Streetwise'	18-20	400/450	RB 3x; Extra HS; clear stem min 200cm
3	Ap	Acer platanoides 'Pacific Sunset'	18-20	425/600	RB 3x; Extra HS; clear stem min 200cm
8	Al	Alnus glutinosa	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
48	Bp	Betula pendula	20-25	500/550	RB 3x; Semi Mature; clear stem min 200cm
3	Bu	Betula utilis 'Jacquemontii'	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
9	Cf	Carpinus betulus 'Frans Fontaine'	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
14	Fs	Fagus sylvatica	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
7	Lw	Liquidambar 'Worplesdon'	20-25	500/550	RB 3x; Semi Mature; clear stem min 200cm
5	Pn	Pinus nigra	-	400/450	RB 5x; Leader with laterals; feathered to base
11	Pa	Prunus avium	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
9	Pc	Pyrus calleryana 'Chanticleer'	20-25	500/550	RB 3x; Semi Mature; clear stem min 200cm
4	Pp	Prunus padus	20-25	500/550	RB 3x; Semi Mature; clear stem min 200cm
13	Qr	Quercus robur	25-30	550/600	RB 4x; Semi Mature; clear stem min 200cm
13	Sa	Sorbus aucuparia	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
8	Tc	Tilia cordata	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
175					

Shrub						
Shrub bed composition to be laid out and agreed with Landscape Architect prior to planting						
Qty	Abbrev.	Botanical Name	Rate / m2	Height	Container Size	Specification
440 sqm	ABE GRA	Abelia grandifolia	5	30-40	3L	Bushy; 3 brks
	CAM JAP	Camellia japonica 'Alba Plena'	As Shown	60-80	10L	Leader with laterals; 4 breaks
	CEA PUG	Ceanothus 'Puget Blue'	5	40-60	3L	Leader with laterals; 3 breaks
	CHO SUN	Choisya ternata 'Sundance'	5	30-40	3L	Bushy; 4 brks
	CHO AZT	Choisya 'Aztec Pearl'	5	30-40	3L	Bushy; 6 brks
	EUO GAI	Euonymus fortunei 'Emerald Gaiety'	5	20-30	3L	Bushy; 7 brks
	HEB SUT	Hebe pinguifolia 'Sutherlandii'	5	20-30D	3L	Bushy; 5 brks
	HEB GRE	Hebe 'Great Orme'	5	20-30D	3L	Bushy; 5 brks
	HEB RAK	Hebe Rakaensis	5	20-0	3L	Bushy; 7 brks
	HYD ANA	Hydrangea 'Annabelle'	As Shown	60-80	10L	5 breaks
	PHO ROB	Photinia x fraseri 'Red Robin'	5	30-40	3L	Bushy; 5 brks
	PHO BRO	Phormium 'Bronze Baby'	As Shown	60-80	10L	Triple crown
	PHO SUN	Phormium 'Sundowner'	As Shown	60-80	10L	Triple crown
	SAR HUM	Sarcococca humilis	5	20-30D	3L	Bushy; 6 brks
	SKI JAP	Skimmia japonica 'Fragrans'	5	30-40	3L	Bushy; 3 brks
	VIB DAV	Viburnum davidii	5	30-40L	3L	Bushy; 4 brks
	VIN MIN	Vinca minor 'Gertrude Jekyll'	7	20-30D	3L	Several shoots; 3 brks

HEDGES						
Length (Lin M)	No. Of Plants	Code/Species	Size in cm	Root / Pot size	Density / Spacing	Specification
183	915	H1 / Prunus lusitanica	60/90	5L Pot	5no. Linear m	
136	680	H2 / Fagus sylvatica	60/90	5L Pot	5no. Linear m	
164	820	H3 / Viburnum tinus 'Eve Price'	40-60cm	5L	5no. Linear m	

Wildflower Planting		
Code	Area (m2)	Seed Mix Specification
WFM	2225	Emorsgate EM3 Special General Purpose Meadow Mixture
		Sowing Rate (g/m <sup>2</sup> )
		Suppliers recommendations.

Native Whip Planting (random mix 1 per m <sup>2</sup> )						
Total Area On Site (1013m <sup>2</sup> )						
%Mix	Qty.	Botanical Name	Size in cm	Root Cond.	Density / Spacing	Notes
5	64	Betula pendula	60-90	B	1/m <sup>2</sup>	Transplant (seed-raised), 1+1
30	300	Crataegus monogyna	60-90	B	1/m <sup>2</sup>	Transplant (seed-raised), 1+1
15	150	Corylus avellana	60-90	B	1/m <sup>2</sup>	Branched 3, breaks 1+2
10	100	Carpinus betulus	60-90	B	1/m <sup>2</sup>	Transplant (seed-raised), 1+1
5	50	Lonicera periclymenum	60-90	2L	1/m <sup>2</sup>	Leader with lateral
5	50	Rosa canina	60-90	B	1/m <sup>2</sup>	Transplant (seed-raised), 1+1
10	100	Sorbus aucuparia	60-90	B	1/m <sup>2</sup>	Transplant (seed-raised), 1+1
5	100	Sambucus nigra	60-90	B	1/m <sup>2</sup>	Transplant (seed-raised), 1+1
15	150	Viburnum opulus	60-90	B	1/m <sup>2</sup>	Branched 3, breaks 1+2

Mixed Native Hedge _ MNH					
Total Length On Site 451m					
No. of Plants	% Mix	Species	Size in cm	Root Cond.	Density / Spacing
2255	MNH	Mixed Native Hedge			
113	5	Acer campestre	60-90	B	Planted as a double staggered row 30cm, 5 plants per linear metre.
1466	65	Crataegus monogyna	60-90	B	
113	5	Ilex aquifolium	60-90	2L	
113	5	Prunus spinosa	60-90	B	
113	5	Corylus avellana	60-90	B	
113	5	Viburnum opulus	60-90	B	
113	5	Rosa canina	60-90	B	
113	5	Cornus Sanguinea	60-90	B	

MÜLLER

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Client  
MULLER PROPERTY GROUP

Project  
OLD MILL ROAD, SANDBACH

Description  
INDICATIVE PLANTING PLAN  
AND SPECIFICATION NOTES

Status  
FOR PLANNING

Scale	Drawn	Checked	Date
1:200@A1	KLJ	PGG	NOV 2023
Job number	Drawing number	Revision	
MUL2302	PP01.00	P3	





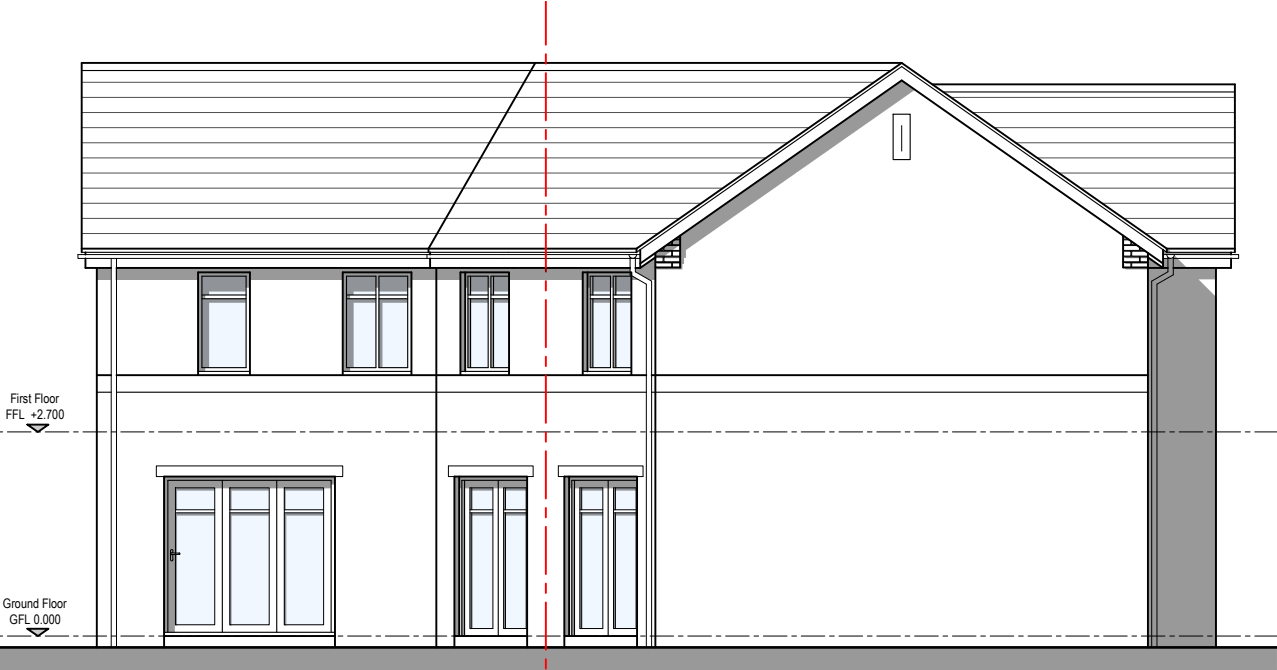
Front Elevation 01



Front Elevation 02



Rear Elevation



Side Elevation

Revisions			
No.	Revision	Date	By
A	Colour image added	09.11.2023	MY



SCHEDULE

TYPE K  
2 Storey 3B5P House  
Gross Internal Floor Area (GIFA)  
104.8sqm (1,128sq ft)  
  
Storage 2.7m<sup>2</sup>  
Accessibility Level:  
M4(2) Category 2

Project			
Old Mill Road, Sandbach Northern Parcel			
Title			
House Type K Elevations			
Scale	Date	Job No	Original
1:100@A3	Nov 2023	23219	
Drawn By MY	Checked		
Category	CiSib Element	Sequential No	Revision
L	.	414	A

**Bower Mattin**  
Unit 23/ 24  
Beechfield House  
Winterton Way  
Macclesfield  
Cheshire  
SK11 0LP  
Chartered Architects  
Surveyors

Revisions			
No.	Revision	Date	By
A	Colour image added	09.11.2023	MY



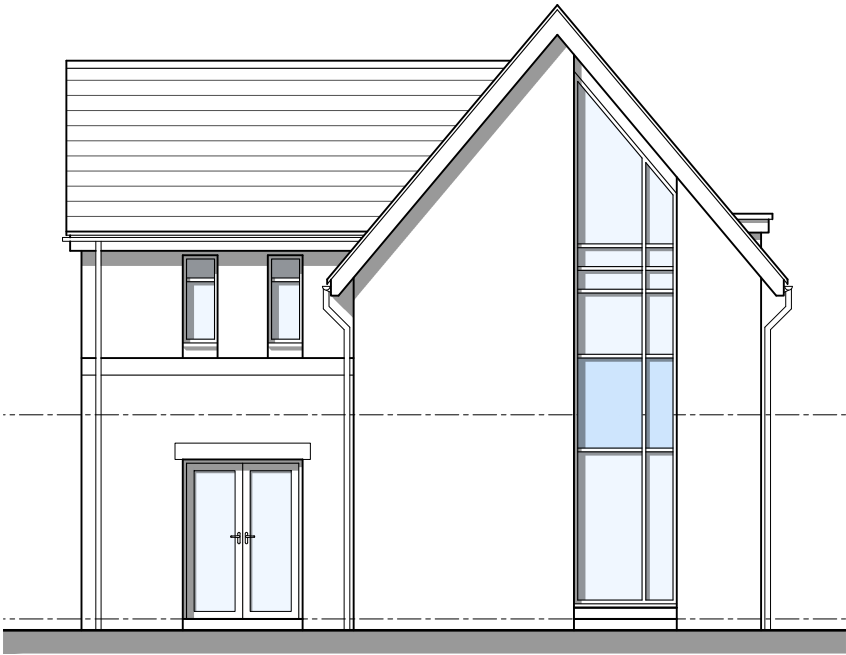
Front Elevation



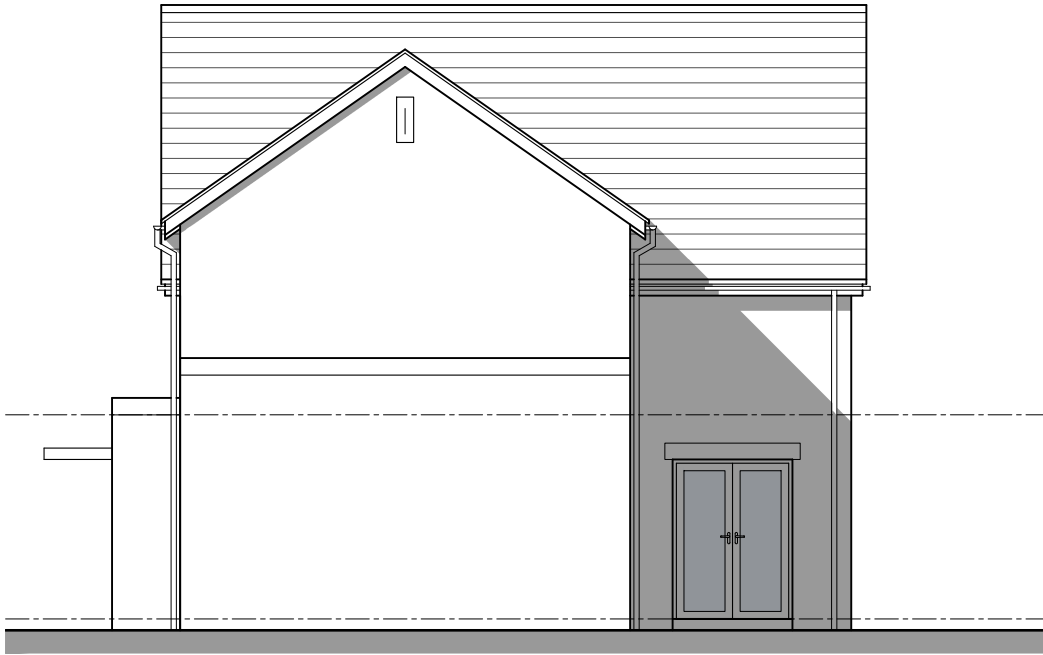
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

SCHEDULE UPDATED

TYPE J3+  
2 Storey 3B6P  
Gross Internal Floor Area (GIFA)  
115.2sqm (1,240sq ft)

Storage 3.4m²  
Access Level: M4(2) Category 2



Project

Old Mill Road, Sandbach  
Northern Parcel

Title

House Type J3+  
Elevations

Scale

1:100@A3

Drawn By

MY

Category

L

Date

Nov 2023

Checked

CiSfb Element

.

Job No

23219


Sequential No

410

Original

Revision

A

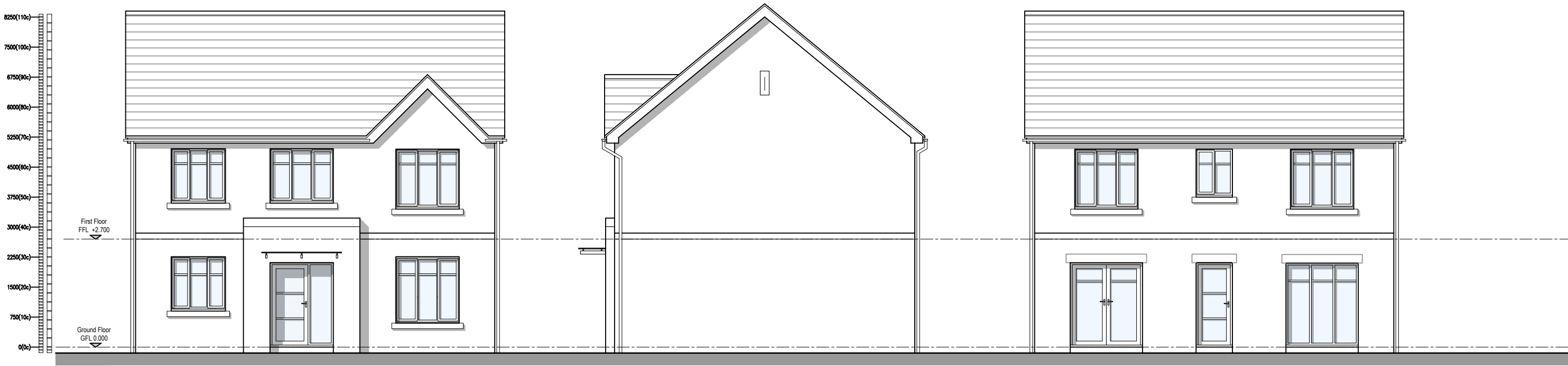


Bower  
Mattin

Unit 23/ 24  
Beechfield House  
Winterton Way  
Macclesfield  
Cheshire  
SK11 0LP

Chartered Architects  
Surveyors

Revisions			
No.	Revision.	Date.	By.
A	Colour image added	09.11.2023	MY



Front Elevation

Side Elevation

Rear Elevation



Front Elevation

SCHEDULE

TYPE U  
2 Storey 3B5P  
Gross Internal Floor Area (GIFA)  
110.6sqm (1,190sq ft)  
  
Storage 3m<sup>2</sup>  
M4(1) Category 1



Project

Old Mill Road, Sandbach  
Northern Parcel

Title

House Type U  
Elevations

Scale

1:100@A3

Drawn By

MY

Category

L

Date

Nov 2023

Checked

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CiSfb Element

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Job No

23219

Sequential No

420

Original

Revision

A

Bower  
Mattin

Unit 23/ 24  
Beechfield House  
Winterton Way  
Macclesfield  
Cheshire  
SK11 0LP

Chartered Architects  
Surveyors



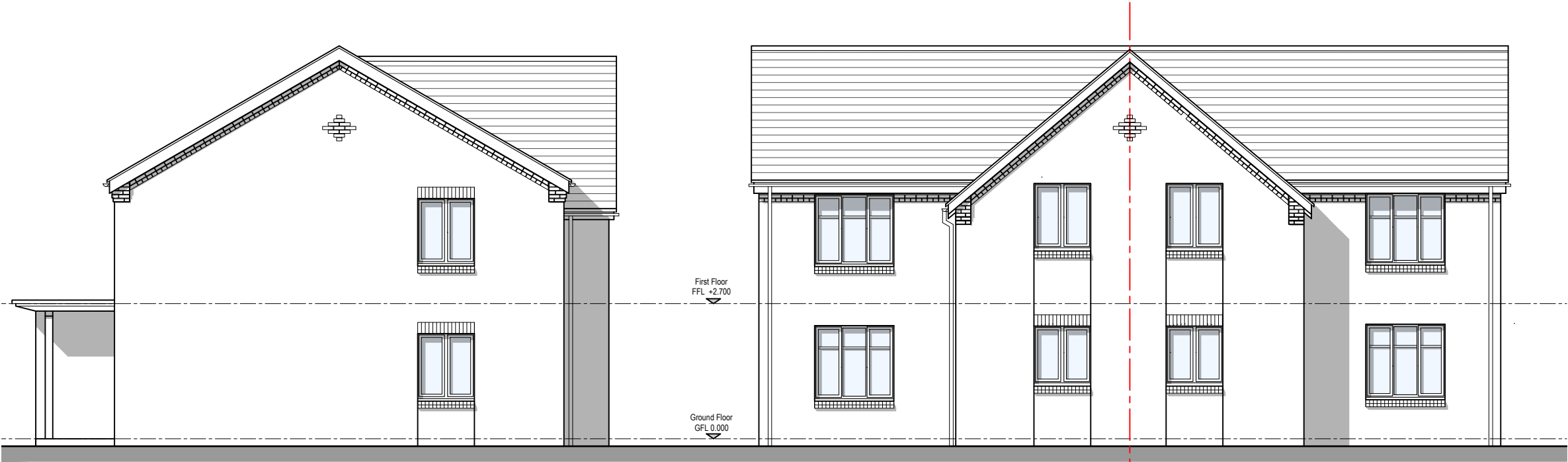


Front Elevation



Front Elevation

Revisions			
No.	Revision	Date	By
A	Colour image added	09.11.2023	MY



Side Gable Elevation

Rear Elevation


TYPE S1  
1B2P Apartments  
Gross Internal Floor Area (GIFA)  
55.1sqm (593sq ft)

Storage 1.5m<sup>2</sup>  
Accessibility Level:  
M4(3) Category 3

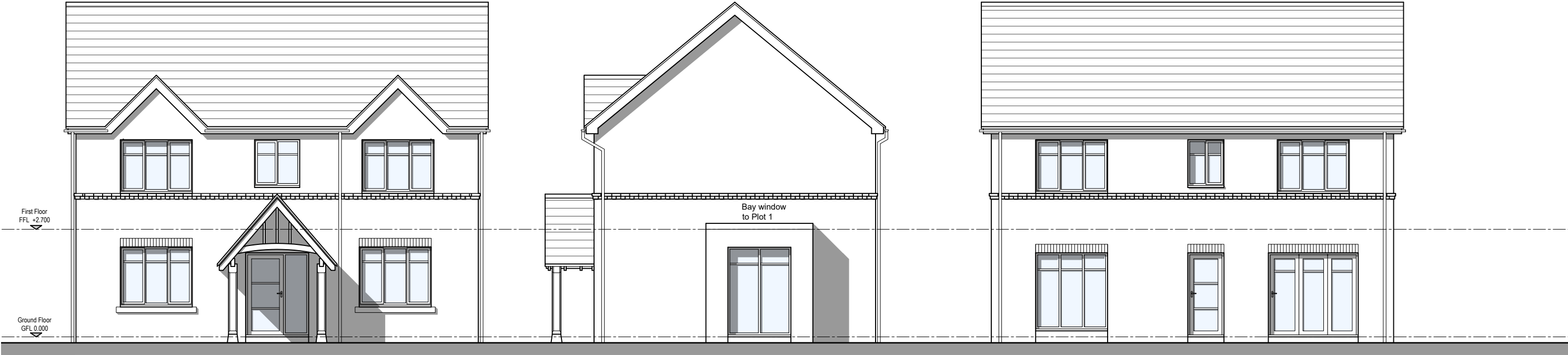
TYPE S2  
1B2P Apartments  
Gross Internal Floor Area (GIFA)  
61.5sqm (662sq ft)

Storage 1.5m<sup>2</sup>  
M4(1) Category 1



Project				 Bower Mattin
Old Mill Road, Sandbach Northern Parcel				
Title				
House Type S Elevations				Unit 23/ 24 Beechfield House Winterton Way Macclesfield Cheshire SK11 0LP  Chartered Architects Surveyors
Scale 1:100@A3	Date Nov 2023	Job No 23219	Original	
Drawn By MY	Checked	Sequential No 418	Revision A	
Category L	CiSfb Element .			

Revisions			
No.	Revision	Date	By
A	Colour image added	09.11.2023	MY



Front Elevation

Side Elevation

Rear Elevation



Front Elevation


SCHEDULE

TYPE F+  
2 Storey 4B6P  
Gross Internal Floor Area (GIFA)  
119.2sqm (1,283sq ft)

Storage 3m²  
Access Level: M4(1) Category 1



Project			
Old Mill Road, Sandbach Northern Parcel			
Title			
House Type F+ Elevations			
Scale 1:100@A3	Date Nov 2023	Job No 23219	Original
Drawn By MY	Checked	Sequential No 406	Revision A
Category L	CiSfb Element .		



**Bower Mattin**

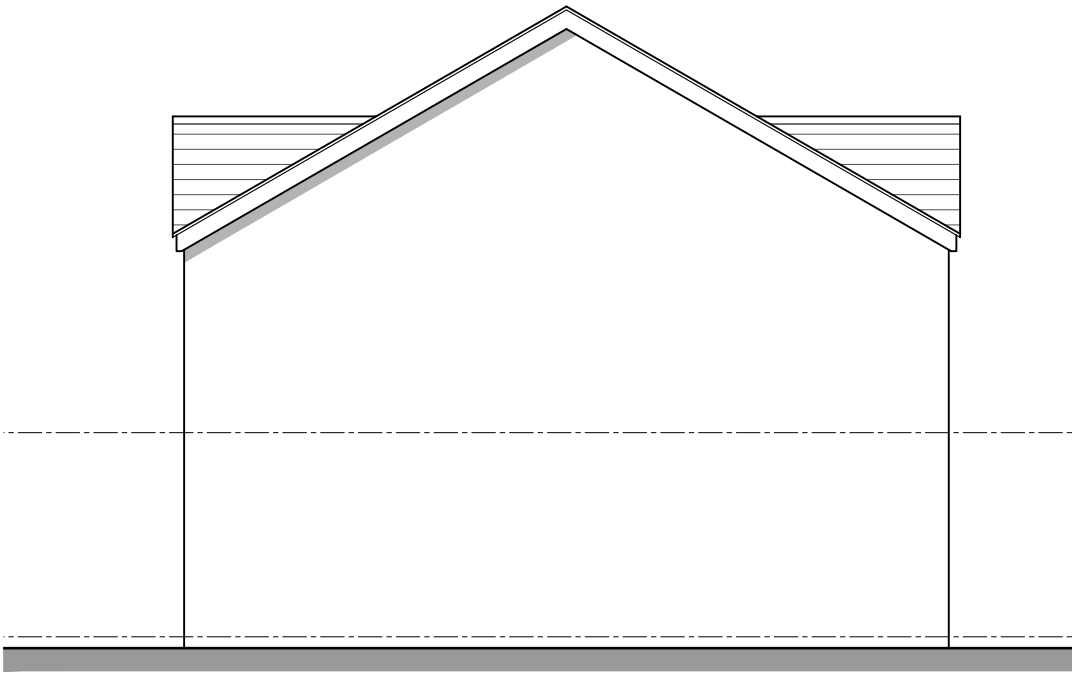
Unit 23/ 24  
Beechfield House  
Winterton Way  
Macclesfield  
Cheshire  
SK11 0LP

Chartered Architects  
Surveyors

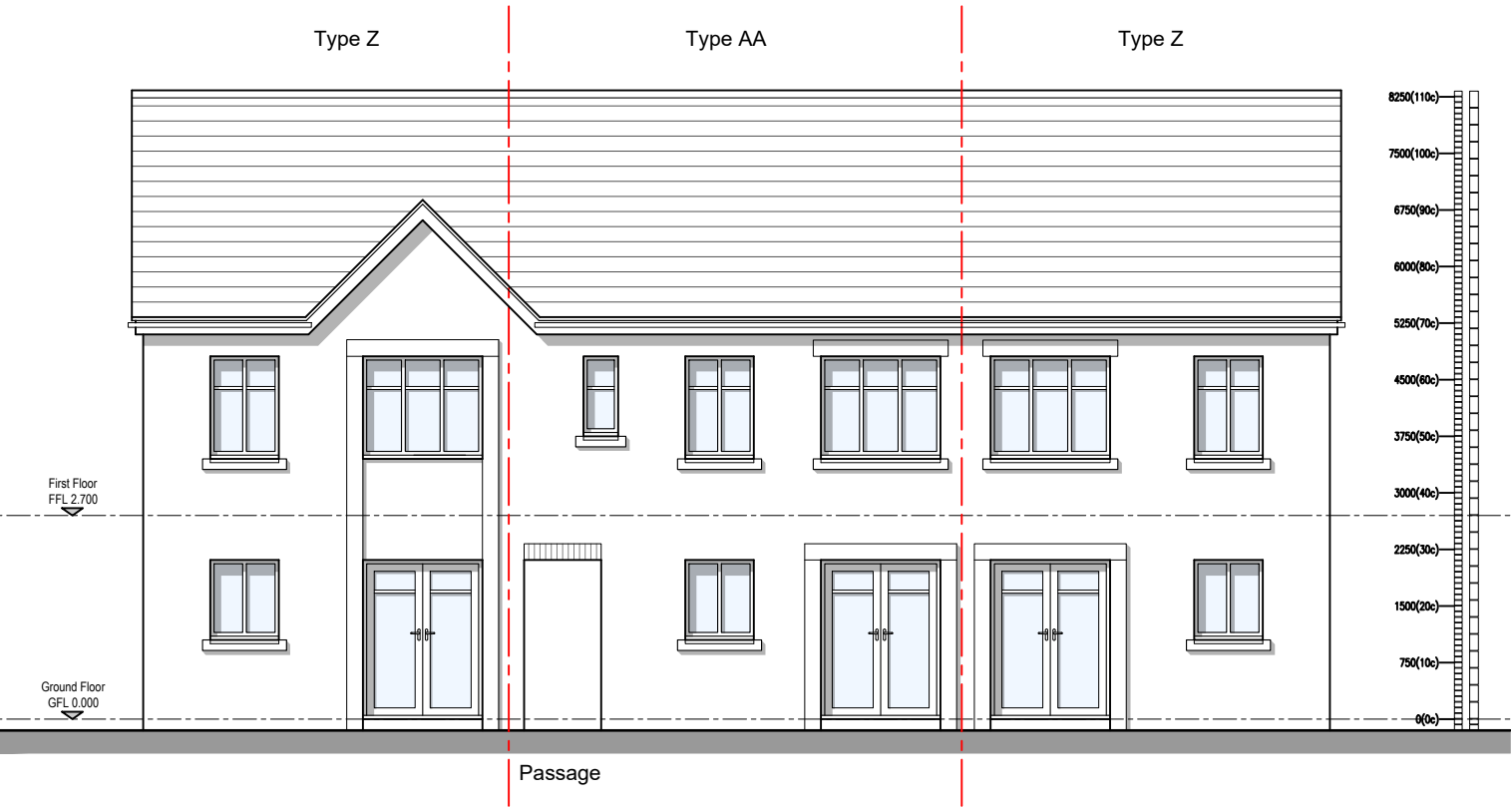




Front Elevation



Side Elevation



Rear Elevation

**SCHEDULE**

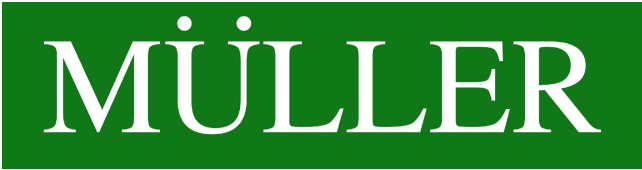
**TYPE Z**  
2 Storey 2B4P  
Gross Internal Floor Area (GIFA)  
81.2sqm (874sq ft)

Storage 2.8m<sup>2</sup>  
Accessibility Level:  
M4(1) Category 1


**TYPE AA**  
2 Storey 3B5P  
Gross Internal Floor Area (GIFA)  
93.2sqm (1,003sq ft)

Storage 3m<sup>2</sup>  
Accessibility Level:  
M4(1) Category 1

Revisions			
No.	Revision	Date	By
A	Colour image added	09.11.2023	MY



Project			
Old Mill Road, Sandbach Northern Parcel			
Title			
House Types Z and AA Elevations			
Scale	Date	Job No	Original
1:100@A3	Nov 2023	23221	
Drawn By	Checked		
MY		432	A
Category	CiSfb Element		
L	.		



**Bower  
Mattin**

Unit 23/ 24  
Beechfield House  
Winterton Way  
Macclesfield  
Cheshire  
SK11 0LP

Chartered Architects  
Surveyors

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