

Southern Planning Committee

Agenda

Date: Wednesday, 4th June, 2025
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

Please note that members of the public are requested to check the Council's website the week the Southern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published

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 top 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 apologies for absence.

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 pre-determined any item on the agenda.

For requests for further information

Contact: Rachel Graves

E-Mail: rachel.graves@cheshireeast.gov.uk

To register to speak on an application please email: Speakingatplanning@cheshireeast.gov.uk

3. **Minutes of Previous Meeting (Pages 3 - 10)**

To approve the minutes of the meeting held on 2 April 2025.

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 Planning Committee
- The relevant Town/Parish Council

A total period of 3 minutes is allocated for each of the planning applications for the following:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **23/4788C - Land Off, Close Lane, Alsager: Erection of 42 no. dwellings, including access from Close Lane, construction of roads and footways, landscaping, public open space, drainage, and other associated works, resubmission following refusal of application ref: 21/6113C (Pages 11 - 54)**

To consider the above planning application.

6. **24/4112/VOC - Santune Meadows, Main Road, Shavington Crewe, CW2 5DU: Variation of conditions 2 and 18 on application 21/1920N - Installation of an ecological burial ground with associated access, car parking and infrastructure with ancillary facilities (Pages 55 - 78)**

To consider the above planning application.

THERE ARE NO PART 2 ITEMS

Membership: Councillors J Bird, J Bratherton (Chair), L Buchanan, A Burton, R Fletcher, A Gage (Vice-Chair), A Kolker, R Morris, M Muldoon, J Wray and B Wye

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 2nd April, 2025 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Bratherton (Chair)
Councillor A Kolker (Vice-Chair)

Councillors L Buchanan, A Burton, D Edwardes, A Gage, R Morris,
M Muldoon, J Wray and B Wye

OFFICERS IN ATTENDANCE

Dan Evans, Principal Planning Officer
Gareth Taylorson, Principal Planning Officer
Andrew Goligher, Highways Officer
Julie Gregory, Acting Head of Legal Services
Rachel Graves, Democratic Services Officer

35 APOLOGIES FOR ABSENCE

Apologies were received from Councillor J Bird. Councillor D Edwardes attended as a substitute.

36 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor M Muldoon, in relation to applications 24/4351/FUL and 24/0456/PIP, declared that he was chair of Sandbach Town Council Planning Committee which had considered these applications and stated that he would leave the meeting when they were considered.

37 MINUTES OF PREVIOUS MEETING**RESOLVED:**

That the minutes of the meeting held on 5 February 2025 be approved as a correct record.

38 PUBLIC SPEAKING

The public speaking time procedure was noted.

39 **24/2497C - JOHN MORLEY IMPORTERS LIMITED MORLEY DRIVE, CONGLETON, CHESHIRE EAST, CW12 3LF: DEMOLITION OF EXISTING BUILDINGS AND REGENERATION OF SITE TO PROVIDE A CARE HOME, 53 RETIREMENT LIVING APARTMENTS AND 14 HOUSES**

Consideration was given to the planning application.

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

Councillor David Brown (ward councillor), Congleton Town Councillor Amanda Martin, Mr Ian Nisbet (supporter), Mr Phil Garner (agent) and Mr Howard Clayton (architect).

RESOLVED:

That for the reasons set out in the report and update report the application be APPROVED, subject to S106 agreement:

S106	Amount	Triggers
NHS	<p>£60,568 towards improved health infrastructure facilities within the Congleton Locality and Primary Care Network that supports patient care provision within the area:</p> <ul style="list-style-type: none"> • Lawton House Surgery • Meadowside Medical Centre • Readesmoor Medical Centre • Holmes Chapel Health Centre 	To be paid prior to the occupation of the 7th dwelling
POS	<p>Offsite contributions for POS are £2,346.81 per bed space in apartment.</p> <p>Offsite contributions for GI Connectivity are £293.35 per bed space in apartments to a maximum of £586.70 per apartment.</p> <p>Outdoor sport contribution is £1,564.54 per family dwelling or £782.27 per bed space in apartments (to a maximum of £1,564.54 per apartment).</p>	To be paid prior to the occupation of the 7th dwelling
Canal and Rivers Trust	£20,000 towards towpath repairs in between Bridge 74 and Bridge 76, adjacent to the site	To be paid prior to the occupation of the 7th dwelling

Education	£53,434.00 towards Secondary education	To be paid prior to the occupation of the 7th dwelling
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and the following conditions:

- 1) 3 year time limit
- 2) Development in accordance with the approved plans
- 3) Details of proposed materials
- 4) Implementation of visibility improvement works
- 5) Construction Management Plan
- 6) Risk assessment and method statement outlining all works and construction methods carried out adjacent to the canal and canal cutting
- 7) Details of the maintenance and management of site drainage to protect the stability of the canal cutting
- 8) Drainage design must proceed in accordance with drainage strategy '10626-HBL-XX-XX-DR-C-0104' Rev.P8. Dated 5.3.2024
- 9) No infiltration of surface water drainage into the ground
- 10) Low emission boilers
- 11) Compliance with the noise report
- 12) Contaminated land – risk assessment
- 13) Contaminated land – verification report
- 14) Contaminated land – no exportation of soils
- 15) Contaminated land – unexpected contamination
- 16) Contaminated land – risk assessment
- 17) Piling methods
- 18) Age restriction of occupants of the retirement living apartments
- 19) Compliance with landscaping plan
- 20) Compliance with boundary treatment plan
- 21) Details of proposed and existing levels
- 22) 30-year Habitat Management and Monitoring Plan
- 23) Breeding birds
- 24) Ecological enhancements
- 25) At least 30% of dwellings in housing developments should comply with requirement M4 (2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings
- 26) At least 6% of dwellings in housing developments should comply with requirement M4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.
- 27) Age restriction not less than 60
- 28) No dig construction method
- 29) Compliance with the tree protection and special construction measures identified in the Arboricultural Statement ((CW/11462-AS-1) dated 19/3/2025 and Tree Protection Plan (CW/11462-P-TP-1) dated 19/3/2025
- 30) prior to commencement of development a Biodiversity Gain Plan shall be submitted and approved by the planning authority

- 31) prior to development above foundation stage full details of the design and specification of the proposed play area shall be submitted and approved by the planning authority
- 32) 10% renewables/low carbon energy provision

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 Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

S106	Amount	Triggers
NHS	<p>£60,568 towards improved health infrastructure facilities within the Congleton Locality and Primary Care Network that supports patient care provision within the area:</p> <ul style="list-style-type: none"> • Lawton House Surgery • Meadowside Medical Centre • Readesmoor Medical Centre • Holmes Chapel Health Centre 	To be paid prior to the occupation of the 7th dwelling
POS	<p>Offsite contributions for POS are £2,346.81 per bed space in apartment.</p> <p>Offsite contributions for GI Connectivity are £293.35 per bed space in apartments to a maximum of £586.70 per apartment.</p> <p>Outdoor sport contribution is £1,564.54 per family dwelling or £782.27 per bed space in apartments (to a maximum of £1,564.54 per apartment).</p>	To be paid prior to the occupation of the 7th dwelling
Canal and Rivers Trust	£20,000 towards towpath repairs in between Bridge 74 and Bridge 76, adjacent to the site	To be paid prior to the occupation of the 7th dwelling
Education	£53,434.00 towards Secondary education	To be paid prior to the occupation of the 7th dwelling

The Committee requested that the case officer write to the Canal and River Trust to request safety improvements to the canal bridge on Morley Drive.

40 24/4351/FUL - HILARRY, 6 MANOR ROAD, SANDBACH, CHESHIRE EAST, CW11 2ND: CONSTRUCTION OF 2 NO NEW BUILD DWELLINGS ON GARDEN LAND TO THE SIDE AND REAR OF NO 6, INCLUDING NEW VEHICULAR ACCESS DRIVEWAYS

Having previously declared an interest Councillor M Muldoon left the meeting during consideration of this application.

Consideration was given to the planning application.

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

Councillor Sam Corcoran (ward councillor) and Sandbach Town Councillor Tim Wheatcroft.

RESOLVED:

That the application be DEFERRED to allow further time to re-consult on the amended plans.

41 24/4617/FUL - CHURCH MINSHULL AQUEDUCT MARINA NANTWICH ROAD, CHURCH MINSHULL, NANTWICH, CHESHIRE EAST, CW5 6DX: CHANGE OF USE OF AGRICULTURAL LAND AND ERECTION OF UP TO 29 HOLIDAY LODGES AND 1 X MANAGERS CABIN ALONG WITH THE CREATION OF FOUR PONDS, INTERNAL ACCESS ROADS, ASSOCIATED PARKING, DRAINAGE, LANDSCAPING AND ANCILLARY STORAGE.

Consideration was given to the planning application.

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

Ms Sophie Rae (agent).

RESOLVED:

That for the reasons set out in the report and update report the application be APPROVED subject to the following conditions:

- 1 3-year time limit
- 2 Development in accordance with the approved plans
- 3 Details of proposed materials/final external appearance of the lodges
- 4 Landscaping scheme to reinforce boundary with canal and protect existing trees
- 5 Construction and Environmental Management Plan

- 6 Scheme to safeguarding the canal and canal cutting
- 7 Landscaping implementation
- 8 Biodiversity enhancement
- 9 A habitat creation method statement and a 30-year habitat management plan for the newly created habitats on site
- 10 Nesting birds survey
- 11 Wildlife sensitive lighting
- 12 Contaminated land – Soil Importation
- 13 Contaminated land – Unexpected Contamination
- 14 Covered cycle parking area
- 15 Occupancy restrictions
- 16 Log of users
- 17 5-year woodland management plan
- 18 Prior to commencement of development a Biodiversity Gain Plan shall be submitted and approved by the planning authority
- 19 Development shall only proceed in compliance with the submitted non mains drainage assessment
- 20 Prior to the commencement of development, the applicant must submit a revised surface water drainage scheme which confirms the final outfall location for the surface water generated by the development

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 Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

42 25/0456/PIP - LAND OFF MILL LANE, WHEELOCK, CW11 4RD: PERMISSION IN PRINCIPLE FOR THE ERECTION OF UP TO 8 DWELLINGS

Having previously declared an interest Councillor M Muldoon left the meeting during consideration of this application.

Consideration was given to the planning application.

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

Mr Matthias Bunte (objector).

A statement was read out on behalf of Councillor Laura Crane (ward councillor).

RESOLVED:

That for the reasons set out in the report the application be APPROVED.

The meeting commenced at 10.00 am and concluded at 12.20 pm

Councillor J Bratherton (Chair)

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Application No: 23/4788C
Application Type: Full Planning
Location: Land Off, Close Lane, Alsager,
Proposal: Erection of 42 no. dwellings, including access from Close Lane, construction of roads and footways, landscaping, public open space, drainage, and other associated works, resubmission following refusal of application ref: 21/6113C
Applicant: Mr Andy Garnett, Breck Homes Ltd
Expiry Date: 23-October 2024

Summary

The proposal would result in the creation of 42 net additional affordable dwellings which would go some way to help the Council achieve its 5-year housing land supply target and affordable housing need. It will also have indirect economic benefits including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

The site also lies within a locationally sustainable location within the settlement boundary for Alsager and the principle of residential development on the site is acceptable. The development complies with Policies SD1, SD2, PG2 of the CELPS and PG9 of the SADPD.

The benefits of the development attract substantial weight.

The site layout is acceptable and would not harm residential amenity and complies with Policy HOU12 of the CELPS.

The development is considered to be acceptable in terms of its impact upon the highway network. The development complies with C01, C04 of the CELPS, INF3 SADPD.

The impact upon trees is acceptable subject to the imposition of planning conditions. The development complies with Policy SE5 of the CELPS, ENV6 of the SADPD.

An acceptable design solution has been provided, and this would comply with Policy SE1, SD1 and SD2 of the CELPS, GEN1 of the SADPD, the CEC Design Guide and the NPPF.

The proposal subject to confirmation regarding BNG, would not result in any significant ecological impacts and complies with Policy SE3 of the CELPS, ENV1, ENV2 of the SADPD.

The proposal subject to final comments from the LLFA, would not result in any significant flood risk/drainage issues and complies with Policy SE13 of the CELPS & ENV 16 of the SADPD.

The proposal would not result in any significant landscape harm and complies with the relevant policies.

The proposal would provide contributions towards education, outdoor sport and the NHS. This would mitigate the impact of the development

Since the previous application which was dismissed at appeal there has been a reduction of density of the site and the increase in the size of the POS. It is considered that the previous refusal reason relating to lack of garden areas and POS has been overcome. The proposal is considered to comply with Policies HOU12 and HOU13 of the SADPD.

The benefits of this application are considered to substantially outweigh the disbenefits and there are no material considerations in this case that indicate that planning permission should be refused.

Summary recommendation

Approve subject to a Section 106 Agreement and the following conditions

1. DESCRIPTION OF SITE AND CONTEXT

1.1. The application site measures 1.523 hectares and comprises part of the garden area serving No.68 Close Lane and the open field to the rear and further land to the south behind 60-68 Close Lane. The area consists of predominantly residential properties to the north and east, with this side of the road being a row of ribbon development. The application site is located within the settlement boundary and open countryside is located to the west.

1.2. Persimmon Homes have constructed a new housing development to the south off Crewe Road and to the west of White Moss Quarry which has been allocated for circa 350 houses under Policy LPS 20 of the Cheshire East Local Plan.

1.3. There is no significant variation in land levels on this site and there are existing overhead cables crossing the site.

1.4. The existing access taken off Close Lane between Nos.68 and 70 Close Lane. Access by foot is taken by a Public Right of Way (Alsager FP41) to the south of No. 60 Close Lane.

1.5. The site itself consists of two fields with hedgerows and hedgerow trees, divided by a central post and wire fence. There are trees on the site covered by a Tree Preservation Order (north-west boundary).

2. DESCRIPTION OF PROPSAL

2.1. This is a full planning application for the erection of 42 dwellings, including access from Close Lane, construction of roads and footways, landscaping, public open space, drainage, and other associated works (resubmission following refusal of application ref: 21/6113C)

3. RELEVANT PLANNING HISTORY

3.1. Parcel of land to the rear of No.68 Close Lane

21/1161N – Reserved Matters approval for appearance, landscaping and scale and the discharge of associated planning and S106 conditions pursuant to outline planning permission ref: 16/2993N - Proposed outline residential development of 16 no. dwellings with access and layout applied for – approved 03-Aug-2021

19/4451N – Variation of affordable housing and education contributions on S106 agreement – withdrawn 03-Mar-2021

18/1725C – Proposed residential development of 16 no. dwellings with access and layout applied for, as a re-submission of application 16/2993N – refused 11-Apr-2019

16/2993N – Proposed outline residential development of 16 no. dwellings with access and layout applied for – approved 19-Mar-2018

7/08028 – 5 detached houses with garages – refused 31-Mar-1981 for the following reasons:

- 1) The site is not allocated for any development of the approved development plan which means that it is the local authorities intention that the existing use of land shall remain for the most part undisturbed
- 2) The local authorities policy has been to allow limited infilling of the various gaps in the otherwise built up frontage on the western side of Close Lane but the present proposal consisting of residential development in depth behind the frontage properties, does not constitute infilling and a such would be poorly related to the existing pattern of development along Close Lane
- 3) The local planning authority are not satisfied on the evidence available to them that adequate foul and surface water drainage of the site can be achieved having regarding to the shallow depth of the available sewer in Close Lane and to the fact that soakaways are not considered to be satisfactory means of surface water disposal in this area
- 4) There is insufficient frontage available to the county highway which to form access with visibility splays and necessary standards

Wider parcel of the site

21/6113C – Erection of 55 no. dwellings, including access from Close Lane, construction of roads and footways, landscaping, public open space, drainage, and other associated works – dismissed at appeal 30th June 2023.

Reasons for Refusal as follows:

1. The proposed development does not provide the required level of on site Public Open Space to create a sustainable development. The proposed development is contrary to Policy SE6 of the Cheshire East Local Plan Strategy.
2. The proposed development includes a number of 2.5 storey units and this creates an urban feel to an edge of settlement site. Furthermore, the development appears cramped and some of the proposed dwellings have insufficient private amenity space. The proposed development is contrary to Policies SE1, SD1 and SD2 of the Cheshire East Local Plan Strategy, GEN1 of the Site Allocations and Development Plan Document and the NPPF.

Dismissed at appeal on the basis of insufficient open spaces/garden sizes. Design reason was not upheld.

4. NATIONAL PLANNING POLICY

4.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

5. DEVELOPMENT PLAN POLICY

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.

5.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

Cheshire East Local Plan Strategy (CELPS);

MP1 – Presumption in Favour of Sustainable Development
PG1 – Overall Development Strategy
SD1 – Sustainable Development in Cheshire East
SD2 – Sustainable Development Principles
SE1 – Design
SE2 – Efficient Use of Land
SE3 – Biodiversity and Geodiversity
SE4 – The Landscape
SE5 – Trees, Hedgerows and Woodland
SE6 – Green Infrastructure
SE9 – Energy Efficient Development,
SE12 – Pollution, Land Contamination and Land Instability
SE13 – Flood Risk and Water Management
PG1 – Overall Development Strategy
PG2 – Settlement Hierarchy
PG7 – Spatial Distribution
IN2 – Developer Contributions
CO1 – Sustainable Travel and Transport
CO4 – Travel Plans and Transport Assessments
IN1 – Infrastructure
IN2 – Developer Contributions
EG1 – Economic Prosperity
EG3 – Existing and Allocated Employment Sites
SC1 – Leisure and Recreation
SC4 – Residential Mix
SC5 – Affordable Homes
SC2 – Indoor and Outdoor Sports Facilities

Site Allocations and Development Policies Document (SADPD)

PG8 Development at Local Service Centres
PG9 Settlement Boundaries
GEN 1 Design Principles
ENV 1 Ecological Network
ENV 2 Ecological Implementation
ENV 3 Landscape Character
ENV5 Landscaping
ENV6 Trees, Hedgerows and Woodlands
ENV 7 Climate change
ENV 15 – New Development and Existing Uses

ENV16 Surface Water Management and Flood Risk
HOU1 Housing Mix
HOU 2 Specialist housing provision
HOU 8 Space, accessibility and wheelchair housing standards
HOU10 Backland Development
HOU12 Amenity
HOU13 Residential Standards
HOU14 Housing Densities
HOU16 Small and Medium Sites
INF3 Highways Safety and Access
INF 9 Utilities
EMP2 Employment Allocations
INF3 Highways Safety and Access
INF 9 Utilities
REC 2 Indoor sport and recreation implementation
REC 3 Open space implementation
REC 5 Community facilities

5.3. Neighbourhood Plan

Alsager Neighbourhood Plan (ANP) 15 April 2020

H1 Type and mix of new housing
H2 Climate change and housing
H3 Infrastructure and sustainable housing development
H4 Size, scale and density of new housing developments
H5 Affordable housing
H6 Housing design
NBE1 Open space and recreation
NBE2 Landscape quality, countryside and open views
NBE3 Alsagers wildlife corridor
NBE4 Woodlands, trees and hedgerows
NBE5 Wildlife and housing
TTS2 Congestion and highway safety
TTS3 Parking and electric charging points
TTS6 Infrastructure
TTS9 Drainage – Sustainable Urban Drainage Systems (SUDS) design and management
TTS10 Surface water

Haslington Neighbourhood Plan (HNP)

The Haslington Neighbourhood Plan has only reached Regulation 7 stage and therefore cannot be attributed any weight at this stage

6. Relevant supplementary planning documents or guidance

6.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

- SPG Provision of Private Open Space in New Residential Developments
- Biodiversity Net Gain SPD
- Environmental Protection SPD
- SPD Cheshire East Council Design Guide

7. CONSULTATIONS (External to Planning)

7.1. **CEC Head of Strategic Infrastructure** (Highways) – No objection

CEC Housing – No objection given 100% affordable provision

CEC Flood Risk – Request for further information so awaiting response

CEC Environmental Protection – No objection subject to conditions/informatives regarding working hours for construction sites, piling, floor floating and contaminated land

CEC Education – No objection subject to contribution of £137,310.00 for Secondary education and £74,920.00 towards SEN.

CEC Public Right Of Way (PROW) – No objection subject to condition requiring scheme of management for the PROW

Public Open Space – No objection subject to financial contribution for outdoor sport at a rate of £1,564.54 per family dwelling or £782.27 per bed space in apartments to a maximum of £1,1564.54 per apartment

United Utilities – No objections subject to conditions requiring foul and surface water drainage strategy

Natural England – No objection

NHS – No objection subject to contribution of £52,016 towards additional demand at Cedars Medical Centre

Alsager Parish Council – Objection on the following grounds:

- The site is not in the Cheshire East Council Local Plan
- There is already over 5 years identified land supply for housing until 2030
- The application does not conform to policies H1, H4 and TTS10 of the Alsager Neighbourhood Plan
- The density of the proposal is unacceptable
- Access to the site from Close Lane is on a blind bend
- Density contrary to Policy TTS9
- Lack of infrastructure to support the development
- Contrary to the NPPF for development in open countryside and not sustainable development

Haslington Parish Council – No comments received at the time of writing the report

8. REPRESENTATIONS

8.1. Representations have been received from approximately 68 addresses, on the following grounds:

Principle

- Overdevelopment in Alsager
- Site is not in the Local Plan as an area for development
- The Council has a five-year supply of housing
- The site is in the open countryside
- Previous applications have been refused for the site

- Alsager is at its limit in terms of development
- S.106 contributions required including education, traffic calming measures and health
- There are brownfield sites in the surrounding area
- White Moss Quarry remains an allocation in the Local Plan but previous permissions are now extant
- Development is contrary to PG2 (settlement hierarchy), PG6 (open countryside), SD1 (Sustainable Development in Cheshire East), SD2 (Sustainable Development Principles), IN1 (Infrastructure)
- Site has built form to only one side
- Site does not confirm to policies H1 of Alsager Neighbourhood Plan regarding type and mix of new housing
- Site does not confirm to policy H4 of Alsager Neighbourhood Plan regarding the size, scale and density of new housing developments
- Site does not confirm to policy TTS10 of Alsager Neighbourhood Plan
- Policy PG7 (spatial distribution of development) has target for Alsager which has been achieved.

Highways

- Close Lane is not suitable nor wide enough.
- Close Lane is a busy lane, narrow in parts, with no lane markings and a 'rat run'.
- Highway safety concerns regarding access on a 'blind bend'.
- Traffic congestion impacts on the surrounding road network including Close Lane, Dunnocksfold Road and wider Alsager. The addition of a further 61 dwellings with associated traffic movements (minimum of 120 cars) will worsen the situation.
- Impact on surrounding junctions including B5077.
- Speed limit (30 mph notice) should be considered alongside traffic calming methods.
- Dangerous for pedestrians crossing near to the proposed entrance. Footpath only on one side and considered narrow and dangerous.
- Close Lane popular with walkers and dog walkers, accessing the countryside through rights of way.
- No long-term plan to preserve, protect and upgrade PROW to south of development.
- Alsager has seen a reduction in rail services.
- Public transport is not available late at night for shift workers etc.
- The public footpath runs from Close Lane to Butterson Lane (not Crewe Road as in documentation). The path to the Quarry is impassable at times due to overgrowth, including seeding in of Himalayan Balsam. Maintenance of an accessible footpath by the site during and after construction will be needed.
- Concern regarding access from emergency vehicles and Council bin operatives.
- Volume of lorry movements will increase due to warehouses under construction on Crewe Road.
- Concern over HGV movements in proximity to the entrance.
- The site edges onto an existing PROW. The current proposal means that part of this PROW would effectively become an alley way with 6-foot fences blocking it in. This would be detrimental to the existing hedgerow and the wildlife that inhabits it. It's a potential spot to attract antisocial behaviour, litter and vermin.

Infrastructure

- Pressure on infrastructure including schools, doctors, dentists etc.
- Pressure on local school places including Alsager High School.
- Pressure on broadband, electrical grid, gas and water facilities infrastructure.
- Public services and facilities planned for White Moss do not exist and plans are extant.

Ecology

- Loss of wildlife / flora and fauna.
- Impact on birds including protected birds.
- Protected species are present on site.
- Loss of trees and habitat.
- Minimal landscaping hardly replaces the loss of countryside and reduced ecology.
- Greenfield site.
- Proposals should ensure maintenance of current boundary hedgerow

Green Space / Agricultural Land

- Loss of green space / open countryside.
- Walking areas have been lost.
- Impacts on agricultural land.
- Little amount of open space for children to play / meeting in the proposed development and local surroundings.
- Cranberry Moss has suffered a noticeable increase in path erosion, litter and damage to trees. Further building will only worsen the environmental negatives this area has endured.

Affordable housing

- Affordable housing already available on other new build estates.
- Number of affordable homes is capped to 10 in the open countryside.
- Application appears unviable.
- Affordable housing should be pepper-potted through new developments. All affordable homes in one location are against principles of inclusion.

Amenity

- Construction impacts.
- Amenity and crime concerns.
- Site backs onto an active aggregate recycling centre (White Moss Quarry).
- Privacy concerns – overlooking / overshadowing of adjacent properties.
- Noise, light and odour pollution concerns.
- Loss of outlook from neighbouring properties.
- Air quality - no monitoring of air particles has been taken from near the Quarry
- The site falls within the blast zone of BAE, a regulated explosive site that produces ammunition.

Flooding and Drainage

- Flooding and drainage concerns.
- Flood risk report incorrectly terms a drain as redundant. Updates required to the land drainage Plan.
- The building of new homes, service roads, and driveways will reduce natural soak away. The removal of trees between the two sites will stop take up of surface water. As saplings will be planted, the amount of water take up will be minimal.
- The flood risk map (Figure 4) outlines an area of surface water omits a couple of ponds.
- Drainage of the site will be needed including management of surface water from the homes and roads, whilst avoiding flooding to the adjacent gardens. The finished level of the site (gardens, footpaths and roads) cannot be raised otherwise off-site flooding will occur to gardens of several adjacent properties
- The sewerage system in Close Lane is an old, combined Waste and Surface Water system. Further alteration may be needed to cope with 61 homes.

Landscape / Character

- Object to landscape impacts.
- Landscaping provision in the application is poor.
- Application detracts from the character and quality of the area.
- Impact on character and appearance of open countryside.

Design

- Object to density of scheme in a semi-rural area – houses crowded into 1.5ha site.
- Inadequate space for families. Plans show properties with tiny gardens and minimal new green space.
- Many of the houses afford little space and do not allow for future adaptation.
- No precedent for three storey properties in this area.
- The application is wrong in its assessment of how the proposal site integrates in the local area.
- Layout does not improve the character and quality of the area.
- Site is not sympathetic to local character.
- Power lines run across the site.
- Design is out of character with the locality.

Climate Change

- Policy SD1 'Sustainable Development in Cheshire East' requires Cheshire East to use appropriate technologies to reduce carbon emissions. The plans omit details of solar panels, electric charging points or water butts to reduce on-site surface water (by storing water from the roof).

Process

- Should consider Alsager Neighbourhood Plan
- Dispute over boundary line of development including the planning application

Other

- Already refused at appeal

9. OFFICER APPRAISAL

Principle of the development

9.1. The previously refused application for the site (21/6113C) was refused prior to the adoption SADPD when the site was located within the Open Countryside. The SADPD now includes the site within the settlement boundary and taking it out of the open countryside.

9.2. Therefore, site is located within the Settlement Boundary for Alsager, as such Policy PG9 of the SADPD identifies that within the Settlement Boundary proposals 'will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan'.

9.3. The principle of development within the settlement boundary is accepted provided that it accords with CELPS Policies SD1, SD2 and SE1 and SADPD Policies GEN1. These policies seek to ensure, amongst other things, that proposals are not detrimental to neighbouring residential amenity and are appropriate in design and highway terms.

9.4. As such the principle of the development is acceptable.

Housing Land Supply

9.5. The Cheshire East Local Plan Strategy was adopted on the 27th July 2017 and forms part of the statutory development plan. The plan sets out the overall strategy for the pattern, scale and quality of development, and makes sufficient provision for housing (36,000 new dwellings over the plan period, equating to 1,800 dwellings per annum) in order to meet the objectively assessed needs of the area.

9.6. As the plan is more than five years old, deliverable housing land supply is measured using the local housing need figure (plus 5% buffer), which is currently 2,603 dwellings per year rather than the LPS figure of 1,800 dwellings per year.

9.7. The National Planning Policy Framework (NPPF) identifies the circumstances in which relevant development plan policies should be considered out-of-date. These include:

- Where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with appropriate buffer) or:
- Where the Housing Delivery Test Measurement indicates that the delivery of housing was substantially below (less than 75% of) the housing required over the previous three years.

9.8. In accordance with the NPPF, the council produces an annual update of housing delivery and housing land supply. The council's most recent Housing Monitoring Update (base date 31 March 2024) was published in April 2025. The published report identifies a deliverable five-year housing land supply of 10,011 dwellings which equates to a 3.8 year supply measured against the five year local housing need figure of 13,015 dwellings.

9.9. The 2023 Housing Delivery Test Result was published by the Department for Levelling Up, Housing & Communities on the 12 December 2024 and this confirms a Housing Delivery Test Result of 262%. Housing delivery over the past three years (7,392 dwellings) has exceeded the number of homes required (2,820). The publication of the HDT result affirms that the appropriate buffer to be applied to the calculation of housing land supply in Cheshire East is 5%.

9.10. In the context of five-year housing land supply, relevant policies concerning the supply of housing should be considered out-of-date and consequently the 'tilted balance' at paragraph 11 of the NPPF is engaged.

Affordable Housing

9.11. Policy SC 5 (Affordable Homes) in the Cheshire East Local Plan Strategy (CELPS) sets out the thresholds for affordable housing in the borough. In residential developments, affordable housing will be provided as follows: -

- i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable;
- ii. In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sqm) in Local Service Centres and all other locations at least 30% of all units are to be affordable;
- iii. In future, where Cheshire East Council evidence, such as housing needs studies or housing market assessments, indicate a change in the borough's housing need the above thresholds and percentage requirements may be varied

9.12. Policy H5 of the ANP mirrors the approach taken in Policy SC5.

9.13. Therefore, as the proposed development is for 42 dwellings in a key service centre, in order to meet the Council's policy on Affordable housing there is a requirement that 30% of the total on-site units are affordable, which equates to 13 (12.6) affordable dwellings. The HSPD also states that the tenure mix split the Council requires is 65% affordable (or social) rented housing and 35% intermediate affordable housing. This means that 27 affordable (or social) rented and 15 intermediate affordable tenure properties should be provided on this site.

9.14. Policy SC5, paragraph 12.44 of the CELPS shows there is the objectively assessed need for affordable housing for a minimum of 7,100 dwellings over the plan period (2010 to 2030), which equates to an average of 355 dwellings per year across the borough. This figure should be taken as a minimum.

9.15. Information taken from the Cheshire Homechoice waiting list register which is the Choice based lettings system used to allocate affordable (or social) rented housing across Cheshire East, currently shows that 445 applicants have indicated that Alsager is their preferred area for affordable (or social) rented housing. These applicants require: 245 x 1 bed, 126 x 2 bed, 58 x 3 bed and 16 x 4 or more bedrooms.

9.16. The presented plans and documents show that the development would offer a good choice of 1, 2, 3 and 4 bedroom properties on the site.

9.17. The applicant, a Registered provider of Affordable housing (The Guinness Partnership Ltd), is proposing that all 42 (100% of the dwellings) be social rented dwellings. As there is a high proven need for affordable/social rented housing in Alsager, as shown in the Cheshire Homechoice data above, and there will be four much needed 4-bedroom social rented properties on the site, on this occasion 100% social rented housing is acceptable to Strategic Housing, as it best meets local needs.

9.18. The proposed development would help the identified need for social rented dwellings in Alsager, and as such the Councils Housing Officer raises no objection, subject to 100% social rented housing being provided, as specified in the Affordable Housing Statement submitted with the planning application.

9.19. Therefore, the proposal complies with Policy SC5 of the CELPS and H5 of the ANP and the affordable housing provision can be secured by way of Section 106 Agreement.

Education

9.20. The development of 42 family (2 bedroom plus) dwellings or more would require a contribution towards education.

9.21. Children's Services exclude one-bedroom dwellings when assessing developments for a S106 contribution. There are 4 one-bedroom dwellings in this development so the remaining 38 are being assessed.

9.22. The Local Plan is expected to deliver 36,000 houses in Cheshire East, which is expected to create an additional 6,840 primary aged children and 5,400 secondary aged children. 422 children within this forecast are expected to have a special educational need.

9.23. The development of 38 dwellings is expected to generate:
10 - Primary children (38 x 0.29) - excludes 1 SEN child, to avoid double counting
5 - Secondary children (38 x 0.14)

1 - SEN children (38 x 0.60 x 0.047%)

9.24. The development is expected to impact on primary and secondary 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 primary and secondary schools in the area because of agreed financial contributions. The Service acknowledges that this is an existing concern, however the 5 secondary aged children expected from the Land off Close Lane, Alsager application will exacerbate the shortfall.

9.25. Special Education provision within Cheshire East Council currently has a shortage of places available with at present over 47% of pupils educated outside of the Borough. The Service acknowledges that this is an existing concern, however the 1 child expected from the Land off Close Lane, Alsager application will exacerbate the shortfall.

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

5 x £27,462.00 = £137,310.00 (Secondary)

1 x £74,920.00 = £74,920.00 (SEN)

Total education contribution: £212,230.00

9.27. The above contribution can be secured way by of Section 106 Agreement.

Health

9.28. The NHS have been consulted who advise that the proposal will impact directly on provision at Alsager Health Centre and Cedars Medical Centre and therefore request a contribution of £52,016 towards additional demand as a result of this proposal. This is based on the formal as noted below:

£713.00 per 1 bed unit
£1,019.00 per 2 bed unit
£1,426.50 per 3 bed unit
£1,783.00 per 4 bed unit
£2,445.50 per 5 bed unit

4x 1 beds (4x £2,852)

15x 2 beds (15 x £15,285)

20 x 3 beds (20 x £28,530)

3x 4 beds (3 x £5,349)

Total £52,016

9.29. This would be spent one of the options below:

- Conversion of first floor waiting room into clinical rooms
- Conversion of ground floor waiting room space (proportion) into additional clinical space
- Merge of administrative services and reconfiguration of existing areas into clinical rooms
- Expand into current vacant top floor – this is costly and this allocation would be pooled alongside other S106 to deliver the scheme

9.30. The contribution of £52,016 can be secured by way of Section 106 Agreement.

Open Space

9.31. This development requires a minimum of 40m² per family unit each of children's play & Amenity Green Space (AGS), 5m² for allotments and 20m² for green infrastructure connectivity.

9.32. This revised layout reduces the previously refused application of 55 dwellings (21/6113C) to 42 units.

9.33. Unlike the refused application the applicant has included a community orchard at the entrance of the site and a larger sized LEAP play facility to the rear with adjacent informal amenity space with a social square.

9.34. The community orchard initially indicated a trip rail boundary which would have restricted access therefore this element has been removed. Whilst the trip rail is still around the 'square', this can be removed as part of the landscaping condition.

9.35. A landscaped focal square is located shortly into the inlet road which could accommodate seating and artwork. This area has increased in size which is welcomed.

9.36. The main open space/LEAP is in the south of the development adjacent to PROW. Changes have been made to the dwellings to ensure increased natural surveillance by residents, but the area will also enjoy natural passing surveillance from the PROW with the inclusion of an accessible path. A link has been added at the rear of the POS should White Moss Quarry come forward. Again, this will further increase the safety by passers-by.

9.37. The open space has improved from previous applications and every effort has been made to accommodate the LEAP along with the larger POS. In terms of land typologies of Table 13.1 (Amenity, Play, GI Connectivity and Food growth), they differ slightly but in terms of overall quantity Policy SE6 is satisfied. Some of the functionality is limited due to the linear nature and the intrusion of a turning head, pumping station and substation. Although planting is shown between the substation and pumping station the Councils Open Space officer requests further planting to help create a visual barrier, reduce potential noise and improve the overall aesthetics of the area between the LEAP and pumping station. Trees have been proposed however evergreen hedging is preferred and can be secured by condition.

9.38. In terms of outdoor sports facilities, the proposal will increase demand on existing facilities and as such a financial contribution towards off site provision will be required. The financial contribution is required at a rate of £1,564.54 per family dwelling or £782.27 per bed space in apartments to a maximum of £1,1564.54 per apartment. The funds would be required prior or commencement of development and would be used in line with the Council's adopted Playing Pitch Strategy and Outdoor Sports Strategy.

9.39. Overall, with the inclusion of community orchard, focal square, improved play facility and surrounding amenity space for informal recreation the Councils Open Space Officer considers this application greatly improved and therefore raises no objection subject to the below conditions:

- Design, layout, landscaping and finished levels of the LEAP with buffer zone demonstration along with planting /screening measures for the pumping station (evergreen hedging preferred over trees). Also to remove trip rail around the 'square'
- Details of the directional signage and soft landscaping plans for the PROW and linear POS
- Details of the orchard including species, numbers and underplanting
- Design and details of focal square
- Management and maintenance Plan

9.40. The current proposal now provides the required level of public open space on site and thus overcomes part of the previous refusal reason.

9.41. The requirement for a contribution for outdoors sport would need to be secured by way of Section 106 Agreement.

Housing Mix

9.42. Policy SC4 advises that new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.

9.43. Policy HOU1 In line with LPS Policy SC 4 'Residential mix', housing developments should deliver a range and mix of house types, sizes and tenures, which are spread throughout the site and that reflect and respond to identified housing needs and demand. In particular it suggests a recommended mix as below as a starting point:

	Market housing	Intermediate housing	Affordable housing for rent
1 bedroom	5%	14%	26%
2 bedroom	23%	53%	42%
3 bedroom	53%	28%	20%
4 bedroom	15%	4%	10%
5+ bedroom	3%	1%	3%

9.44. Policy H1 of the ANP advises new homes on developments of 10 or more should comprise a mix of house types, with one third being detached two and three storey properties, the remainder being flats, bungalows, terraced and semi-detached properties unless other material considerations support a robust justification for a different mix. This mix of house types must support a sustainable neighbourhood and meet the needs of a diverse range of household types and incomes and foster community cohesion.

9.45. The proposal consists of a mix of detached, semi-detached and town house properties. The bedroom mix is noted below:

4x 1 beds (10%)

15x 2 beds (35%)

20 x 3 beds (48%)

3x 4 beds (7%)

9.46. Whilst not strictly in compliance with Policy SC4 of the CELPS or H1 of the ANP as it only seeks to provide 1 detached property, it does provide a reasonable mix of bedroom numbers from 1 to 4 beds with the majority being 2/3 bedroom properties, so is not dominated by larger properties and would provide a reasonable mix of houses for use by all and 100% affordable housing.

Space Standards

9.47. 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).

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	

9.48. Policy HOU8 also requires for major developments that at least:

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

9.49. As noted in the table below each plot would comply with the NDSS standard. In addition 4 plots would provide M4(3) wheelchair assessable dwellings and 11 plots would provide M4(2) adaptable dwellings in compliance with Policy HOU8.

Housetype		m ²	Ft ²	Total No.	Total m ²	Total Ft ²
1B2P Maisonette GF	M4(3)	64	689	4	256	2756
2B3P Maisonette FF		71	764	4	284	3057
2B3P House Type	M4(2)	70	753	9	630	6781
2B4P Aspect House Type	(NDSS)	80	861	2	160	1722
3B4P House Type	(NDSS)	84	904	18	1512	16275
3b6P Corner Turner HT	M4(2)	103	1109	2	206	2217
4b5P House Type	(NDSS)	114	1227	3	342	3681
TOTAL				42	3390	36490

9.50. Therefore, the proposal complies with Policy HOU8 of the SADPD.

Location of the Site

9.51. Both policies SD1 and SD2 of the CELPS refer to supporting development in sustainable locations. Within the justification text of Policy SD2 is a sustainable development location checklist.

9.52. In this instance the design and access statement has done an appraisal of the location in terms of sustainability. This concludes that a range of local facilities including shops and bus stops are located 0.3 miles from the site with further facilities such as schools located between 0.4-0.9 miles away. There is also a bus stop approx. 400m away to the south off Crewe Road with regular services to Hanley and Crewe.

9.53. The site was also found to be locationally sustainable for the approved housing development for 16 units (appears to now be expired). It was also found to be locationally

sustainable for the appeal scheme. Given that this relates to the same site this conclusion remains relevant here. As a result it is considered that the site would be locationally sustainable.

9.54. The site was also deemed to be locationally sustainable through approval of the surrounding developments and as such it would be difficult to argue that the site in close proximity to these other consents is not sustainable.

ENVIRONMENTAL SUSTAINABILITY

Residential Amenity

9.55. With regards to neighbouring amenity, Policy HOU12 advises development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to:

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or
5. traffic generation, access and parking.

9.56. Policy HOU13 sets standards for spacing between windows of 18m between front elevations, 21m between rear elevations or 14m between habitable to non-habitable rooms. For differences in land levels, it suggests an additional 2.5m for levels exceed 2m.

9.57. The main residential properties affected by this development are Nos.58-70 Close Lane and properties 57-59 Close Lane.

No.70 Close Lane

9.58. The nearest plots (plots 1 and 2 off the site entrance) would be sited between 4.2 and 8.3m to the from the shared boundary and 20m to the rear elevation of No.70 at the closest point.

9.59. For standard rear to rear relationship Policy HOU13 requires an interface of 21m. However, the orientation of plots 1 sits angled away from the rear elevation of No.70, therefore it is not considered that being 1m shy of the interface would pose any significant harm by reason of overlooking/loss or privacy. The only side facing window proposed on the side elevation of Plot 1 is a 1st floor bathroom window, therefore, to prevent loss of privacy condition can be imposed requiring it to be fitted with obscure glazing.

9.60. The proposal would have some impact on the rear garden area of No.70 given that no development currently exists on this part of the site. It is however considered that the impact would be limited by the 4.2m siting from the shared boundary and the angled orientation. No.70 also has a substantial rear garden area therefore any overshadowing/oppressive impact will be limited to the end section of garden area immediately adjacent to the boundary.

9.61. Some windows are proposed to the rear elevation of plot 1 which would have potential to result in some overlooking of the rear garden area of No.70, however this level of overlooking is inevitable in residential areas and would also not result in any direct overlooking given the siting away from the boundary.

Nos.62-68 Close Lane

9.62. The closest plots would achieve at least 24m interface to rear facing windows. This complies with the interface as required by Policy HOU13 to prevent significant harm through overlooking/loss of privacy. The plots would also be sited sufficient distance away from boundaries to result in harm through overlooking of garden areas or result in harm through overbearing/overshadowing.

No.60 Close Lane

9.63. Plot 16 would achieve an interface of 28m to rear facing windows. This complies with the interface as required by Policy HOU13 to prevent significant harm through overlooking/loss of privacy. The plot would be sited between 2.9-2.1m to the shared boundary with No.60, which may have some impact to the section of garden immediately adjacent to the shared boundary of No.60. However, this is not an uncommon layout for modern housing estates and any overshadowing would be limited to just a small section adjacent to the shared boundary and thus would not be significant enough to form a refusal in its own right.

No.58 Close Lane

9.64. Plots 18-16 would achieve an interface of 33m to rear facing windows. This complies with the interface as required by Policy HOU13 to prevent significant harm through overlooking/loss of privacy. The plots would be sited 11m away from the shared boundary to prevent any significant harm through overbearing/overshadowing or overlooking of the rear garden area of No.58.

Future amenity

9.65. Policy HOU13 does not set an expected size of garden area but advises proposals for dwellings houses shall include an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development.

9.66. One of the reasons for refusal for the appeal scheme was due to inadequate size of garden areas for certain plots with some plots only having 35sqm which was considered an unsuitable/usable size of garden area. The scheme relied on use of the wider open space however this was also substandard in quantitative terms.

9.67. The majority of plots proposed for the current proposal would have garden area of at least 56sqm. This is considered to provide sufficient standard of private amenity space which would allow outdoor activities such as clothes drying and seating areas with larger bedroom plots having the larger garden areas.

9.68. Plots 20-27 are 1-bedroom maisonettes. These do not have any private garden areas, but they do have a shared clothes drying area.

9.69. It is noted that the appeal scheme was refused due to the cumulative impact of the lack of sufficient size of gardens area and POS along with cramped design. The size garden sizes was deemed to put the POS under even more pressure from future occupiers of the standard plots. For the appeal scheme the inspector concluded "...the resulting lack of adequately sized gardens would reduce living conditions for future occupiers and put greater pressure on the under provision of on-site children's play space and amenity green space. The smaller gardens would also reduce the space between buildings and create a more cramped form of development...".

9.70. In this instance the number of dwellings has been reduced from the 55 proposed at the appeal scheme, to 42 dwellings now proposed. This results in a less dense form of development than the appeal scheme. Also, unlike the appeal scheme, the policy required amount of POS is being provided on site. As a result, the proposal is considered to be more spacious than the appeal scheme.

9.71. Therefore, despite the lack of garden area for the maisonettes, these plots are located immediately opposite to the on-site POS, which is of sufficient size to compensate for use by future occupants of the maisonettes for their outdoor space. The plots will also have use of the communal drying area for clothes drying.

9.72. As a result, given the reduction of density of the site and the increase in the size of the POS, it is considered that the previous refusal reason relating to lack of garden areas and POS has been overcome. The proposal is considered to comply with Policies HOU12 and HOU13 of the SADPD.

Air Quality

9.73. Policy SE12 of the CELPS states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality.

9.74. The impact upon air quality could be mitigated with the imposition of a condition to require the provision of low emission boilers.

Contaminated Land

9.75. As the application is for new residential properties which are a sensitive end use and could be affected by any contamination present a contaminated land condition will be attached to the decision notice of any approval.

Highways

Background

9.76. A smaller residential scheme for 16 dwellings has planning approval on this site with access included, a larger scheme consisting of 55 dwellings was refused planning permission and a subsequent appeal was dismissed by the planning inspectorate but not on the grounds of highway safety.

Access

9.77. The access design remains the same as considered in the refused application which will have a 5.5m wide carriageway and 2.0m wide footways on either side of the road. The application provides a safe and suitable access.

Internal Layout Design

9.78. The submitted internal layout is similar to the previous application layout, there is a main spine road with a number of private parking courts taken off it. The level of parking is consistent with CEC parking standards requirements as set out in the local plan.

9.79. The previously submitted application considered that traffic impact on the local road network and concluded that the development would not result in a severe impact and as such did not warrant refusal. As the house types in this application are smaller, the traffic impact is

reduced, and car ownership levels are lower for the one and two bed accommodation and do not produce as many trips on the highway network.

Summary

9.80. This revised application has 13 less dwellings than previously submitted, and the type of housing proposed in this application tends to be for smaller dwellings and as a result the highway impact is reduced.

9.81. There were no highway objections to the previous larger scheme and given this proposal is reduced in scale there are no reasons to change the recommendation and raise objections to the application. Therefore, no objection is raised by the Councils Highways Officer.

9.82. The proposal is not therefore considered to result in any severe highway impacts complies with Policies SD1 & CO2 of the CELPS, INF3 of the SADPD and TTS2, & TTS3 of the ANP.

Trees

9.83. Policy SE5 advises that proposals should look to retain existing trees/hedgerows that provide a significant contribution to the area and where lost replacements shall be provided. Policy ENV6 advises that development proposals should seek to retain and protect trees, woodlands and hedgerows.

9.84. The clearance of quite a significant amount of tree cover was previously conceded to accommodate development of the area with approved outline application (16/2993N & then again with 21/1161N). Losses include a closely spaced group of Pine and Norway spruce central to the site (33T, 32 & 31G, 30T, B and C Category trees, and an A/B category area of trees designated as 29W as surveyed within this application). No additional tree losses have been proposed with this application therefore in line with the previous permissions this is not contested.

9.85. Achieving acceptable separation distances with all retained trees has been a priority and efforts have been made to ensure that the layout for which approval is sought respects the previously approved distances with protected trees and new rear elevations and retains trees and vegetation along the southwest boundary.

9.86. With regards to mitigatory tree planting, the proposal does not appear to provide space or opportunities for the expected levels of replacement tree planting in accordance with Policy SE5. However, replacement planting can be secured by condition within the landscaping plan.

9.87. There are concerns regarding the amount of pruning proposed within the AIA and on the Tree Protection Plan regarding the mature protected tree line of Oak. A site visit has confirmed that the trees have been unmanaged to date, and that they have established as expected for undisturbed field boundary Oak with most having an existing low ground clearance over the site of less than a metre.

9.88. The proposed pruning specification proposes crown raising to 3 metres. Given the extent of branch removal required to accommodate these clearances, in association with the change of use of the site, the lateral reduction proposed (between 3 and 4 metres) presents concerns in terms of the amount of live foliage which would be removed in one operation.

9.89. Consequently, it is considered that the pruning specification should be reduced to accord with best practice. A revised pruning specification should state that crown raising will not necessitate the removal of any branches more than 200mm diameter, and that the lateral reduction will not exceed 2 metres over the site. Any further works required to maintain separation between the trees and the developed properties can then be dealt with through the tree work application process once the properties are occupied.

9.90. It is also noted that retained tree 40T and Alder, will be impacted by the development with new hard standing indicated in the RPA. It's unclear whether this is to comprise of adopted surface, or what the justification is for not advocating the use of engineer designed solutions. The AMS and TP should be updated to amend/minimise impacts in the RPA of this retained tree.

9.91. No detailed levels information has been provided, and this should be included on the Tree Protection plan to take account of the change of use of the site in relation to the RPAs of affected trees

9.92. An updated Engineering Appraisal showing drainage routes across the site does not seem to have been submitted to reflect the proposed site plan but given that the position of services substation and water treatments areas are located close to retained trees, this detail needs to be considered within any AMS and Tree Protection Plan which would be appropriate to condition.

9.93. While the principle of development is accepted. The above referenced issues would need to be addressed but could be dealt with by condition.

9.94. Therefore, the Council Forestry Officer there concludes that she is satisfied with the principle of the development and considers this to be a more acceptable relationship in line with the approved scheme and therefore raise no objection subject to conditions to deal with the issues noted above (tree protection measures/construction methods and updated arboricultural impact assessment).

9.95. Therefore, it is not considered to be significantly harmful to the character/appearance of the area and the proposal complies with Policy SE5 of the CELPS and ENV 6 of the SADPD & NBE4 of the ANP.

Landscape

9.96. Policy SE4 advises that all development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.

9.97. The site does not form part of any landscape designation.

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

9.99. The site is also sited within the settlement boundary with development to the north, east and south so would be seen in the context of existing built form rather than stand-alone development. The Councils Landscape Architect does however request conditions requiring a hard and soft landscaping scheme to be provided and implemented.

9.100. Therefore the proposal would not result in any significant landscaping impacts and complies with Policies SE4 of the CELPS, ENV5 of the SADPD and NBE2 of the ANP.

Design

9.101. Policy SE1 advises that development proposals should make a positive contribution to their surroundings in terms of the creating a sense of place, managing design quality, sustainable urban, architectural and landscape design, live and workability and designing in safety. The Cheshire East Design Guide Volumes 1 and 2 give more specific design guidance.

Natural connections

9.102. The proposal provides a new vehicular and pedestrian access off Close Lane to the northeast and utilises the existing PROW for further pedestrian access to the southeast.

9.103. The proposal has been revised to reduce the inward-looking character in the southern part of the site via relocation of the POS. The development still backs onto existing boundary trees/hedging on the northwestern boundary however this was not contested for the previous scheme on site.

9.104. There is no futureproofing identified for pedestrian connection from the site to the adjacent White Moss site other than via the PROW but again this was not contested for the previous scheme on site.

9.105. The proposal scores an amber rating.

Walking cycling and public transport

9.106. The streets within the scheme have been revised to be less engineered and therefore more conducive for walking and cycling and future occupants could utilise both access points.

9.107. The proposal scores an amber rating.

Facilities and services (Green)

9.108. The proposal has good access to facilities and services locally within walking distance and there is a bus top approx. 400m away to the south off Crewe Road with regular services to Hanley and Crewe.

9.109. The proposal scores green in this regard.

Homes for everyone (Green)

9.110. The proposal provides a good mix of property sizes between 1 and 4 beds and is not dominated by larger properties. All properties are also designed to meet NDSS and policy requirements in terms of accessibility. The proposal scores green rating.

Making the most of what's there (Green)

9.111. The relocation of the main POS has improved the environment of the southern section of the PROW. The changes have opened up the southern part of the site. Some properties will back onto the tree belt on the northwestern boundary however this was not objected to in the previous application. Vegetation along the western boundary is proposed to be retained and

forms the edge to the POS and the development so retains the existing green buffer. The proposal scores a green rating.

Memorable character (Amber)

9.112. The layout provides a defined gateway and the relocation of the POS to the southern part of the site the square provides focal points/green features. The square could potentially be further improved by enlarging the space eastward to the frontage of plots 37/8 and omitting that short section of street. There is a variation of house-types adjoining the site with a mixture of bungalows, dormer bungalows and 2 storey properties. The southern boundary adjoins the recently constructed housing site. The dwellings in the area predominantly detached and semi-detached, with a mix of hipped and pitched roofs, the material palette also includes a mix of red brick and render and includes a mix of grey and red tiled roofs. The age of the surrounding dwellings is mixed but is largely post-war in age.

9.113. The dwellings in the locality of the site include a number of design features such as projecting gables, bay windows (single storey), porch detailing, window header and sill details, brick banding, ridge tile detailing, and chimneys.

9.114. The proposed dwellings would all be two stories in height with a gabled roof design which would add some interest.

9.115. The remaining part of the site includes largely brick units (although render is introduced at some focal points). Many of the design cues within this location are incorporated into the development with features such as projecting gables, window header and sill details, chimneys, and porch detailing (although all appear to be open porches/canopies).

9.116. Details of external materials have been indicated on the plans and appear to provide an acceptable and consistent appearance, the final details can be secured by planning condition.

9.117. Plots 1 and 2 are important gateway properties but this is not maximised in the design. The frontage parking also weakens this slightly. Overall street design has improved but is still a little too formal in places. The proposal scores an amber rating.

Well defined streets and spaces

9.118. There is a consistent building line for most of the site. The focal square disrupts this to a degree but is now better enclosed than previously proposed and is less car dominated.

9.119. The proposed dwellings would be sited to ensure that they overlook the proposed highway network. The development would use corner-turning units on the corner plots.

9.120. The main POS is overlooked and plot 27 has an active frontage overlooking the space to create passive surveillance of the play area/POS.

9.121. There is wider frontage on the southeastern side of the street but little on the northwestern side, limiting the potential for trees/other landscaping (where they would be more beneficial in terms of providing shade).

9.122. There are areas where there is insufficient space to clearly define plot frontages and areas where there is potentially excessive frontage space and presently a lack of clarity between public and private, due to there not being an updated landscape scheme. This could be resolved as part of the landscaping scheme by condition.

9.123. Internally within the site the proposed development would include a mix of carparking solutions. The car-parking to the front of the proposed dwellings would be part side and part frontage. Some parking would also be provided within small parking courtyards

9.124. The proposal scores amber score.

Easy to find your way around (Green)

9.125. The revised scheme reinforces the inherent legibility due to the small scale of the development. There has also been some attempt to announce key plots. The proposal scores a green rating.

Healthy streets (Amber)

9.126. It is considered that the proposed highways design is appropriate and avoids large straight stretches which would encourage speeding. The surfacing materials would be controlled via the imposition of a planning condition. However, some improvement some sections of street still feel like they have been designed around vehicular rather than a social function.

9.127. In the absence of landscape information, sufficient street greening/trees has not been demonstrated, especially on the northwestern side of the primary street. The proposal scores an amber rating.

Cycle and car parking (Amber)

9.128. The reliance on parking courts has been reduced, with a higher proportion of on plot parking. However, the parking court behind plots 20-27 is devoid of landscaping but would have limited visibility from the street-scene.

9.129. The submitted plan shows that all units on the proposed development would have private amenity space with rear access. A condition will be imposed to secure cycle storage details for the proposed apartments. The proposal scores amber.

Green and blue infrastructure (Amber)

9.130. The approach to open space is more positive as a consequence of its relocation to the southern part of the site. Orchard planting has been included at the site entrance. There is scope to further extend productive planting within the site with a bit of creativity, but no updated landscape scheme has been submitted. This can be secured by condition. The proposal also seeks to retain existing boundary planting/tree belts.

9.131. The pumping station at it stands will detract from the quality of the POS due to its location. Further landscaping of this element to provide a buffer could be secured by condition as could the landscape management. The proposal scores an amber rating.

Back of pavement front of home (Amber)

9.132. As noted above there is no landscape information other than the indicative hedging/tree planting to front gardens for some plots on the site layout. This can be secured by condition. Bin storage information is identified on the layout. The proposal scores an amber rating.

Summary/conclusion

9.133. In summary, the scheme has progressively improved through the course of the application. There are no red ratings within the assessment and several considerations are green. However, there are still several that are amber but where further information, e.g. re: provision of external storage, or slight amendment (particularly to landscaping) would lead to green being awarded.

9.134. The provision of certain information (e.g. more detailed landscape information) will likely have improved the outcome of the assessment. Given that these relate to minor matters the details of which could be secured by condition. With these changes incorporated the proposal would result in a satisfactory level of design.

9.135. As such, subject to conditions, the proposal is considered to comply with Policies SD1, SD2 and SE1 of the CELPS, GEN1 of the SADPD, H4 & H6 of the ANP & the Cheshire East Urban Design Guide.

Ecology

Statutory Designated Sites

9.136. The application site falls within Natural England's SSSI Impact Risk Zones and is located in close proximity to Oakhanger Moss SSSI which forms part of the Midland Meres and Mosses Phase 2 Ramsar. A Habitat Regulations Assessment is required to inform the determination of the application.

9.137. A Scoping Assessment (Assessment of likely significant effects) has been undertaken, and a copy was attached with my previous comments. The assessment concludes that the proposed development is not likely to have a significant impact upon the features for which the statutory site was designated. Consequently, a more detailed Appropriate Assessment is not required.

9.138. Natural England have also been consulted and raise no objection.

Non-statutory sites

9.139. The application site is located in close proximity to White Moss Local Wildlife Site. The Council's Ecologist advises that the proposed development is unlikely to result in a significant adverse impact upon the Local Wildlife Site.

Great Crested Newts

9.140. A number of ponds are present within 250m of the application site. No evidence of Great Crested Newts was recorded during previous surveys of these ponds. The Council's Ecologist therefore advises that this species is not reasonably likely to be present or affected by the proposed development.

Grass Snakes

9.141. This species is known to be present in the broad locality of the application site. The habitats present on site are of limited value for this species. The Council's Ecologist therefore advises that reptiles are not reasonably likely to be significantly affected by the proposed development.

Other Protected Species

9.142. An updated survey and mitigation strategy has been submitted. Active setts were recorded a short distance from the application site. In order to minimise the risk of an offence occurring the submitted report recommends (amongst other measures) that a 20m exclusion area be marked out around the setts with Heras fencing during the construction phase and that an ecologist supervises any works within the buffer. The Councils Ecologist advises that this approach is acceptable but requires a condition requiring the development to proceed in accordance with the submitted Badger Survey.

Bats

9.143. A number of trees are proposed for removal as part of the proposed development. An updated assessment of the trees to be removed has been submitted. No trees to be removed are reasonable likely to support roosting bats. The Councils Ecologist therefore advises that the proposed development is unlikely to result in a direct impact upon bats.

Lighting

9.144. To avoid any adverse impacts on bats resulting from any lighting associated with the development the Councils Ecologist recommends that a detailed lighting scheme is submitted in support of the application. If not this can be secured by condition.

Hedgehogs

9.145. This priority species may be present on the application site on a transitory basis. If planning consent is granted the incorporation of features to facilitate the movement of this species can be incorporated into the scheme through the ecological enhancement features condition.

Nesting Birds

9.146. If planning consent was granted standard conditions to safeguard nesting birds would be required.

Biodiversity Net Gain

9.147. Local Plan Policy SE 3(5) requires all developments to aim to positively contribute to the conservation of biodiversity. In order to assess the overall loss/gains of biodiversity an assessment has been undertaken in accordance with the Defra Biodiversity 'Metric' version 3.1.

9.148. The assessment shows that the proposed development would result in the loss of 6.09 biodiversity units (-56.75%) for area-based habitats and a net gain of 53.71% in respect of hedgerows. Additional offsite habitat creation proposals will be required to achieve a net gain as required by Local Plan Policy.

9.149. This can be secured by the BNG condition requiring 10% net gain provision.

Ecological Enhancement features

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

9.151. A bat and bird box plan has been submitted but this includes insufficient boxes to comply with the CEC design Guide. If planning permission is granted a condition should be attached which requires the submission of an ecological enhancement strategy

9.152. Therefore, the proposal excluding the yet to be considered Biodiversity Net Gain Assessment, complies with Policy SE3 of the CELPS, ENV1, ENV2 of the SADPD & NBE5 of the ANP.

Flood Risk

9.153. The application site is located within Flood Zone 1 according to the Environment Agency Flood Maps, but the site area is over 1 hectare so requires a Flood Risk Assessment.

9.154. This has been provided and advises that the risk if flooding from all sources is considered to be very low, therefore no site-specific mitigation measures are considered necessary.

9.155. Surface water run off will be discharged to a ditch in the southern extent of the site. Drainage should be made at the 1 in 1-year greenfield run off rate of 5.3 l/s.

9.156. It is proposed to divert the existing 150mm public sewer which crosses the site. Attenuation storage will be provided to accommodate the 1 in 100 year plus 40% climate change event. Foul flows will be discharged to the public foul sewer in Close Lane via a pumped solution.

9.157. United Utilities have been consulted as part of this application and have raised no objection to the proposed development subject to conditions requiring a foul and surface water drainage strategy.

9.158. Councils Flood Risk Team have also been consulted who have raised a holding objection as it has not been made clear where surface water will drain. Further information has been requested from the applicant and will be provided in the update report.

9.159. Therefore, subject to final comments of the Councils Flood Risk Team, it would appear that any flood risk/drainage issues, could be suitably addressed by planning conditions and as such the proposal complies with Policy SE13 of the CELPS & ENV 16 of the SADPD AND TTS9 & TTS10 of the ANP.

Land Levels

9.160. Given the nature of the site to existing properties and the variation in levels a condition will be attached to ensure that details of the proposed levels are provided.

Public Right of Way (PROW)

9.161. Public Footpath Alsager No. 41 (formerly known as Public Footpath Haslington No. 49 – name change due to parish boundary changes) will be affected by the proposed development. The development would have a direct and significant effect on the Public Right of Way.

9.162. Initially the Councils PROW Officer objected pending further information to consider the impact of the proposal on the PROW. Further information was provided and therefore she now raises no objection subject to condition requiring a Public Rights of Way scheme of management to be provided prior to commencement of development.

Powerlines/safety

9.163. Overhead power lines cross the site. These are to be diverted underground and would be dealt with under legislation outside of planning.

9.164. Cadent Gas have also been consulted who have offered advisory notes to the applicant.

9.165. Climate Change/Renewable Energy

9.166. 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.

Economic Benefits

9.167. With regard to the economic role of sustainable development, the proposed development will help to provide new housing with indirect economic benefits including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

10. CIL COMPLIANCE

10.1. 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
- c) Fair and reasonably related in scale and kind to the development.

10.2. It is considered that the contributions required as part of the application are justified and meet the Council's requirement for policy compliance. As set out above, all elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of development.

10.3. On this basis the scheme is compliant with the CIL Regulations 2010

11. PLANNING BALANCE/CONCLUSION

11.1. The proposal would result in the creation of 42 net additional affordable dwellings which would go some way to help the Council achieve its 5-year housing land supply target and affordable housing targets. It will also have indirect economic benefits including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

11.2. The site also lies within a locationally sustainable location within the settlement boundary for Alsager and the principle of residential development on the site is acceptable. The development complies with Policies SD1, SD2, PG2 of the CELPS and PG9 of the SADPD.

11.3. The benefits of the development attract substantial weight.

11.4. The site layout is acceptable and would not harm residential amenity and complies with Policy HOU12 of the CELPS.

11.5. The development is considered to be acceptable in terms of its impact upon the highway network. The development complies with C01, C04 of the CELPS, INF3 SADPD.

11.6. The impact upon trees is acceptable subject to the imposition of planning conditions. The development complies with Policy SE5 of the CELPS, ENV6 of the SADPD.

11.7. An acceptable design solution has been provided, and this would comply with Policy SE1, SD1 and SD2 of the CELPS, GEN1 of the SADPD, the CEC Design Guide and the NPPF.

11.8. The proposal subject to confirmation regarding BNG, would not result in any significant ecological impacts and complies with Policy SE3 of the CELPS, ENV1, ENV2 of the SADPD.

11.9. The proposal subject to final comments from the LLFA, would not result in any significant flood risk/drainage issues and complies with Policy SE13 of the CELPS & ENV 16 of the SADPD.

11.10. The proposal would not result in any significant landscape harm and complies with the relevant policies.

11.11. The proposal would provide contributions towards education, outdoor sport and the NHS. This would mitigate the impact of the development

11.12. Since the previous application which was dismissed at appeal there has been a reduction of density of the site and the increase in the size of the POS. It is considered that the previous refusal reason relating to lack of garden areas and POS has been overcome. The proposal is considered to comply with Policies HOU12 and HOU13 of the SADPD.

11.13. The benefits of this application are considered to substantially outweigh the disbenefits and there are no material considerations in this case that indicate that planning permission should be refused.

12. RECOMMENDATION

13.1 APPROVE subject to the completion of a S106 Agreement with the following Heads of Terms

S106	Amount	Triggers
NHS	£52,016 towards improved health infrastructure facilities at Alsager Health Centre and Cedars Medical Centre	To be paid prior to the occupation of the 21st dwelling
Outdoor sport	Outdoor sport contribution is £1,564.54 per family dwelling or	To be paid prior to the occupation of the 21 st

	£782.27 per bed space in apartments (to a maximum of £1,564.54 per apartment).	dwelling
Amenity Green Space and Play Provision	On site provision of Open Space and a LEAP. Scheme of Management to be submitted and approved	To be provided prior to the first occupation of the 15th dwelling To be provided on the site before first occupation
Education	£137,310.00 (Secondary) £74,920.00 (SEN) Total education contribution: £212,230	Secondary to be provided prior to first occupation SEN to be paid prior to the first occupation of the 15 th dwelling
Affordable Housing	100% (42) on site provision social rented tenure	In accordance with phasing plan to be submitted and approved

and the following conditions:

- 1) **3 year time limit**
- 2) **Development in accordance with the approved plans**
- 3) **Details of proposed materials**
- 4) **Contaminated land – risk assessment**
- 5) **Contaminated land – verification report**
- 6) **Contaminated land – no exportation of soils**
- 7) **Contaminated land – unexpected contamination**
- 8) **Contaminated land – risk assessment**
- 9) **Obscure glazing to 1st floor bathroom window of plot 1**
- 10) **Scheme of management for the PROW**
- 11) **Foul and surface water drainage strategy**
- 12) **The consented development to proceed in accordance with the submitted Badger Survey**
- 13) **Bat sensitive lighting**
- 14) **Nesting birds survey**
- 15) **Ecological enhancement measures**
- 16) **Biodiversity Net Gain provision**
- 17) **Tree protection measures and arboricultural method statement to be provided**

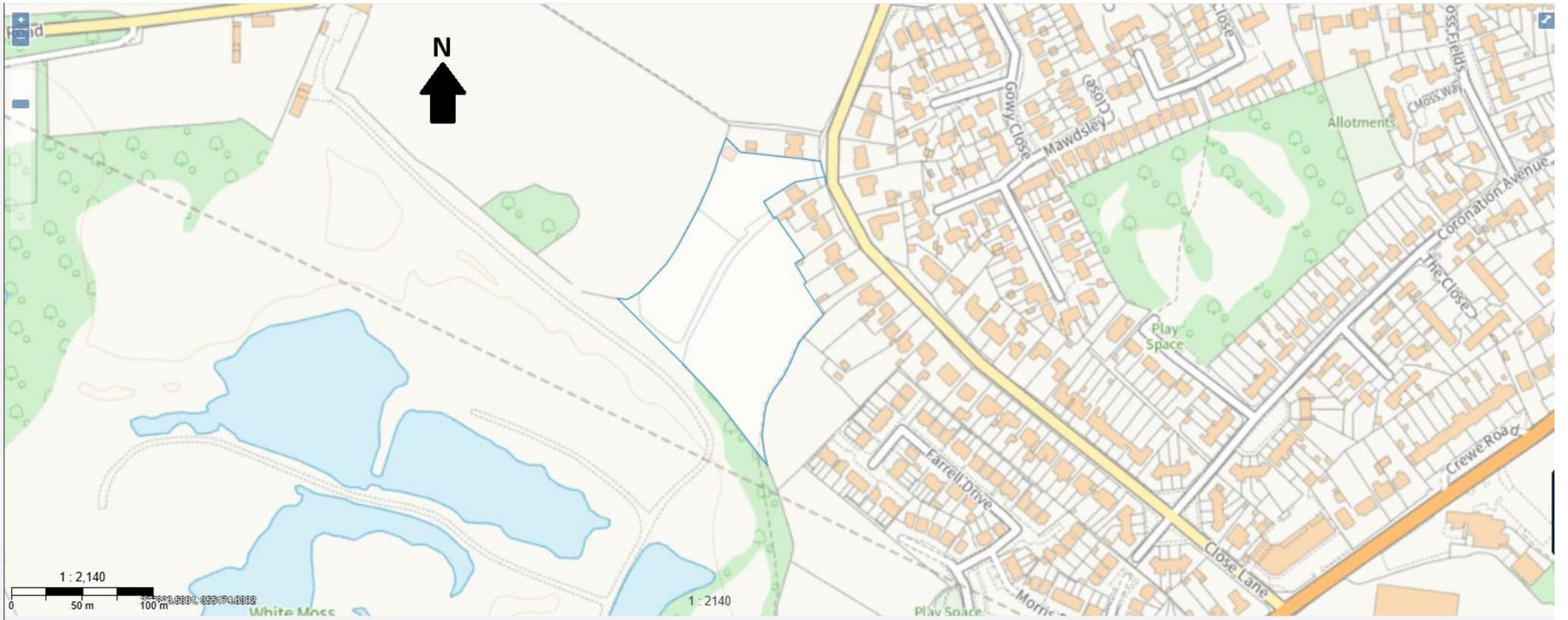
- 18) Hard and soft landscaping scheme to be provided (shall include greater frontage planting and further planting as a buffer between pumping station and POS)
- 19) Implementation of landscaping scheme
- 20) At least 30% of dwellings to be comply with requirement M4 (2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings
- 21) At least 6% of dwellings in housing developments should comply with requirement M4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.
- 22) Design/layout of the LEAP and revised buffer planting for the pumping station to include evergreen hedge and remove trip rail around the 'square'
- 23) Details of the directional signage and soft landscaping plans for the PRow and linear POS
- 24) Details of the orchard including species, numbers and underplanting
- 25) Design and details of focal square
- 26) Management and maintenance Plan for POS/landscaping
- 27) 10% of energy needs to be from renewable or low carbon energy
- 28) Cycle storage location and detail
- 29) Street surfacing to be submitted and approved

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

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

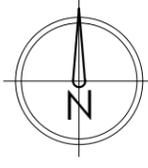
S106	Amount	Triggers
NHS	£52,016 towards improved health infrastructure facilities at Alsager Health Centre and Cedars Medical Centre	To be paid prior to the occupation of the 21st dwelling
Outdoor sport	Outdoor sport contribution is £1,564.54 per family dwelling or £782.27 per bed space in apartments (to a maximum of £1,564.54 per apartment).	To be paid prior to the occupation of the 21 st dwelling
Amenity Green Space and Play Provision	On site provision of Open Space and a LEAP.	To be provided prior to the first occupation of the 15th dwelling

	Scheme of Management to be submitted and approved	To be provided on the site before first occupation
Education	<p>£137,310.00 (Secondary) £74,920.00 (SEN)</p> <p>Total education contribution: £212,230</p>	<p>Secondary to be provided prior to first occupation</p> <p>SEN to be paid prior to the first occupation of the 15th dwelling</p>
Affordable Housing	100% (42) on site provision social rented tenure	In accordance with phasing plan to be submitted and approved



23/4788C

LAND OFF CLOSE LANE,
ALSAGER



REV	DATE	DRAWN	DESCRIPTION	
-	-	-	-	
TITLE:				
SITE LOCATION PLAN				
				
Breck Homes 20 Sceptre Court Bamber Bridge Preston PR5 6AW tel: 01253 587 010 web: www.breck.co.uk/homes hello@breck.co.uk				
PROJECT:				
CLOSE LANE, ALSAGER				
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT.24	1:1250 @ A3	-	P08 - Close Lane / Site Location Plan	-



Indicates Cycle Stores

Housetype	m ²	Ft ²	Total No.	Total m ²	Total Ft ²	
1B2P Maisonette GF	M4(3)	64	689	4	256	2756
2B3P Maisonette FF		71	764	4	284	3057
2B3P House Type	M4(2)	70	753	9	630	6781
2B4P Aspect House Type	(NDSS)	80	861	2	160	1722
3B4P House Type	(NDSS)	84	904	18	1512	16275
3b6P Corner Turner HT	M4(2)	103	1109	2	206	2217
4b5P House Type	(NDSS)	114	1227	3	342	3681
TOTAL			42	3390	36490	

	Site Area		Density		Footage			
	Ha	Ac	Un/Ha	Un/Ac	m ² /Ha	m ² /Ac	Ft ² /Ha	Ft ² /Ac
Gross	1.48	3.66	30.41	12.30	2432.43	984.37	26182.46	10595.68
Nett	1.29	3.19	34.88	14.12	2790.70	1129.36	2790.70	12156.29



Policy Requirement	Layout Provision
6% M4(3)	8% M4(3)
30% M4(2)	29% M4(2)
36% Total	37% Total

Indicates Units with Chimneys (04No. in Total)



REV	DATE	DRAWN	DESCRIPTION
E	MAY 25	SHW	PLANNERS COMMENTS ENDORSED, CYCLE STORES ADDED
D	MAR 25	SHW	PLANNERS COMMENTS ENDORSED
C	MAR 25	SHW	FOCAL SQUARE AREA RE-DESIGNED, ADDITIONAL GREEN SPACE ADDED WITH ADDITIONAL TREES WHERE POSSIBLE
B	NOV 24	SHW	PLOTS 30-32 REPOSITIONED TO ALLOW FOR MIN. 50m ² REAR GARDEN AREAS. FENCE LINE ALTERED TO REAR OF PLOTS 40-44
A	NOV 24	SHW	PLOTS 01-18 REPOSITIONED, DRYING AREA REMOVED FOR PLOTS 20-22. PARKING FOR PLOTS 31 & 32 SWAPPED, KERB LINES ADDED TO NO. 68 EXISTING HOUSE

TITLE: **PROPOSED SITE LAYOUT**

Breck Homes
21 Sceptre Court
Bamber Bridge
Preston
PR9 5AW
Tel: 01524 587 000
www.breck.co.uk
hello@breck.co.uk

PROJECT: **CLOSE LANE, ALSAGER**

DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT 24	1:500 @ A1	-	P01 - Close Lane / Proposed Site Layout	E

Garden Areas

- Plot No.01 - 250sq.m
- Plot No.02 - 118sq.m
- Plot No.03 - 84sq.m
- Plot No.04 - 127sq.m
- Plot No.05 - 124sq.m
- Plot No.06 - 121sq.m
- Plot No.07 - 120sq.m
- Plot No.08 - 121sq.m
- Plot No.09 - 121sq.m
- Plot No.10 - 122sq.m
- Plot No.11 - 123sq.m
- Plot No.12 - 131sq.m
- Plot No.13 - 145sq.m
- Plot No.14 - 165sq.m
- Plot No.15 - 201sq.m
- Plot No.16 - 135sq.m
- Plot No.17 - 90sq.m
- Plot No.18 - 98sq.m
- Plot No.19 - 54sq.m
- Plot No.20 - Communal
- Plot No.21 - Communal
- Plot No.22 - Communal
- Plot No.23 - Communal
- Plot No.24 - Communal
- Plot No.25 - Communal
- Plot No.26 - Communal
- Plot No.27 - Communal
- Plot No.28 - 63sq.m
- Plot No.29 - 63sq.m
- Plot No.30 - 64sq.m
- Plot No.31 - 66sq.m
- Plot No.32 - 63sq.m
- Plot No.33 - 77sq.m
- Plot No.34 - 107sq.m
- Plot No.35 - 123sq.m
- Plot No.36 - 56sq.m
- Plot No.37 - 57sq.m
- Plot No.38 - 71sq.m
- Plot No.39 - 88sq.m
- Plot No.40 - 113sq.m
- Plot No.41 - 59sq.m
- Plot No.42 - 69sq.m



A	MAR23	BHW	UPDATED TO LATEST LAYOUT
REV	DATE	DRAWN	DESCRIPTION
TITLE:			
REAR GARDEN AREAS			
		Breck Homes 211 Scapellato Court Bamber Bridge Preston PR3 5AW Tel: 01524 887 000 www.breckhomes.co.uk hello@breck.co.uk	
PROJECT:			
CLOSE LANE, ALSAGER			
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:
NOV 24	1:500 @ A1	-	P17 - Close Lane / Rear Garden Areas
REV:			A



THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING P04 - CLOSE LANE / BOUNDARY TREATMENTS

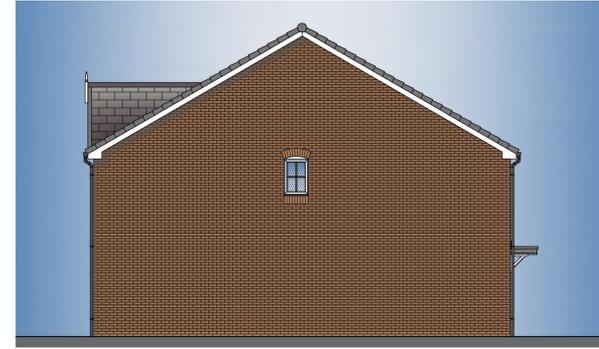
REV	DATE	DRAWN	DESCRIPTION
A	MAY 25	SHW	PLANNERS COMMENTS ENDORSED
A	MAR 25	SHW	UPDATED TO LATEST LAYOUT

<p>BOUNDARY TREATMENTS PLAN</p> <p>Breck Homes 21 Skepple Court Bamber Bridge Preston PR9 5AW Tel: 01524 877 000 www.breck.co.uk hello@breck.co.uk</p>			
<p>PROJECT: CLOSE LANE, ALSAGER</p>			
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:
OCT 24	1:500 @ A1	-	P03 - Close Lane / Boundary Treatments Plan
			REV: B

1B2P 50 M4(2) GF & 1B2P 57 FF Maisonettes - 8 Block



Front Elevation - 1B2P Maisonette 64 & 71
 1 Bedroom 2 Person Maisonette (64m² GF) M4(3)/(2a)
 2 Bedroom 3 Person Maisonette (71m² FF)



Side Elevation - 1B2P Maisonette 64 & 71
 1 Bedroom 2 Person Maisonette (64m² GF) M4(3)/(2a)
 2 Bedroom 3 Person Maisonette (71m² FF)



Rear Elevation - 1B2P Maisonette 64 & 71
 1 Bedroom 2 Person Maisonette (64m² GF) M4(3)/(2a)
 2 Bedroom 3 Person Maisonette (71m² FF)



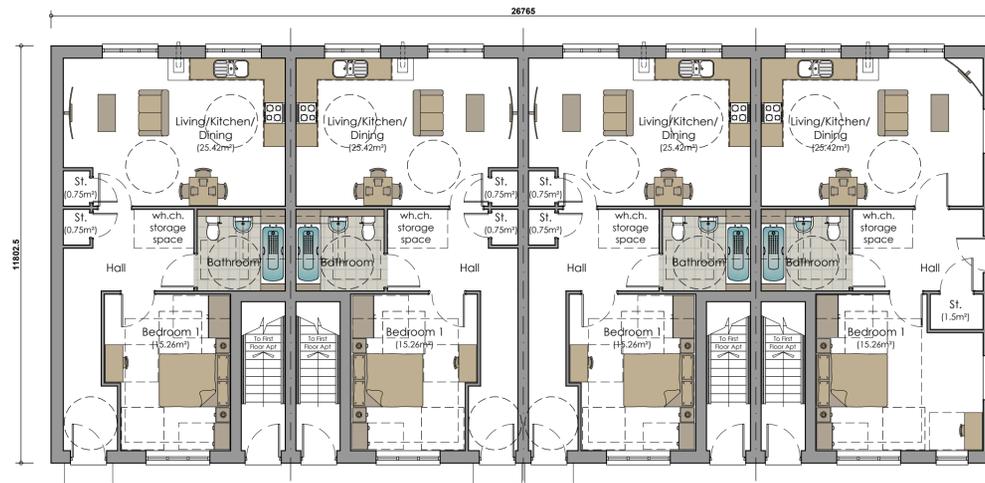
Side Elevation - 1B2P Maisonette 64 & 71
 1 Bedroom 2 Person Maisonette (64m² GF) M4(3)/(2a)
 2 Bedroom 3 Person Maisonette (71m² FF)

NDSS Compliance Schedule				
Type:	2 Bed 3 Person Maisonette (First Floor)			
Gross Internal Area:				
NDSS GIA:	61m ²	Actual GIA:	71m ²	
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.6m x 3.5m	11.5m ²	13.2m ²
Bedroom 2	2.15m x 2.15m	2.6m x 3.5m	7.5m ²	9.3m ²
Storage:				
Name:	Area:			
FF Store	2.0m ²			
Total:	2.0m ²			
NDSS:	1.5m ²			

M4(3)/(2a) Compliance Schedule				
Type:	1 Bed 2 Person Maisonette (Ground Floor)			
Gross Internal Area:				
Actual GIA:	63.5m ²			
Name:	M4(3) Width:	Actual Width:	M4(3) Area:	Actual Area:
Bedroom 1	3.0m x 3.0m	3.15m x 4.4m	13.5m ²	15.2m ²
Storage:				
Name:	Area:			
GF Store	2.5m ²			
Total:	1.5m ²			
M4(3):	1.0m ²			



First Floor Plan - 2B3P 71 Maisonette
 2 Bedroom 3 Person Maisonette (71m²)



Ground Floor Plan - 1B2P 64 Maisonette
 1 Bedroom 2 Person Maisonette (64m²) M4(3)/(2a)

Plot No's 20-27

REV	DATE	DRAWN	DESCRIPTION
A	OCT 24	SHW	FRONT DOOR REPOSITIONED TO SIDE
B	OCT 24	SHW	ASHP REMOVED, BOILERS ADDED

TITLE:
1B2P MAISONETTE GF (64m²) M4(3)/(2a)
2B3P MAISONETTE FF (71m²)
 PROPOSED FLOOR PLANS & ELEVATIONS

Breck Homes
 211 Skipton Court
 Bamber Bridge
 Preston
 PR3 5AW
 Tel: 01524 587 000
 Web: www.breck.co.uk
 Email: hello@breck.co.uk

PROJECT:
CLOSE LANE, ALSAGER

DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT 24	1:100 @ A1	-	P09 - Close Lane / Plot No's 20-27	B

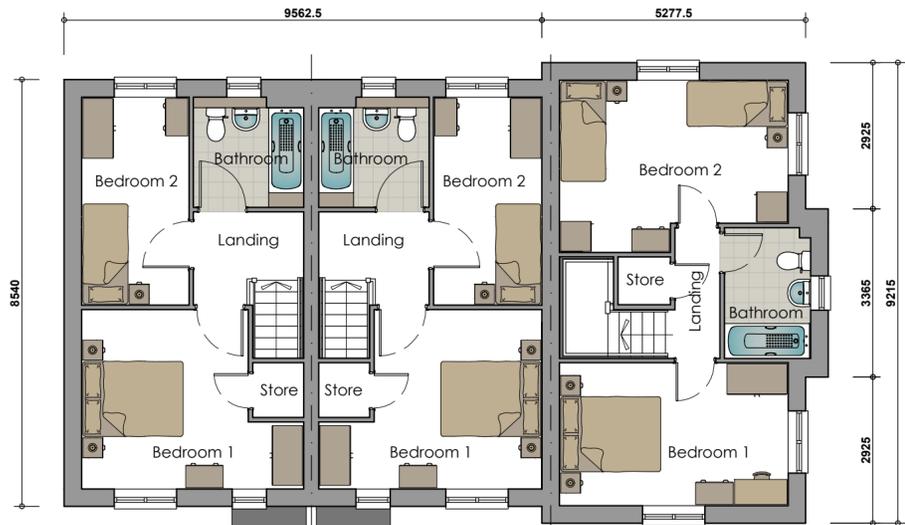
2B3P 70 M4(2) & 2B4P 80 Aspect (OPP) - Terrace of 03 NDSS Compliant



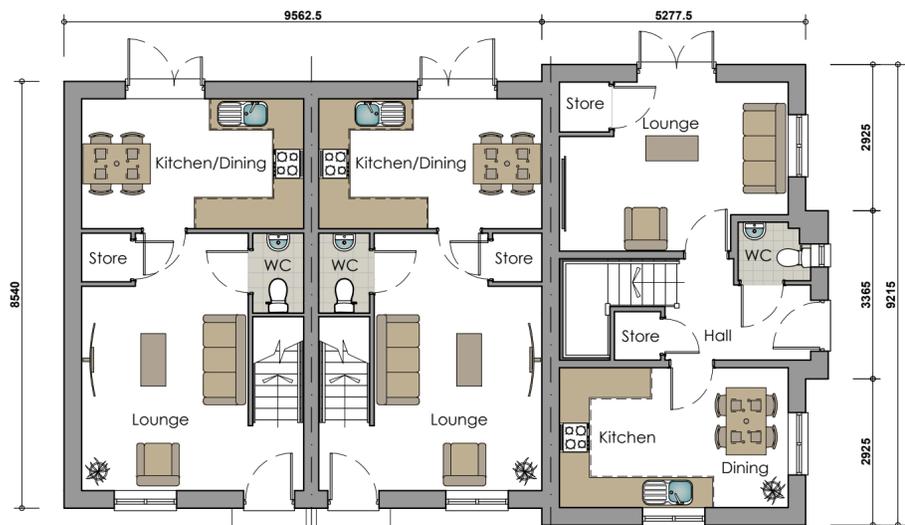
2B3P 70 M4(2)(AS) FRONT ELEVATION
2B3P 70 M4(2)(OPP)
2B4P 80 Aspect (AS)



2B4P 80 Aspect (AS) REAR ELEVATION
2B3P 70 M4(2)(OPP)
2B3P 70 M4(2)(AS)



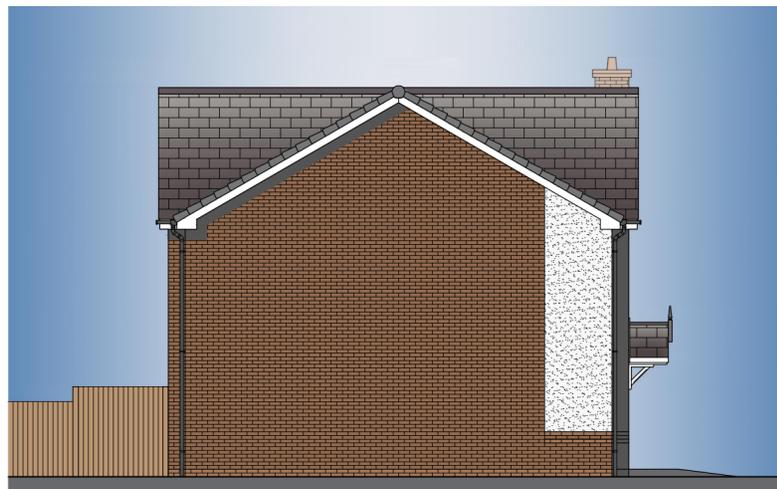
2B3P 70 M4(2) (AS) 2B3P 70 M4(2) (OPP) 2B4P 80 Aspect (AS)
FIRST FLOOR PLAN - Semi-Detached



2B3P 70 M4(2) (AS) 2B3P 70 M4(2) (OPP) 2B4P 80 Aspect (AS)
GROUND FLOOR PLAN - Semi-Detached



2B4P 80 Aspect (AS) FRONT ELEVATION



2B3P 70 M4(2)(AS) SIDE ELEVATION

NDSS Compliance Schedule				
Type:	2 Bed 4 Person Aspect House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	79m ²	Actual GIA:	80m ²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.85m x 4.5m	11.5m ²	12.8m ²
Bedroom 2	2.55m x 2.55m	2.85m x 4.5m	11.5m ²	14.4m ²
Storage:				
Name:	Area:			
GF Store	0.9m ²			
1F Store	1.1m ²			
Total:	2.0m ²			
NDSS:	2.0m ²			

NDSS Compliance Schedule				
Type:	2 Bed 3 Person House Type (2 Storey) M4(2)			
Gross Internal Area:				
NDSS GIA:	70m ²	Actual GIA:	70m ²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.4m x 3.5m	11.5m ²	13.1m ²
Bedroom 2	2.15m x 2.15m	2.2m x 4.1m	7.5m ²	9.4m ²
Storage:				
Name:	Area:			
GF Store	1.0m ²			
1F Store	1.0m ²			
Total:	2.0m ²			
NDSS:	2.0m ²			

PLOT NO'S 32, 33 & 34

REV	DATE	DRAWN	DESCRIPTION
B	MAR 25	SHW	FLOOR PLANS UPDATED TO SUIT LATEST LAYOUT
A	OCT 24	SHW	GF PLAN UPDATED, ASHP REMOVED & BOILERS ADDED, EXTERNAL SVP REMOVED

TITLE:
2 BED 3 PERSON HOUSE TYPE (70m²) M4(2)
2 BED 4 PERSON ASPECT HOUSE TYPE
PROPOSED FLOOR PLANS & ELEVATIONS

Breck Homes
20 Sceptre Court
Bamber Bridge
Preston
PR5 6AW
tel: 01253 587 010
web: www.breck.co.uk/homes
hello@breck.co.uk

PROJECT: CLOSE LANE, ALSAGER

DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT.24	1:100 @ A2	-	P10 - Close Lane / Plot No's 32,33 & 34	B

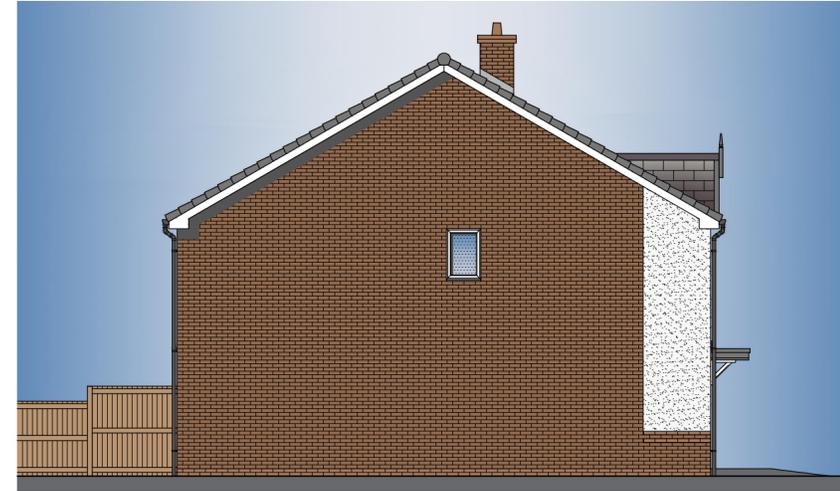
4B5P 114 - Detached - 4 Bedroom 5 Person House Type (114m²)



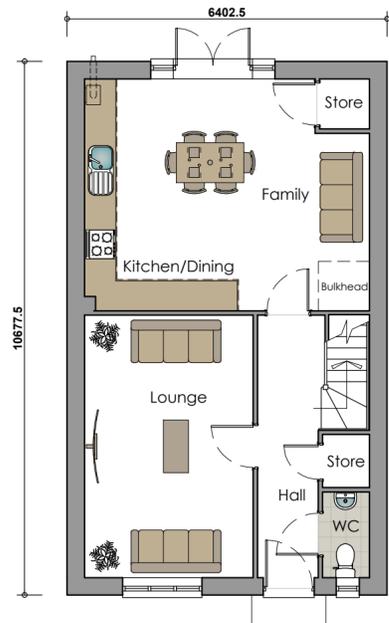
4B5P 114 (AS)
FRONT ELEVATION - Detached



4B5P 114 (AS)
REAR ELEVATION - Detached



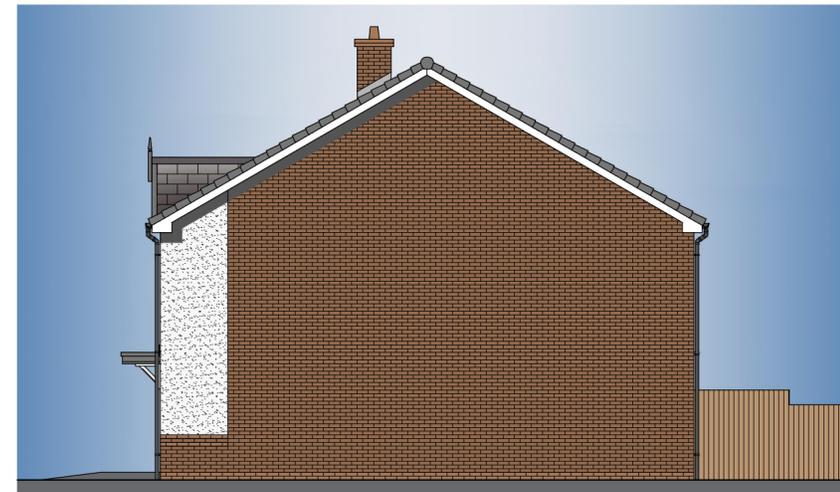
4B5P 114 (AS)
SIDE ELEVATION - Detached



4B5P 114 (AS)
GROUND FLOOR PLAN - Detached



4B5P 114 (AS)
FIRST FLOOR PLAN - Detached



4B5P 114 (OPP)
SIDE ELEVATION - Detached

NDSS Compliance Schedule				
Type:	4 Bed 5 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	97m ²	Actual GIA:	114m ²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.5m x 3.0m	11.5m ²	11.5m ²
Bedroom 2	2.15m x 2.15m	2.7m x 3.4m	7.5m ²	9.8m ²
Bedroom 3	2.15m x 2.15m	3.0m x 2.4m	7.5m ²	7.5m ²
Bedroom 4	2.15m x 2.15m	2.2m x 3.6m	7.5m ²	7.8m ²
Storage:				
Name:	Area:			
GF Store 1	1.0m ²			
GF Store 2	1.0m ²			
1F Store	1.0m ²			
Total:	3.0m²			
NDSS:	3.0m²			

PLOT No.15

REV	DATE	DRAWN	DESCRIPTION
B	NOV.25	SHW	HOUSE TYPE UPDATED TO LATEST LAYOUT
A	OCT.24	SHW	GF PLAN UPDATED, ASHP REMOVED & BOILERS ADDED, EXTERNAL SVP REMOVED

TITLE:
**2 BED 3 PERSON HOUSE TYPE (70m²)
M4(2) COMPLIANT
PROPOSED FLOOR PLANS & ELEVATIONS**

Breck Homes
20 Sceptre Court
Bamber Bridge
Preston
PR5 6AW
tel: 01253 587 010
web: www.breck.co.uk/homes
hello@breck.co.uk

PROJECT:
CLOSE LANE, ALSAGER

DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT.24	1:100 @ A2	-	P11 - Close Lane / Plot No.15	B

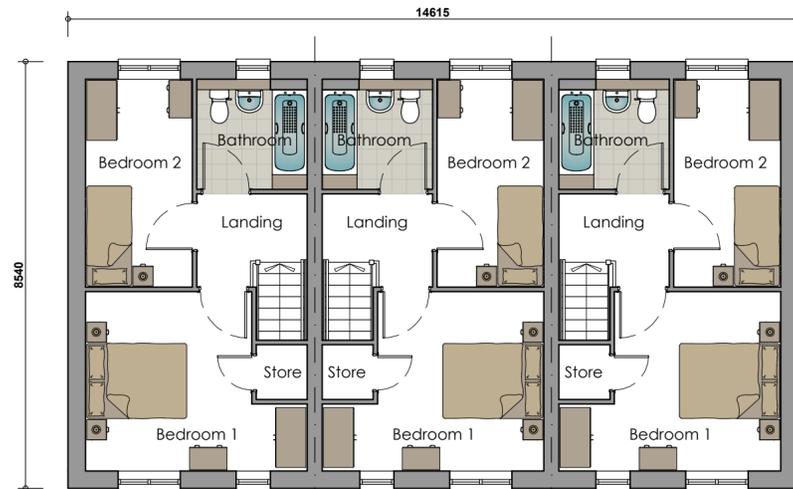
**2B3P 70 - Terrace of 03 (AS/OPP/OPP) - 2 Bedroom 3 Person House Type (70m²)
NDSS Compliant**



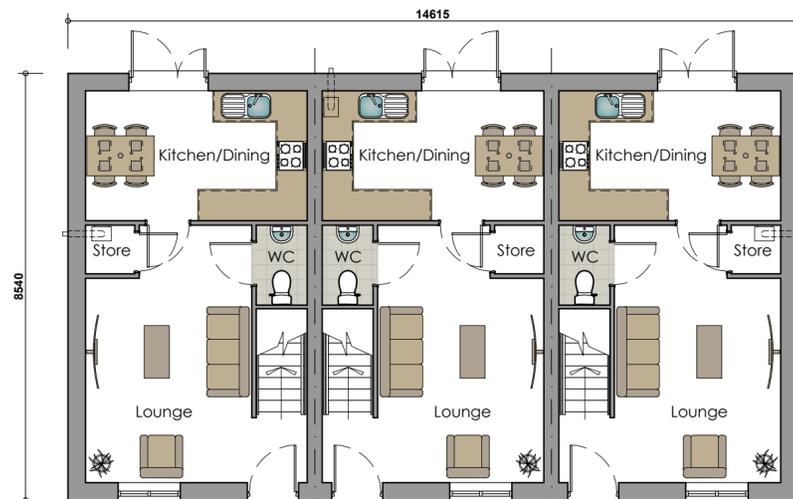
2B3P 70 M4(2)(AS) 2B3P 70 M4(2)(OPP) 2B3P 70 M4(2)(OPP)
FRONT ELEVATION - Terrace of 03



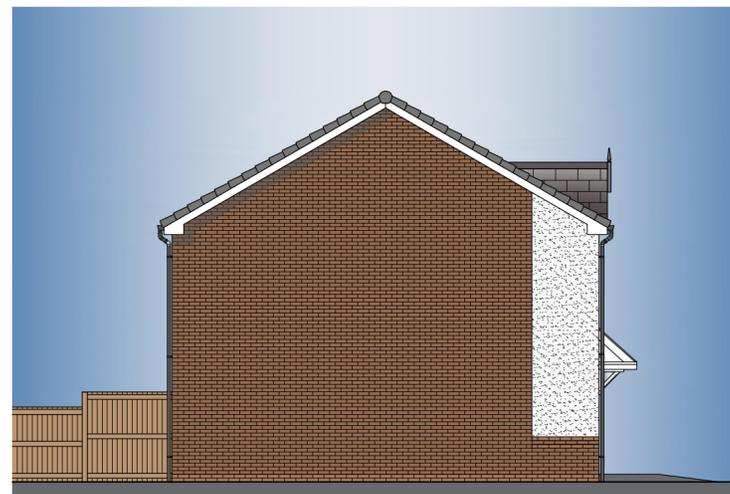
2B3P 70 M4(2)(OPP) 2B3P 70 M4(2)(OPP) 2B3P 70 M4(2)(AS)
REAR ELEVATION - Terrace of 03



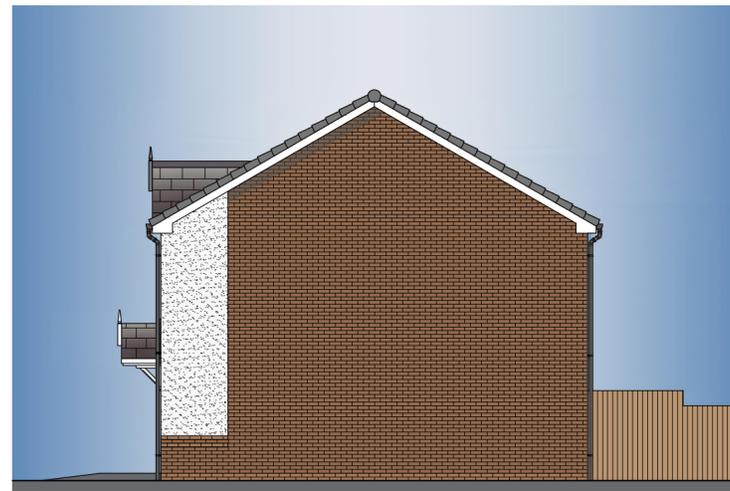
2B3P 70 M4(2)(AS) 2B3P 70 M4(2)(OPP) 2B3P 70 M4(2)(OPP)
FIRST FLOOR PLAN - Terrace of 03



2B3P 70 M4(2)(AS) 2B3P 70 M4(2)(OPP) 2B3P 70 M4(2)(OPP)
GROUND FLOOR PLAN - Terrace of 03



2B3P 70 M4(2)(AS)
SIDE ELEVATION - Terrace of 03



2B3P 70 M4(2)(OPP)
SIDE ELEVATION - Terrace of 03

NDSS Compliance Schedule				
Type:	2 Bed 3 Person House Type (2 Storey) M4(2)			
Gross Internal Area:				
NDSS GIA:	70m ²	Actual GIA:	70m ²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.4m x 3.3m	11.5m ²	12.7m ²
Bedroom 2	2.15m x 2.15m	2.2m x 4.4m	7.5m ²	10.0m ²
Storage:				
Name:	Area:			
GF Store	1.0m ²			
1F Store	1.0m ²			
Total:	2.0m ²			
NDSS:	2.0m ²			

PLOT NO'S 35,36,37,38,39 & 40

REV	DATE	DRAWN	DESCRIPTION
B	MAR 25	SHW	FLOOR PLANS & PLOT NUMBERS UPDATED TO LATEST LAYOUT
A	OCT 24	SHW	GF PLAN UPDATED, ASHP REMOVED & BOILERS ADDED, EXTERNAL SVP REMOVED TO OUTER UNITS

TITLE:
**2 BED 3 PERSON HOUSE TYPE (70m²)
M4(2) COMPLIANT
PROPOSED FLOOR PLANS & ELEVATIONS**



PROJECT:
CLOSE LANE, ALSAGER

DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT 24	1:100 @ A2	-	P12 - Close Lane / Plot No's 35,36,37,38,39,40	B

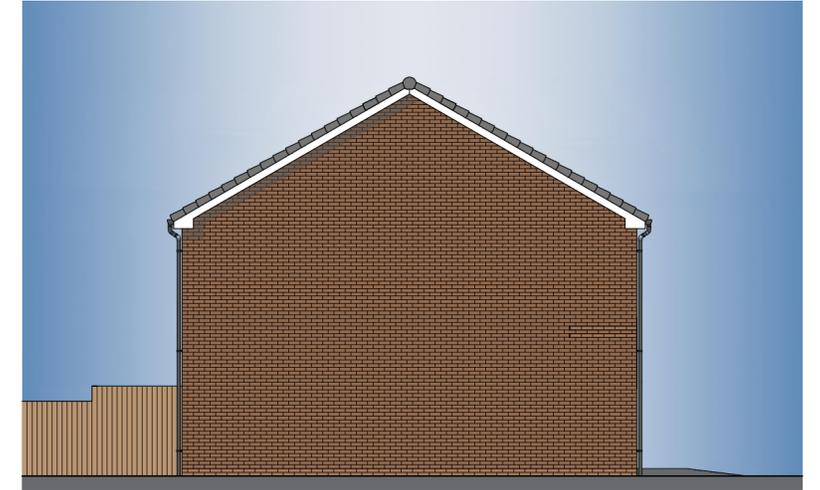
3B4P 84 - Semi-Detached - 3 Bedroom 4 Person House Type (84m²) NDSS Compliant



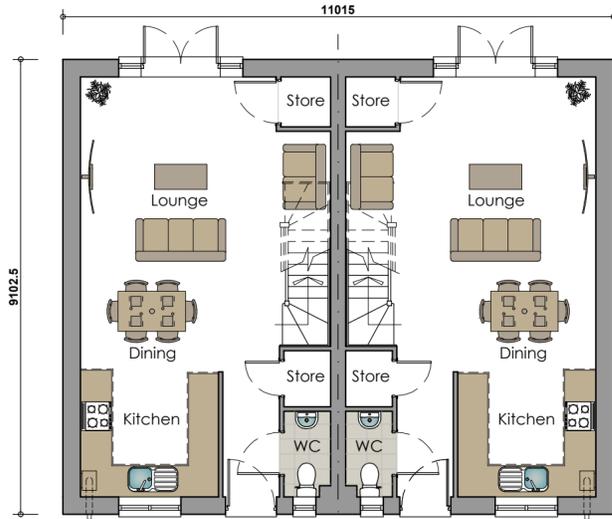
3B4P 84 (AS) 3B4P 84 (OPP)
FRONT ELEVATION - Semi-Detached



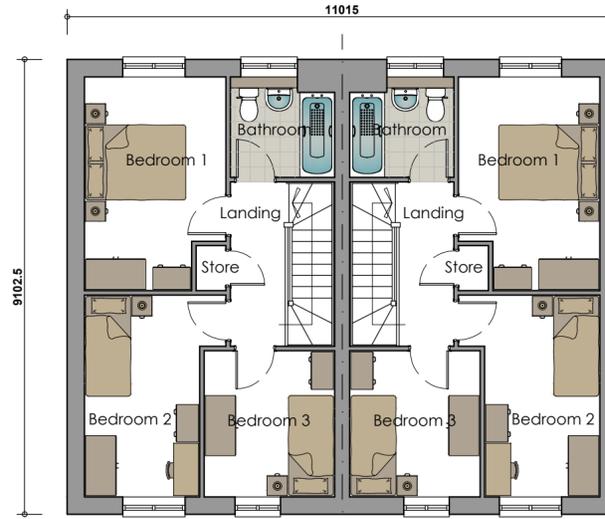
3B4P 84 (OPP) 3B4P 84 (AS)
REAR ELEVATION - Semi-Detached



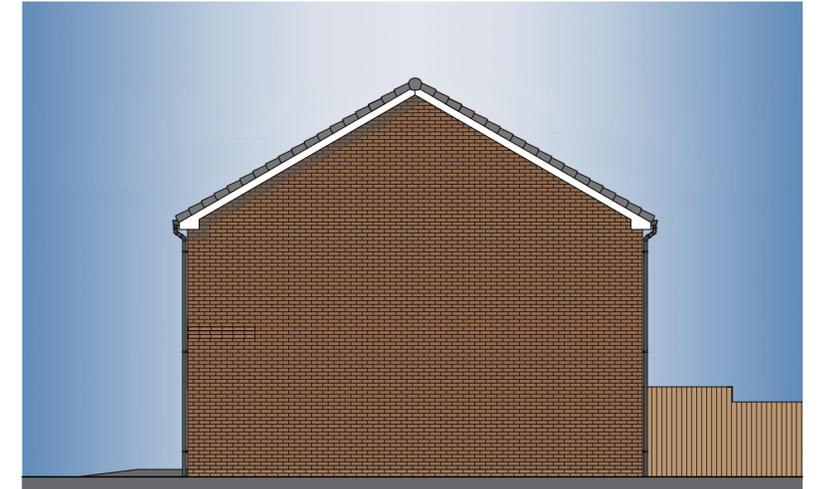
3B4P 84 (AS)
SIDE ELEVATION - Semi-Detached



3B4P 84 (AS) 3B4P 84 (OPP)
GROUND FLOOR PLAN - Semi-Detached



3B4P 84 (AS) 3B4P 84 (OPP)
FIRST FLOOR PLAN - Semi-Detached



3B4P 84 (OPP)
SIDE ELEVATION - Semi-Detached

**PLOT NO'S 03,04,05,06,07,08,
09,10,11,12,13,14,16,17,
18,19,28 & 29**

NDSS Compliance Schedule				
Type:	3 Bed 4 Person House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	84m ²	Actual GIA:	84m ²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.8m x 4.2m	11.5m ²	11.4m ²
Bedroom 2	2.15m x 2.15m	2.3m x 4.0m	7.5m ²	9.9m ²
Bedroom 3	2.15m x 2.15m	2.6m x 2.9m	7.5m ²	7.6m ²
Storage:				
Name:	Area:			
GF Store 1	1.0m ²			
GF Store 2	1.0m ²			
1F Store	0.5m ²			
Total:	2.5m²			
NDSS:	2.5m²			

REV	DATE	DRAWN	DESCRIPTION
B	MAR.25	SHW	PLOT NUMBERS UPDATED TO LATEST LAYOUT
A	OCT.24	SHW	ASHP REMOVED, EXTERNAL SVP REMOVED

TITLE:
**3 BED 4 PERSON HOUSE TYPE (84m²)
NDSS COMPLIANT
PROPOSED FLOOR PLANS & ELEVATIONS**

Breck Homes
20 Sceptre Court
Bamber Bridge
Preston
PR5 6AW
tel: 01253 587 010
web: www.breck.co.uk/homes
hello@breck.co.uk

PROJECT:
CLOSE LANE, ALSAGER

DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT.24	1:100 @ A2	-	P14 - Close Lane / Plot No's 03,04,05,06, 07,08,09,10,11,12,13,14,16,17,18,19, 28 & 29	B

3B6P 103 Corner Turner - Semi Detached NDSS Compliant



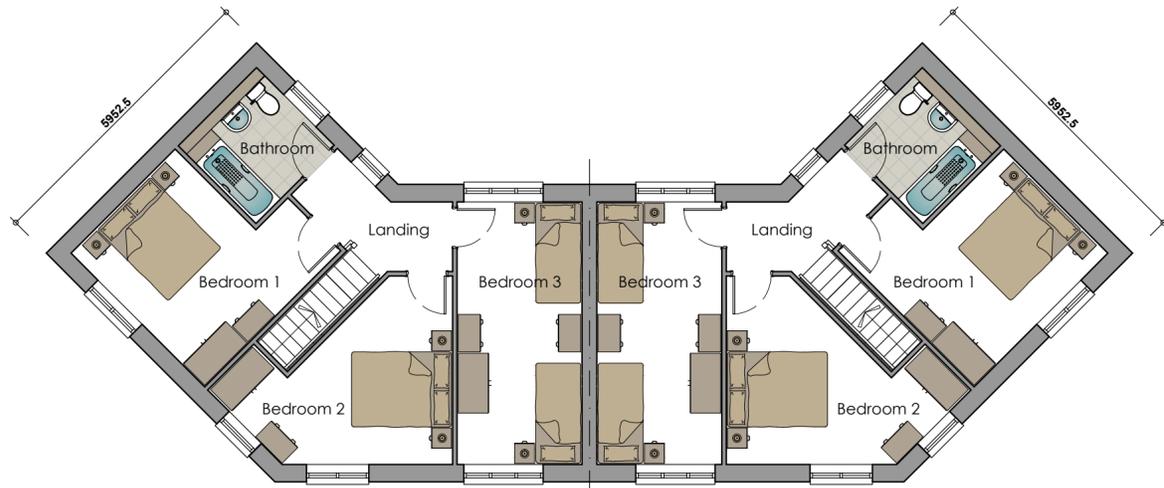
3B6P 103 (OPP)
FRONT ELEVATION - Semi-Detached

3B6P 103 (AS)



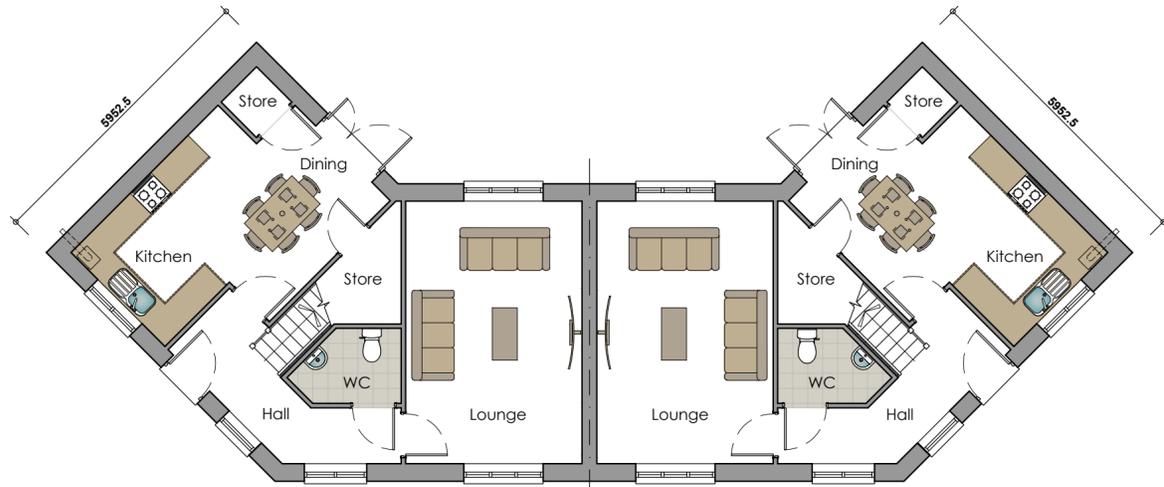
3B6P 103 (AS)
REAR ELEVATION - Semi-Detached

3B6P 103 (OPP)



3B6P 103 (AS)
FIRST FLOOR PLAN - Semi-Detached

3B6P 103 (OPP)



3B6P 103 (AS)
GROUND FLOOR PLAN - Semi-Detached

3B6P 103 (OPP)



3B6P 103 (OPP)
SIDE ELEVATION - Semi-Detached



3B6P 103 (AS)
SIDE ELEVATION - Semi-Detached

NDSS Compliance Schedule				
Type:	3 Bed 6 Person Corner House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	102m ²	Actual GIA:	103m ²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.95m x 3.75m	11.5m ²	12.5m ²
Bedroom 2	2.15m x 2.15m	4.9m x 3.75m	7.5m ²	12.5m ²
Bedroom 3	2.15m x 2.15m	2.5m x 5.25m	7.5m ²	13.1m ²
Storage:				
Name:	Area:			
GF Store 1	3.9m ²			
Total:	2.9m ²			
NDSS:	2.5m ²			

Plot No's 30 & 31

REV	DATE	DRAWN	DESCRIPTION
B	MAR 25	SHW	PLOT NUMBERS UPDATED TO LATEST LAYOUT
A	OCT 24	SHW	ASHP REMOVED, BOILER POSITIONS SHOWN

TITLE:
3 BED 6 PERSON CORNER HOUSE TYPE (103m²)
NDSS RANGE
PROPOSED FLOOR PLANS & ELEVATIONS

Breck Homes
20 Sceptre Court
Bamber Bridge
Preston
PR5 6AW
tel: 01253 587 010
web: www.breck.co.uk/homes
hello@breck.co.uk

PROJECT:
CLOSE LANE, ALSAGER

DATE:	SCALE:	JOB REF:	DRAWING NUMBER:	REV:
OCT.24	1:100 @ A2	-	P12 - Close Lane / Plot No's 30 & 31	B



Street Scene Elevation A-A

(Street Scene Elevations indicative only)



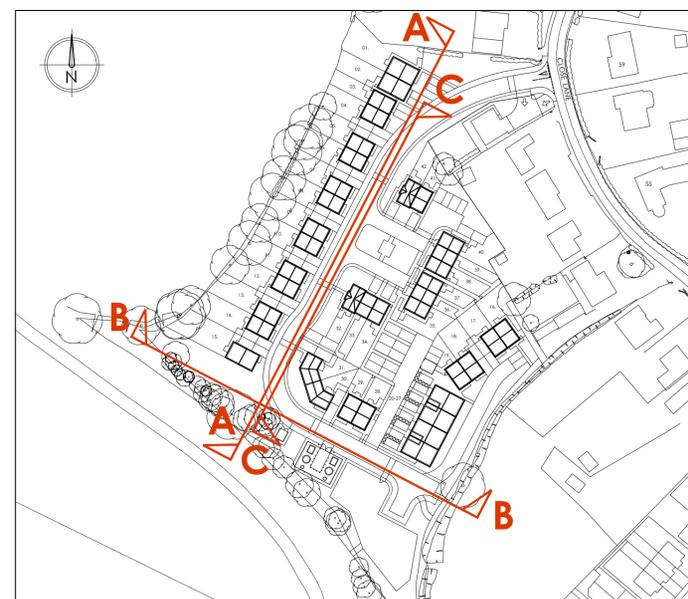
Street Scene Elevation B-B

(Street Scene Elevations indicative only)



Street Scene Elevation C-C

(Street Scene Elevations indicative only)



Street Scene Location Plan (1:1250)

REV	DATE	DRAWN	DESCRIPTION
A	MAR 23	BHW	UPDATED TO LATEST LAYOUT
TITLE: STREET SCENE ELEVATIONS			
 Breck Homes 211 Skepple Court Bamber Bridge Preston PR3 5AW Tel: 01524 587 000 Web: www.breck.co.uk Email: info@breck.co.uk			
PROJECT: CLOSE LANE, ALSAGER			
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:
OCT 24	1:200 @ A1	-	P07 - Close Lane / Street Scene Elevations
REV:			A

Application No: 24/4112/VOC
Application Type: Variation of Condition
Location: Santune Meadows, Main Road, Shavington Crewe, CW2 5DU
Proposal: Variation of conditions 2 and 18 on application 21/1920N - Installation of an ecological burial ground with associated access, car parking and infrastructure with ancillary facilities
Applicant: Mr Simon Clutton,
Expiry Date: 05-February 2025

Summary

The use of the site as a burial ground has previously been accepted and this application seeks to amend the existing conditions to allow coffin burials to take place and this will require a change in the land levels on the site.

It has previously been accepted that there is an opportunity to create new cemeteries to support the desire for woodland/ecological burial grounds (as identified within the Cemetery Strategy in the Medium Term). There is no such provision within the southern part of the Borough and the ecological burial ground will complement the other traditional cemeteries in the south of the Borough and offer choice to the residents of Cheshire East. This is a benefit of the proposed development.

The proposed development will not be incongruous or adversely affect the landscape character. The development is also considered to be of an acceptable design.

The highways impact will be minimal, and the improved access and parking provision are acceptable. The application proposes a safe and suitable access can be achieved, there will be no severe impact upon the local highway network.

The proposed development would not cause such amenity harm to warrant the refusal of the application.

There are no objections in terms of the flood risk/drainage implications of the development. The Environment Agency is now satisfied with the application (subject to the imposition of conditions), and as such there would be no harm in terms of groundwater pollution.

There are no implications in terms of the impact upon trees, protected species and habitats. It has previously been accepted that the use of the site will provide ecological benefits.

The minor harm to the Green Gap would be outweighed by the benefits of the scheme in terms of the provision of the natural burial ground in this part of the Borough as well as the ecological benefits of the development. On this basis the application is recommended for approval.

Summary recommendation

Approve subject to following conditions

1. Reason for Referral

1.1 This application is referred to Southern Planning Committee at the request of Cllr Buchanan for the following reasons:

'Reasons for the call in is the lack of an Environmental Agency report. The Environmental Agency position as of 20 June 2024, application 24/0214N was that the updated report did not satisfactorily address their earlier concerns as set out in their objection dated 12 March 2024.

3.8 Surface Water Flooding: Source: A Tier 2 Groundwater Risk Assessment Report for Forget Me Not Fields

Any construction/development works which might increase the risk of flooding on or off site need to be identified and the risks assessed and mitigated using a suitable SUDS compliant approach. This is very much in line with Shavington-cum-Gresty PC Neighbourhood Plan and reinforces our 9.17 requirements. The application does not have an FRA for surface water and impact on ground water flow patterns. There is a response from LLFA stating "I would ask for details of any proposed infilling material once confirmed please. I imagine this could be covered via Condition 16(v) if you'd prefer it is covered this way." I would prefer an in-depth FRA via a site visit given recent flooding in Shavington as result of the building of recent developments. There is a need to ensure that the raising of land and subsequent runoff of surface water does not have a detrimental impact on neighbouring homes at a lower level than the proposed raised land levels'

2. Proposed Development

2.1. Planning application 21/1920N gave planning permission for the development of an ecological burial ground. The Supporting Planning Statement for application 21/1920N identified that the site has capacity to offer up to 5500 urn burial plots covering 2.185 hectares of the site. The plot sizes would measure 2.5m x 1.5m.

2.2. The application site is accessed via Main Road to the east of the site.

2.3. This application seeks to vary conditions 2 and 18 attached to application 21/1920N. These are as follows:

2. Compliance with the approved plans

18. Compliance with the submitted 'Natural Burial Ground Management Plan'

2.4. The reason for the application is to allow coffin burials to take place at the site rather than just urn burial plots. The revised plans identify an area of the site for coffin burials and the application advises that the coffin burials on site would be restricted to 1480 of the overall maximum allowance of 5500 burial plots (leaving 4020 urn burial plots).

2.5. In addition to this change the above change the application proposes the following alterations:

- Levels within the coffin burial zone would be raised by a maximum of 1.98m from existing levels.

- Additional on-site parking and a hearse access track that runs from the western side of the site to the centre of the coffin burial zone. An excess parking area will also be provided within the site.

3. Site Description

3.1. The application site extends to 3.24 hectares and is located to the west of Main Road, Shavington within the Open Countryside and Green Gap.

3.2. The site includes a number of trees, hedgerows, pond and open ditches. There are four trees to the north-eastern boundary of the site which are protected by a Tree Preservation Order.

3.3. The nearest residential properties are located to the east and north-east of the site and front onto or are accessed off Main Road.

3.4. To the southern boundary of the site is a PROW Rope FP4.

3.5. The approved development as part of application 21/1920N has commenced on the site and is operational.

4. Relevant Planning History

4.1. 24/0214N - Variation of conditions 2 and 18 on application 21/1920N: To allow for coffin burials to respond to demand – Withdrawn 26th July 2024

4.2. 23/4722N - Variation of conditions 2 and 18 on existing permission 21/1920N; Installation of an ecological burial ground with associated access, car parking and infrastructure with ancillary facilities – Withdrawn 10th January 2024

4.3. 21/1920N - Installation of an ecological burial ground with associated access, car parking and infrastructure with ancillary facilities – Approved 5th July 2021

4.4. 20/5236N - Installation of an ecological burial ground with associated access, car parking and associated infrastructure with ancillary facilities – Refused 4th March 2021

4.5. 20/5237N - Advertisement Consent for an entrance sign – Approved 14th September 2021

4.6. 16/5849N - Proposed Development of Three Detached Dwellings – Refused 30th January 2017

4.7. 14/5883N - New Control kiosk, hardstanding and permanent access – Approved 9th March 2015

4.8. 7/04145 - Siting of residential caravan – Approved 29th June 1978

5. National Planning Policy

5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration for the purposes of decision making.

6. Development Plan Policy

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.

6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

- 1.SADPD Policy PG 12: Strategic green gaps boundaries
- 2.SADPD Policy GEN 1: Design principles
- 3.SADPD Policy ENV 16: Surface water management and flood risk
- 4.SADPD Policy ENV 2: Ecological implementation
- 5.SADPD Policy ENV 3: Landscape character
- 6.SADPD Policy ENV 5: Landscaping
- 7.SADPD Policy ENV 6: Trees, hedgerows and woodland implementation
- 8.SADPD Policy HOU 12: Amenity
- 9.SADPD Policy INF 1: Cycleways, bridleways and footpaths
- 10.SADPD Policy INF 3: Highway safety and access
- 11.SADPD Policy REC 5: Community facilities
- 12.CELPS Policy MP 1: Presumption in favour of sustainable development
- 13.CELPS Policy PG 2: Settlement hierarchy
- 14.CELPS Policy PG 5: Strategic green gaps
- 15.CELPS Policy PG 6: Open countryside
- 16.CELPS Policy PG 7: Spatial distribution of development
- 17.CELPS Policy SD 1: Sustainable development in Cheshire East
- 18.CELPS Policy SD 2: Sustainable development principles
- 19.CELPS Policy IN 1: Infrastructure
- 20.CELPS Policy IN 2: Developer contributions
- 21.CELPS Policy SE 1: Design
- 22.CELPS Policy SE 12: Pollution, land contamination and land instability
- 23.CELPS Policy SE 13: Flood risk and water management
- 24.CELPS Policy SE 2: Efficient use of land
- 25.CELPS Policy SE 3: Biodiversity and geodiversity
- 26.CELPS Policy SE 4: The landscape
- 27.CELPS Policy SE 5: Trees, hedgerows and woodland
- 28.CELPS Policy SE 6: Green infrastructure
- 29.CELPS Policy CO 1: Sustainable travel and transport

6.3. Neighbourhood Plan

The Shavington Neighbourhood Plan (SNP) was made on 28th July 2021.

- ENV1 – Footpaths and Cycleways
- ENV2 – Trees and Hedgerows
- ENV3 – Water Management and Drainage
- TRA1 – Sustainable Transport
- TRA2 – Parking
- ECON1 - Economy

7. Relevant supplementary planning documents or guidance

7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

7.2. Ecology and Net Gain SPD

7.3. Environmental Protection SPD

7.4. SuDS SPD

8. Consultation Responses

8.1. **Environment Agency:** No objection.

8.2. **United Utilities:** Offer the following comments for this application:

- UU are satisfied that the earthworks now slope to the north and promote drainage away from the 24" trunk main.
- The proposed earthworks provide a 1m unsaturated zone together with a 300mm buffer.
- Reduce the risks of contaminants reaching the local groundwater table.
- Sub-surface drainage should be to a northerly direction.
- No further comments are proposed in relation to the risks of groundwater contamination.
- Easements will be required along the UU trunk main.
- The existing groundwater monitoring wells will need to be left in place for continued ground water monitoring following the land raising exercise.
- The land raising will be undertaken in stages using Cl:aire protocols. This will ensure that imported materials are tested and proven to be uncontaminated before they arrive on site.
- The drainage strategy for the site is acceptable and can be secured via a condition.
- SuDS management and maintenance can be controlled via a condition.
- A condition is suggested in terms of the protection of the watermain.

8.3. **Head of Strategic Transport:** No objection subject to the imposition of a planning condition.

8.4. **CEC PROW:** It appears unlikely that the proposal will affect the PROW and an informative is suggested.

8.5. **Flood Risk Manager:** No objection subject to details of the filling material.

8.6. **Environmental Health:** No comments to make.

9. Views of the Town or Parish Council

9.1. **Shavington Parish Council:** Shavington cum Gresty Parish Council support the application, on the basis that the appropriate building and planning regulations are in place and enforced by Cheshire East Council.

10. Representations

10.1. Letters of objection have been received from 4 households raising the following points:

- There has not been enough notice or engagement given for residents to comment on this application.

- There is a lack of evidence relating to the impact upon groundwater.
- The groundwater risk assessment highlights that burials will cause a risk to local surface water and the underlying aquifer, and the surrounding areas are at moderate risk.
- There are no assurances in terms of monitoring of water contamination outside the site, such as microbes, heavy metals, potential nuclear components (from medical devices or nuclear based therapies). These may leach into the surrounding areas through surface water run off and contaminate local gardens, vegetation, fruit and wildlife.
- There is no mention of how the proposed burial limit will be restricted.
- Contamination testing should be published every 6 months.
- Lack of information in terms of surface water drainage. There is no proof that the local pond could accommodate the surface water run-off.
- Impact upon aquatic wildlife (frogs and newts).
- Further supporting information should be provided as part of this application.
- The proposal does not represent sustainable development and the benefits would not outweigh the impacts.
- There is no proof that the proposal would achieve the required groundwater clearance and no calculation of the cumulative impact of 25 burials per year.
- There is conflicting information within the application in terms of the site name (Forget Me Not Fields or Santune Meadows).
- Incorrect maps are provided (do not match those requested by the EA).
- The management plan and other documents such as the transport documents are ambiguous.
- The land levels increase vary within the documents.
- The importation of soil will not be 6 weeks, but approximately 20 months.
- Some of the plans are contrary to conditions.
- The impact of funeral services on residents.
- The tree barrier would cover a residential access
- The car-park is unclear and unachievable.
- The parking area will impact upon privacy and it has not been widened to 5m over its full length.
- The traffic flows do not allow for a larger number of mourners as part of coffin burials.
- Some funerals could have 100s of attendees.
- There is no safe pedestrian access into the site, and the same access is used by farm vehicles and UU.
- Vehicles will need to reverse onto Main Road as the access is not wide enough for vehicles to pass.
- The HGV movements do not allow for the 3 stages of development.
- A GCN survey is required.
- The loss of trees and hedgerows.
- Harm to the character and appearance of the area.
- Loss of outlook.
- Change to the character of the public footpath.
- The application does not provide all of the information required by the Environment Agency as part of the previous application.
- There is no allocation for the addition of climate change.
- The application includes further paths and car-parking which will increase flooding.
- The FRA does not allow for the embankment to the south, west and east being lower than the 2m land increase.
- Where will the water and soil go from the HGV wheel washing process.
- No details have been provided in terms of the source of the importation of soil.
- Lack of information in terms of contamination/land stability.
- The application is not clear on the number of coffin burials per year.
- Lack of consultation responses submitted (including the Environment Agency).
- The increase in ground levels will raise groundwater levels.

- The additional parking is in an area where UU vehicles have needed to be positioned in the past to clean drains.
- What will happen if land levels are increased and coffin burials take place, and there is an impact upon groundwater pollution.
- The plan to deliver soil to the site (over 3 phases) will require 2,000 HGV movements along Main Road. A detailed risk assessment is required. Potential impact upon a school route.
- Who will monitor the development?
- How will coffin burials be restricted?
- This application is effectively a change of use.
- High volumes of traffic using Main Road, there has been a massive increase in traffic due to recent housing developments.
- Increased risk of traffic accidents.
- This proposal will increase traffic.
- The Environment Agency (EA) consultation response is not available to view on the file.
- What regulations, requirements and restrictions will be imposed by the EA and who will monitor these.
- Who monitors the requirements of the operating permit.
- Who will monitor ground water levels? How will groundwater metrics be reported?
- What will the impact be from the earth compaction.
- Lack of clarification on the site plan.
- The Construction Risk Assessment Method Statement is from 2020 and is not relevant and needs to be updated.
- What is the water discharge rate from the drain in the west of the site into the pond?
- The Southern Planning Committee should visit the site.
- There is no evaluation of the use of food production on the surrounding land.
- Photographs of the pond on site have not been added to the portal.

10.2. Letters of support have been received from 22 households which raise the following points:

- This is a much-needed facility which meets community needs.
- This proposal is a necessity in the area.
- Where are loved ones to be laid to rest.
- Burial grounds are diminishing regionally.
- The proposal offers a sustainable funeral service, in a peaceful location.
- The proposed burial plots will compliment the urn internments which take place at the site.
- The service offered is not readily available in Cheshire East.
- The site is professionally run, and the work will be carried out in a thoughtful and environmentally friendly manner, which is mindful of the views of the local community.
- The woodland and wildflower meadows on site are maintained to an impeccable standard.
- The site is an asset to the village.
- Allowing coffin burials would allow burials for couples who are having a combination of cremation and coffin burial on the same site.
- The site provides a secular space for burials.
- The site offers wildlife habitat.
- The proposal is a great use of the previous agricultural land.
- Other graveyards are at capacity.
- People would like to be buried at the site but cannot currently be due to the restriction.

10.3. A petition of support has been received which has been signed by 76 people.

11. Officer Appraisal

Principle of Development and Key issues

11.1. Excluding a small part of the access the site lies in the Green Gap and Open Countryside, as designated in the Development Plan.

11.2. Policy PG5 of the CELPS identifies that the construction of new buildings or the change of use of land will not be granted where the development would;

- Result in the erosion of a physical gap between any of the settlements named in policy (this includes Willaston/Rope/Shavington/Crewe
- Adversely affect the visual character of the landscape
- Significantly affect the undeveloped character of the Green Gap, or lead to the coalescence between existing settlements

11.3. The site is also subject to Policy PG6 of the CELPS, and it is identified that other uses appropriate to a rural area will be permitted. A burial ground is appropriate in a rural area and was consented as part of application 21/1920N. The consented development gave permission to provide urn burials only and this application seeks to allow coffin burial on part of the site, this would require a raise in land levels on part of the site as well as additional on-site parking and a hearse access track.

11.4. Each plot will be marked on a topographical survey of the land so that a GIS System can be cross referenced to ensure that accurate identification of the plots.

11.5. There is the option for a small natural stone or a tree (in the designated tree planting area to the north-west of the site which would not cover the area for the coffin burials) to remember the deceased. There are two types of pathways within the site; main pathways (1.5m in width and formed of compacted gravel) and secondary paths (1m in width and maintained mowed grass). The impact of the burial plots, headstone and pathways upon the physical gap between the settlements and the undeveloped character of the Green Gap would be neutral.

11.6. The main impact upon the Green Gap would be from the hearse access track and the increased parking areas. These are clearly ancillary elements of the development and represent a very small part of the development which would be viewed in the context of the existing parking area and amenity building. The level of harm is considered to be very minor due to the small size of the carpark and hearse access and that these elements are an ancillary part of the development.

11.7. The proposed development would not conflict purpose of the Strategic Green Gaps or the Open Countryside as identified within Policies PG5 and PG6 of the CELPS.

Need for the Development

11.8. As noted, as part of application 21/1920N the ecological burial ground will complement the other traditional cemeteries in the south of the Borough and offer choice to the residents of Cheshire East. The need for this type of development is a benefit which will be weighed within the planning balance and this application would allow a further choice for those seeking coffin burials.

Design/Landscape

11.9. The wider application site is undulating pastureland (there is an approximate level change of 5.5m across the existing site) that covers an area of approximately 3.2 hectares with a variety of boundary features including hedgerows, trees and some fencing. There are a number of trees towards the central part of the site and along the rear of properties that lie between the site and Main Road. Footpath FP 4 Rope follows runs along the south-western boundary of the application site.

11.10. The main design/landscape issue is the increase in the land levels on the central part of the site. The proposed levels would be 70cm higher than the highest existing level on the site and due to the undulating nature of the site it is no considered that the levels increase would be out of character or cause harm to the character and appearance of the wider area. To aid this assessment some sectional drawings through the site have been provided.

11.11. The proposed extension to the car-parking area would be acceptable and would not cause any harm to the wider landscape given its small extent and that it would be seen in the context of the existing parking areas and reception/store building.

11.12. The proposal will not be incongruous in relation to the surrounding landscape character and that the proposals will not adversely affect the character of the area, and the visual impacts will be negligible.

Contaminated Land

11.13. The application site has a history of agricultural use and therefore the land may be contaminated. A standard condition is suggested in relation to the importation of soil.

Amenity

11.14. There are residential properties to the east facing onto Main Road and there are dwellings located off the access to the site (55, 57 Main Road and Old Pusey Dale), with other dwellings facing onto Main Road and Pusey Dale Close.

11.15. The use of the site as a burial ground would not cause any harm to residential amenity. Such uses are often located alongside residential properties and do not raise issues such as noise and disturbance.

11.16. The proposed access and carpark do have the potential to impact upon residential amenity. However, the level of use and the low level of vehicular movements associated with this use would mean that the proposed access and carpark would not cause such harm to warrant the refusal of the application on amenity grounds.

11.17. The construction phase of the development which includes the vehicle movements to deposit soil on the site could also have the potential to cause an amenity issue. However, this temporary disruption could not be used as a reason to resist development, and the matter could be controlled via the imposition of a condition relating to a construction management plan.

Trees

11.18. The application site comprises of former pastureland now in use as a burial ground which benefits from established hedgerows, small groups of younger trees and occasional mature trees. Several mature Oaks located along the southeastern boundary of the site to

the rear of Pusey Dale Close are afforded formal protection by the Borough of Crewe & Nantwich (Main Road, Shavington) Tree Preservation Order 1985.

11.19. There would be some minor tree/hedgerow losses associated with the increase in land levels, but these trees are not protected, and their loss is accepted (it should also be noted that the wider site has seen a large amount of tree planting associated with the extant scheme).

11.20. The trees which are the subject of a Tree Preservation Order would all be retained and would be unaffected by this application.

11.21. There is no objection to the application in terms of the tree implications subject to the imposition of a standard condition.

Highways

11.22. As with the original approval for a burial ground on this site (21/1920N), the access has sufficient visibility and width, and this remains the case as part of this application.

11.23. As with the previous application the applicant states that there will be up to 2 burials per day with one in the morning and another in the afternoon.

11.24. Traffic surveys of other similar sites have been used to give an indication of the number of vehicle trips these burials will generate. Coffin burials are expected to increase the number of vehicles compared to urn burials and the data indicates an average attendance of 20 vehicles. Additional spaces have been provided to cater for this plus extra for the odd occasion of exceptional demand. Main Road is one of the main roads through Shavington and is capable of accommodating this additional traffic, and services will typically be outside of usual network peak times.

11.25. To allow this development there will be a level change within the site and therefore additional construction traffic as a result. It has been estimated to be 3 HGVs per hour (6 movements) for an approximate 10-week period. A construction management plan should be conditioned which confirms these numbers and on which days, as well as HGV routing, vehicle type, and wheel washing facilities.

11.26. The highways impact will be acceptable (including the parking provision). The application proposes a safe and suitable access can be achieved, there will be no severe impact upon the local highway network. The proposed development complies with policies INF3 of the SADPD, CO1, CO2 and CO4 of the CELPS, TRA1 and TRA2 of the SNP and the NPPF.

Public Rights of Way (PROW)

11.27. PROW Rope FP4 is located to the south of the site and would not be affected by the development. An informative will be attached to any approval to protect the PROW.

Ecology

11.28. A number of ponds are located within 250m of the proposed development. The application site however offers limited habitat for great crested newts and does not support any features likely to be utilised by newts for shelter and protection and the proposed development would not result in the fragmentation or isolation of great crested newt habitat.

11.29. The potential impacts of the proposed development are limited to the low risk of any newts that venture onto the site being killed or injured during the construction process. In order to address this risk, the applicant's ecological consultant has recommended a suite of 'reasonable avoidance measures'

11.30. If these reasonable avoidance measures are implemented the proposed development would be highly unlikely to result in a breach of the Habitat Regulations. Consequently, it is not necessary for the Council to have regard to the Habitat Regulations during the determination of this application. If planning permission is granted a condition will be imposed in relation to Great Crested Newts.

11.31. The landscape which has been provided as part of the proposed development and which would be provided within the tree burial plots has provided an ecological improvement for this site. The Councils Ecologist has confirmed that he has no objection to this planning application.

Groundwater pollution

11.32. The approved development only allows for the internment of ashes at the site. The proposal seeks to allow body/coffin burials which has the potential to impact upon groundwater. Body and coffins buried within the site will decay which results in polluting fluids being released and moving downwards to the underlying groundwater (nitrate, ammonia and bacterial pollution). The shorter the time over which burials occur and the higher the number of burials the more groundwater pollution can occur. The amount of polluting fluids below the burial sites and in the groundwater will decline with time and distance from the burial.

11.33. The applicant has submitted a Groundwater Risk Assessment (GRA) with this application. This states that groundwater was encountered across the borehole monitoring which took place at the site.

11.34. The pathway for the burial contamination would be through underlying gravelly sand and sandy clay soils. This would offer a significant degree of protection to the controlled waters (aquifers and surface water features).

11.35. For burials there is a requirement to maintain a minimum 1m unsaturated zone. As a result of the shallow groundwater and the ground levels the land levels within the burial area will need to be raised between 1.4m to 1.7m (an additional 0.3m increase is recommended to provide an additional buffer). The imported materials will be clean and certified for use under a Material Management Plan and a 30m non-burial buffer would be provided to the pond in accordance with EA good practice guidance.

11.36. A conceptual model to assess the impact of burials on the site finds that there would be a low risk in terms of the impact upon aquifers and services (the trunk main) and a moderate risk upon surface water features (the pond on the northern site boundary). The total rating score is of a moderate risk and when assessed against a burial rate of 10, 25 and 50 per annum, the risk is rated as moderate risk based of burial numbers of 10 and 25 per annum and a high risk where burial exceed 40 burials per annum.

11.37. The impact in terms of groundwater pollution is assessed by the Environment Agency (although in this case the matter has also been considered by United Utilities). The case officer has met with the Environment Agency to discuss the previous groundwater contamination concerns. From these discussions the control and management of materials used for the proposed ground raising would follow the CL:AIRE protocols (CL:AIRE is a voluntary auditable system used widely across the construction industry which enables

developers to demonstrate that the materials proposed in projects are acceptable for use without being classified as a waste product and therefore does not trigger the need for a Waste Permit)

11.38. Following consideration of the GRA, the EA have confirmed that groundwater monitoring will continue at the site as the land levels are raised in three phases. Groundwater monitoring will then also take place once the land levels have taken place and before any burials take place. This will enable the impact of the raised land level on the groundwater table to be thoroughly assessed. The Environment Agency are of the view that the impact post groundwater monitoring is likely to be minimal. A decision on whether the proposal will require an Environment Agency permit for burial will be made after the construction of the mound, when the groundwater monitoring results will be available and it will be clear whether the raised land levels are sufficient to adequately protect the groundwater from pollution arising from any burials and will demonstrate whether the Environment Agency exemptions have been met. Should the Environment Agency exemptions not be met, then an Environment Agency permit for burial will be required before any burials can take place (this may require a further management plan which would be dealt with separately via the Environment Agency permit).

11.39. The view of the Environment Agency is on the basis of a number of conditions which can be imposed as part of the planning permission. These are as follows:

- A restriction on the number of coffin burials of 25 per annum.
- The submission of the groundwater monitoring scheme.
- The results of any groundwater monitoring to be submitted together with any necessary mitigation as a result of the monitoring.
- No coffin burials to take place until the 3 stages of land level raising have taken place.

11.40. Finally, the Environment Agency have confirmed that should any groundwater issues arise after burials take place, then this would be investigated by themselves.

11.41. Based on the above, the impact upon groundwater is considered to be acceptable and does not represent a constraint to this development.

Flood Risk/Drainage

11.42. The application site is located within Flood Zone 1. This land is defined as having a low probability of flooding.

11.43. As part of the previous application the Councils Flood Risk Officer objected due to a number of issues relating to the drainage details for the site being unresolved. The applicant has now provided a drainage strategy which identifies that surface water drainage will be redirected via new land drains into the existing pond and drainage ditch. This solution has been considered by the Councils Flood Risk Officer who raises no objection to the application.

11.44. A United Utilities (UU) water main crosses the site and the submitted plans show that the proposed coffin burial area and the associated level changes will be outside the UU easement. UU have considered the application have confirmed that they have no objection in terms of the drainage impact and the impact upon their infrastructure.

Other issues

11.45. The site will have to adhere to the Institute of Cemetery and Crematorium Management (ICCM) and Government legislation to operate legally. The site will be

managed in accordance with the Ministry of Justice's guidance for Natural Burial Ground Operators (2009) and a Management Plan has been provided to confirm this. This will be controlled via the imposition of a planning condition.

12. Planning Balance/Conclusion

12.1. The use of the site as a burial ground has previously been accepted and this application seeks to amend the existing conditions to allow coffin burials to take place and this will require a change in the land levels on the site.

12.2. It has previously been accepted that there is an opportunity to create new cemeteries to support the desire for woodland/ecological burial grounds (as identified within the Cemetery Strategy in the Medium Term). There is no such provision within the southern part of the Borough and the ecological burial ground will complement the other traditional cemeteries in the south of the Borough and offer choice to the residents of Cheshire East. This is a benefit of the proposed development.

12.3. The proposed development will not be incongruous or adversely affect the landscape character. The development is also considered to be of an acceptable design.

12.4. The highways impact will be minimal, and the improved access and parking provision are acceptable. The application proposes a safe and suitable access can be achieved, there will be no severe impact upon the local highway network.

12.5. The proposed development would not cause such amenity harm to warrant the refusal of the application.

12.6. There are no objections in terms of the flood risk/drainage implications of the development. The Environment Agency is now satisfied with the application (subject to the imposition of conditions), and as such there would be no harm in terms of groundwater pollution.

12.7. There are no implications in terms of the impact upon trees, protected species and habitats. It has previously been accepted that the use of the site will provide ecological benefits.

12.8. The minor harm to the Green Gap would be outweighed by the benefits of the scheme in terms of the provision of the natural burial ground in this part of the Borough as well as the ecological benefits of the development. On this basis the application is recommended for approval.

13. Recommendation

APPROVE subject to the following conditions;

- 1. Approved Plans**
- 2. Compliance with the Great Crested Newt Reasonable Avoidance Measures**
- 3. Landscaping to be submitted**
- 4. Landscaping to be implemented**
- 5. Burial plots shall not occur within RPA's of retained trees on the site**
- 6. No more than two burials a day (coffin and urn burials) and no burials to take place on a Sunday**
- 7. Parking spaces to provided prior to the first use of the coffin burials area**

8. Prior to commencement of the land level works a Construction Management Plan should be submitted and approved which provides details of HGV movements, HGV routing and vehicle type, and wheel washing facilities
9. Compliance with the submitted drainage strategy
10. SUDS management and maintenance strategy
11. Details of the importation of soil
12. Protection measures for UU infrastructure
13. No burials within the UU easement
14. Compliance with the submitted Management Plan
15. Restriction on the number of coffin burials of 25 per annum and No coffin burials to take place until the 3 stages of land level raising have taken place.
16. The submission of the groundwater monitoring scheme.
17. The results of any groundwater monitoring to be submitted together with any necessary mitigation as a result of the monitoring.

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

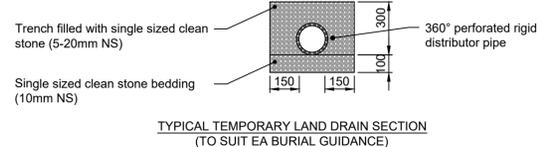
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24/4112/VOC

SANTUNE MEADOWS, MAIN
ROAD, SHAVINGTON, CREWE,
CHESHIRE, CW2 5DU



COFFIN BURIAL ZONE
 AREA = 1.18 ha
 EXISTING (PRE-DEVELOPMENT) GREENFIELD RUNOFF RATES:
 1 IN 1 AEP EVENT = 5.3 l/s (4.5 l/s/ha)
 OBAR = 6.0 l/s (5.1 l/s/ha)
 1 IN 30 AEP EVENT = 10.3 l/s (8.7 l/s/ha)
 1 IN 100 AEP EVENT = 12.6 l/s (10.7 l/s/ha)
 POST DEVELOPMENT RATES:
 THE RAISED CENTRAL AREA OF THE SITE WILL CONSIST OF PERMEABLE AND SOFT LANDSCAPED GROUND MATERIALS. AS SUCH, NO FORMAL DRAINAGE IS PROPOSED. THEREFORE, POST DEVELOPMENT RUNOFF RATES WILL REMAIN AS EXISTING



POST DEVELOPMENT SURFACE WATER RUNOFF FROM THE CENTRAL AREA OF INCREASED GROUND LEVELS (COFFIN BURIAL ZONE) WILL CONTINUE TO BE DIRECTED IN A NORTHERLY DIRECTION TOWARDS THE EXISTING DRAINAGE DITCH AND WATERBODY A

MAXIMUM 300mm DEEP 1500 LAND DRAIN TO ENSURE ANY RUNOFF FROM THE SITE IS DIRECTED TO THE EXISTING DRAINAGE DITCH/POND. MAXIMUM DEPTH IN ACCORDANCE WITH ENVIRONMENT AGENCY BURIAL GUIDANCE

MAXIMUM 300mm DEEP 1500 LAND DRAIN TO ENSURE ANY RUNOFF FROM THE SITE IS DIRECTED TO THE EXISTING DRAINAGE DITCH. MAXIMUM DEPTH IN ACCORDANCE WITH ENVIRONMENT AGENCY BURIAL GUIDANCE

APPROXIMATE AREA CONTRIBUTING TO THE LAND DRAIN EQUATES TO 1.0 ha. I.E. 10.7 l/s PEAK FLOW RATE DURING THE 1 IN 100 AEP EVENT.
 A SEPARATE LAND DRAIN OUTFALL IS REQUIRED TO ENSURE THE PROPOSED SURFACE WATER SYSTEM SERVING THE RECEPTION/STORE BUILDING IS NOT COMPROMISED



- KEY**
- EXISTING PUBLIC COMBINED SEWER
 - - - EXISTING PUBLIC COMBINED RISING MAIN
 - EXISTING WATERCOURSE/WATERBODY
 - - - PROPOSED FOUL WATER SEWER
 - - - PROPOSED SURFACE WATER SEWER
 - - - PROPOSED LAND DRAIN
 - EXISTING PUBLIC COMBINED MANHOLE
 - PROPOSED FOUL WATER PPIC/MANHOLE
 - PROPOSED SURFACE WATER MANHOLE
 - PROPOSED UNBOUND PERMEABLE SURFACE (RECYCLED ROAD PLANINGS)
 - OVERLAND FLOW ROUTE
 - SITE BOUNDARY
 - COFFIN BURIAL ZONE
 - +59.00 EXISTING GROUND LEVEL
 - +59.23 PROPOSED GROUND LEVEL

- NOTES**
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT WEETWOOD DRAWINGS.
 - EXISTING LEVEL INFORMATION TAKEN FROM GEOMATIC SURVEYS LTD 'TOPOGRAPHICAL SURVEY' DRAWING (REF: 02425/01 REV A, AUG 2021).
 - PROPOSED SITE LAYOUT TAKEN FROM TPM LANDSCAPE 'LANDSCAPE MASTERPLAN' DRAWING (REF: 3633-101 REV J, APR 2024).
 - PROPOSED LEVEL INFORMATION TO THE RAISED CENTRAL AREA TAKEN FROM TPM LANDSCAPE 'COFFIN BURIAL ZONE - PROPOSED LAND LEVELS PLAN' (REF: 3633-104 REV D, APR 2024).

Rev	Date	Description	Drawn	Check
P5	06.02.25	NON-RETURN VALVE ADDED TO FMH1.2	TB	DH
P4	17.07.24	IN ACCORDANCE WITH LLFA COMMENTS, FLOW CONTROL RATE UPDATED AND LAND DRAINAGE ADDED TO NORTH-WESTERN BOUNDARY	TB	DH
P3	12.04.24	SITE LAYOUT UPDATED. OVERLAND FLOW ROUTES ADDED, LAND DRAINAGE AND SECTION DETAILS ADDED	TB	DH
P2	14.10.21	CLIENT NAME AMENDED	JR	TB
P1	01.10.21	INITIAL ISSUE	JR	TB

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Client SIMON CLUTTON HOMES LTD	
Drawing Status PRELIMINARY	Date OCT 2021
Project LAND OFF MAIN ROAD SHAVINGTON	Scale (A1) 1:500
	Drawn JR
	Checked TB
	Project No 4943
	Title PROPOSED DRAINAGE LAYOUT
	Drawing No 100
	Revision P5



LEGEND

- Public footpath
- Existing trees to be retained
- Existing hedgerows and vegetation to be retained
- Proposed native scrub planting
- Proposed native hedge planting
- Informal picnic area; generally level, maintained grass. No bins or other furniture
- Uncultivated naturalised field margin
- Grassed areas for urn burials to be grazed by sheep
- Area for tree planting burials
- Proposed main path, 1.5m width, max 1:20 gradient, compacted grey gravel. Suitable for golf buggy style vehicles used to transport visitors
- Proposed secondary path; 1m width; flat or have shallow gradients: maintained mowed grass
- Proposed small timber plank bridges over existing ditches
- Recycled road planings surface to car park and access track
- Proposed trees. Species similar to existing trees on site
- Proposed car parking spaces, marked with white blocks at corners
- Existing below ground water mains pipe with 5m offset easement to each side. No graves or new planting to be located within pipeline easement
- Delineation of Coffin Burial Zone
- Embankment to proposed ground level increase approx 1m to 1.5m high; refer to levels drawing 3633-104
- 1** CCTV Schedule
 - 1** CCTV located 2.1m high on left hand gate post, directed at a low level to prevent intrusion of neighbouring property
 - 2** CCTV located 4.2m high from ground level attached to gable end of building
 - 3** CCTV located 4.2m high from ground level attached to gable end of building
 - 4** CCTV located 2.4m high from ground level attached to fascia board
 - 5** CCTV located 2.4m high from ground level attached to fascia board

Each plot is approximately 2.5x1.5m.
Plots may be irregularly shaped to fit with ground contours.
No plots to be within 10m of drainage ditches.
Plots to be geotagged with potential to be linked to information and memorials online. Geotag markers to be recessed in to ground and therefore not visible

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REVISION NOTES

Rev	By	Description	Date
J	JW	Embankment amended	02.04.24
I	KP	Embankment and hearse route amended	14.12.23
H	JW	Extent of coffin burial zone adjusted	24.11.23
G	JW	Tweak on access road and coffin burial zone	20.10.23
F	JW	Updated in line with comments	18.07.23
E	KP	CCTV added	19.03.21
D	KP	Amenity building reduced	19.03.21
C	EG	Access road widened	26.02.21
B	EG	Water pipe added	19.01.21
A	EG	Client comments	06.08.20

Client
Mr S Clutton

Project
Shavington Natural Burial Site

Description
Landscape Masterplan

Status
For Approval

Scale @ A3
1:1000

Drawn
EG

Checked
KP

Date
07.07.20

Job number
3633

Drawing number
101

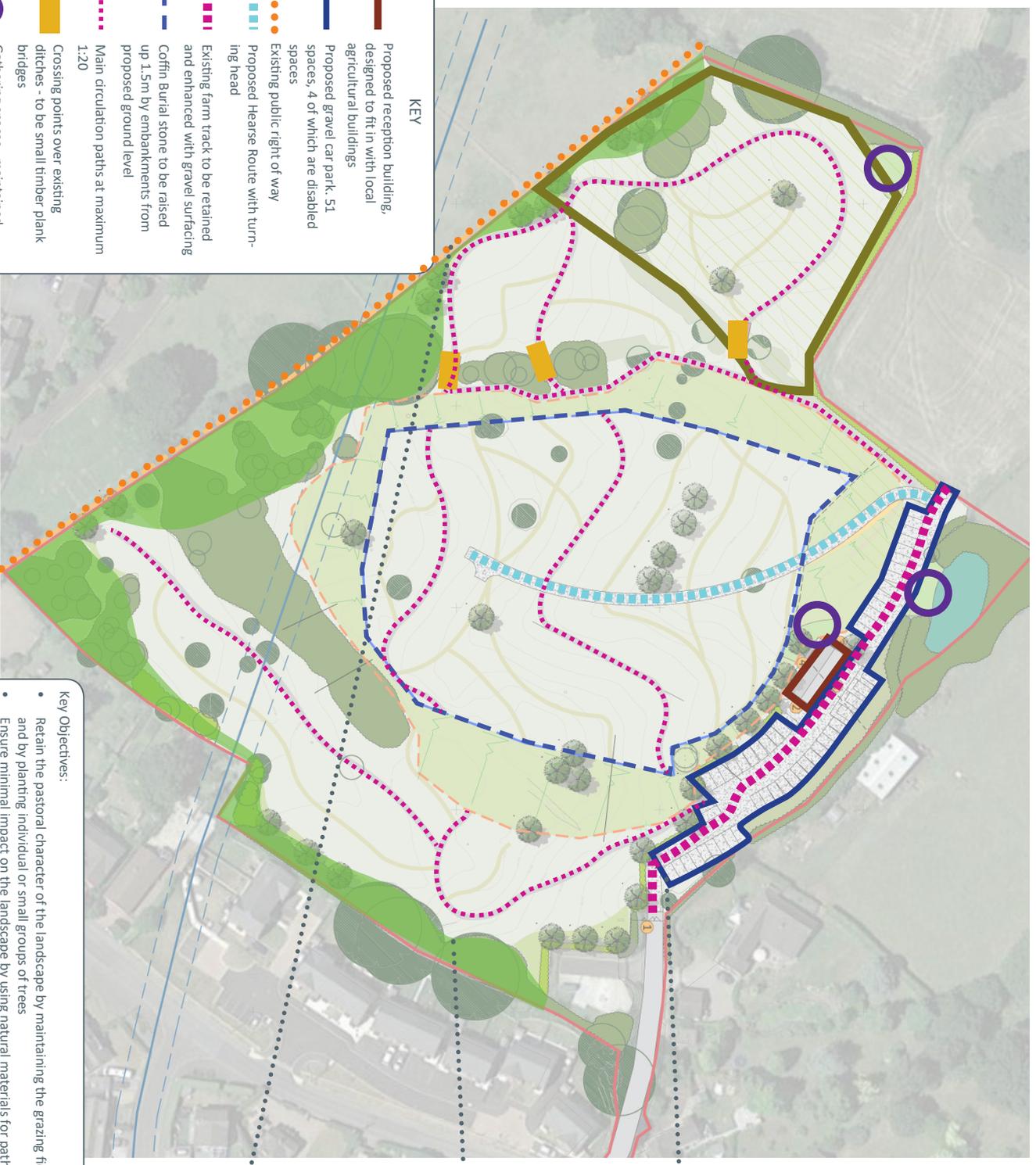
Revision
J

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KEY

-  Proposed reception building, designed to fit in with local agricultural buildings
-  Proposed gravel car park, 51 spaces, 4 of which are disabled spaces
-  Existing public right of way
-  Proposed Hearse Route with turning head
-  Existing farm track to be retained and enhanced with gravel surfacing
-  Coffin Burial stone to be raised up 1.5m by embankments from proposed ground level
-  Main circulation paths at maximum 1:20
-  Crossing points over existing ditches - to be small timber plank bridges
-  Gathering spaces - maintained grass with seating and picnic benches
-  Enhancing of existing vegetative buffers between site, existing properties and the public footpath
-  Outline of area set aside for memorial tree planting



- Key Objectives:**
- Retain the pastoral character of the landscape by maintaining the grazing fields and by planting individual or small groups of trees
 - Ensure minimal impact on the landscape by using natural materials for paths and tracks and allowing grass to grow within them to create naturalised character.
 - Retain the majority of the existing trees and vegetation.
 - Working with the existing topography of the site to ensure minimal intervention
 - Plant new tree, hedge and scrub vegetation, in keeping with local character to enhance sense of place and to benefit local wildlife



Pastoral landscape character of adjacent field, including grazed grassland and individual trees, to be replicated within the site



Current site entrance. Track will be resurfaced in gravel, and landscape will be enhanced to reflect local vernacular



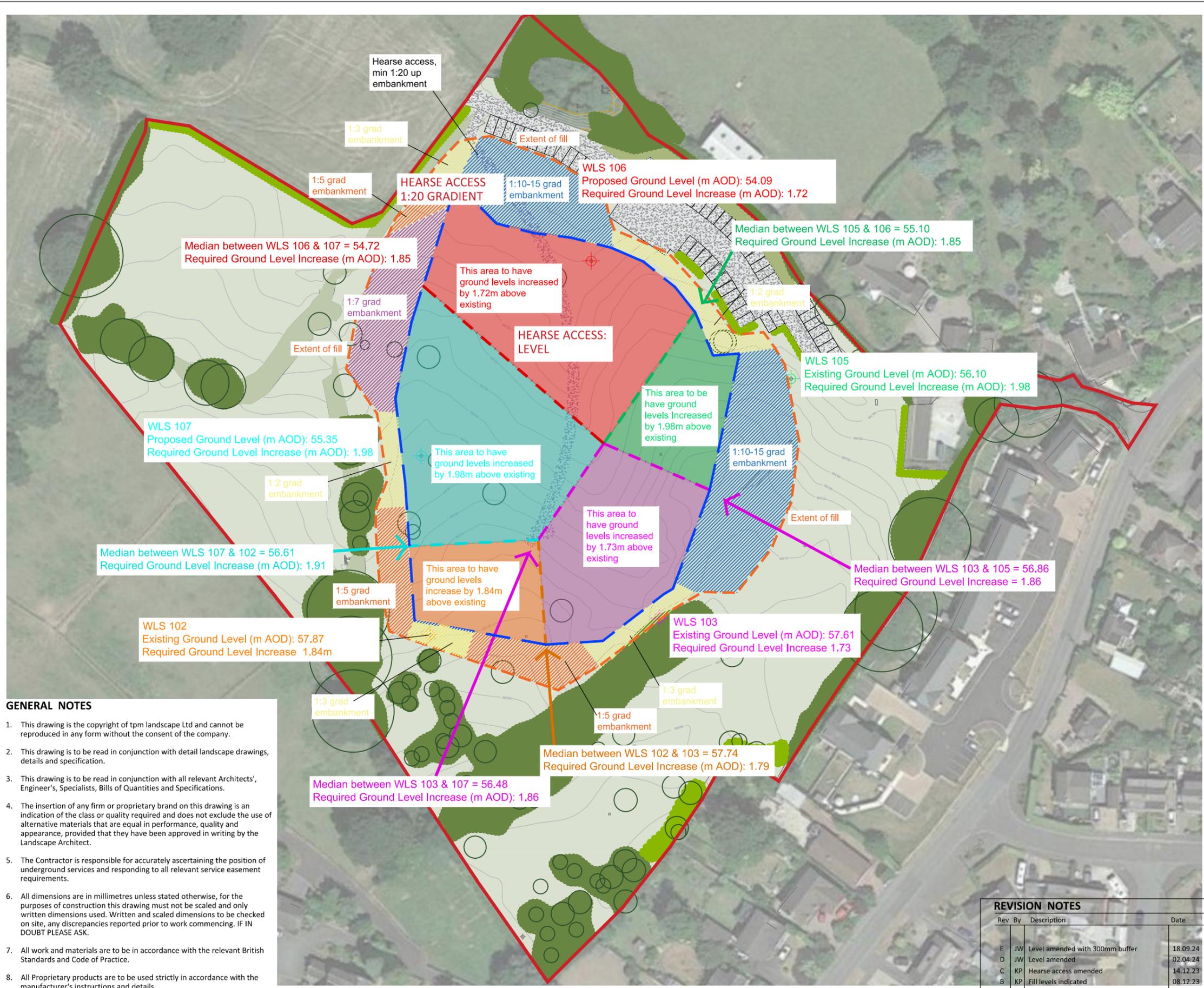
Existing trees and hedges between existing properties and the site. To be retained and enhanced to create buffer



View into site from footpath. The character of the landscape will be retained with uncultivated field boundaries and individual trees



Example image of main circulation gravel paths. Grass allowed to grow within paths to create naturalised character



LEGEND

- Public footpath
- Existing trees to be retained
- Existing hedgerows and vegetation to be retained
- Proposed native hedge planting
- Recycled road planings surface to car park and access track
- Delineation of Coffin Burial Zone
- Location of borehole WLS 102
- Location of borehole WLS 103
- Location of borehole WLS 105
- Location of borehole WLS 106
- Location of borehole WLS 107
- fill material with minimum level above existing ground level
- Embankment with maximum gradient
- Extent of fill zone; outside of tree Root Protection Areas

NOTE: ALL FILL MATERIAL TO BE CLEAN INERT SUBSOIL OR TOPSOIL TO THE RELEVANT BRITISH STANDARD, FREE OF CONTAMINANTS AND DELETERIOUS MATERIAL.

ALL FILL MATERIAL TO BE LOCATED OUTSIDE OF TREE ROOT PROTECTION AREAS

ALL GROUND PROFILES TO BE BLENDED SMOOTHLY INTO EACH OTHER AND THE SURROUNDING LANDSCAPE

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REVISION NOTES

Rev	By	Description	Date
E	JW	Level amended with 300mm buffer	18.09.24
D	JW	Level amended	02.04.24
C	KP	Hearse access amended	14.12.23
B	KP	Fill levels indicated	08.12.23
A	KP	Change to burial offset info	30.11.23

Client
Mr S Clutton

Project
Shavington Natural Burial Site

Description
Coffin Burial Zone - Proposed Land Levels Plan

Status
For Approval

Scale @ A3
1:1000

Drawn
JW

Checked
KP

Date
24.11.23

Job number
3633

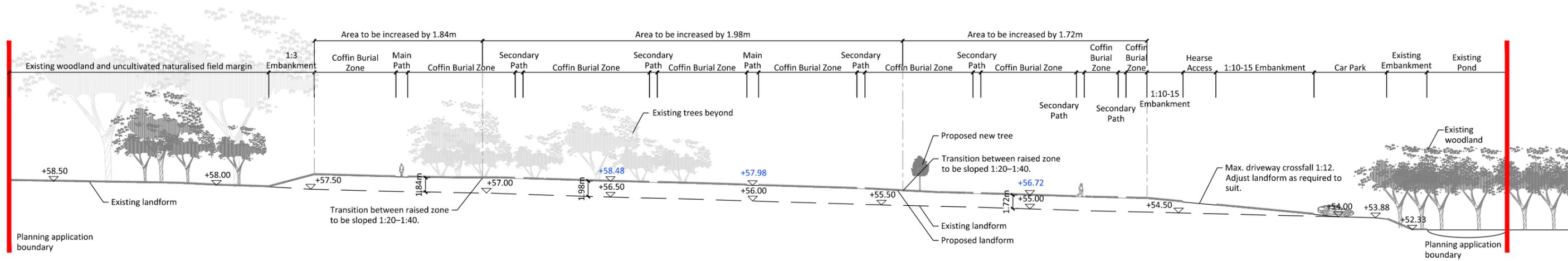
Drawing number
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Revision
E

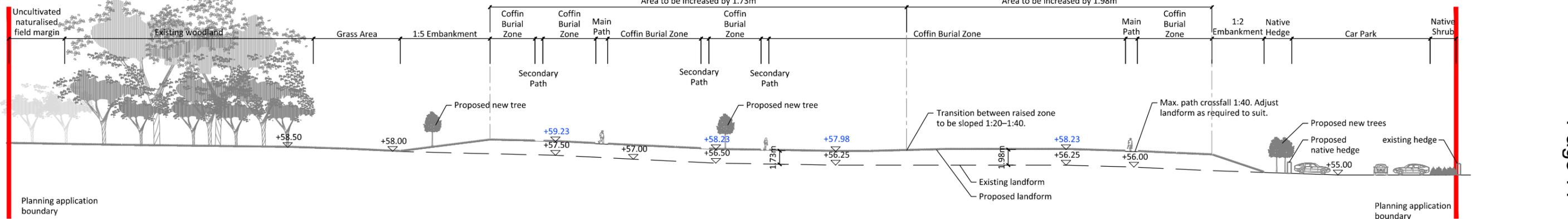
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SECTION A-AA



SECTION B-BB



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REVISION NOTES			
Rev	By	Description	Date

Client
Mr S Clutton

Project
Shavington Natural Burial Site

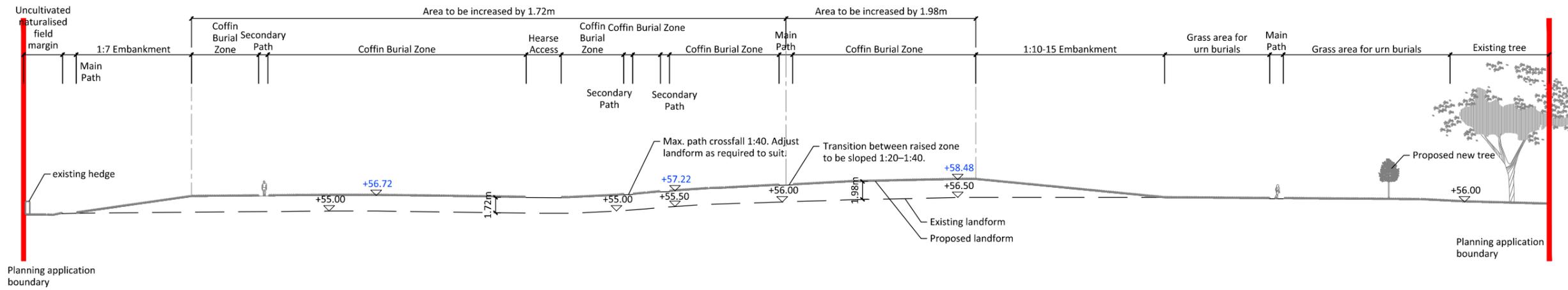
Description
Landscape Sections (Sheet 1 of 2)

Status
For Approval

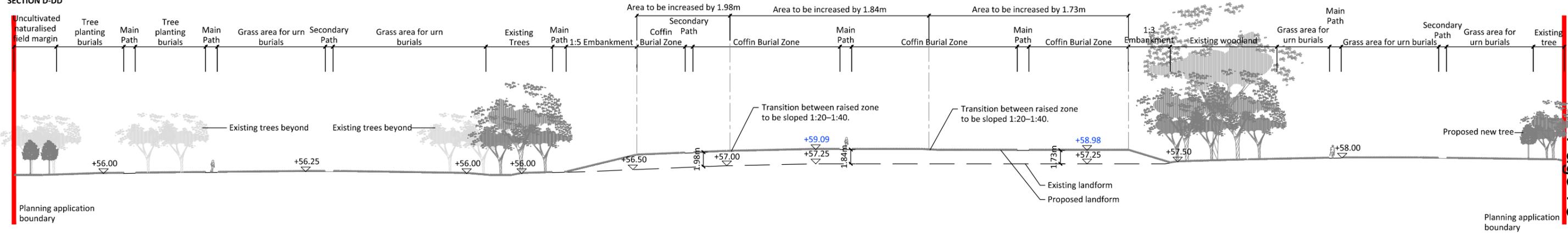
Scale @ A3 1:500	Drawn JW	Checked KP	Date 21.05.25
Job number 3633	Drawing number 304	Revision -	

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SECTION C-CC

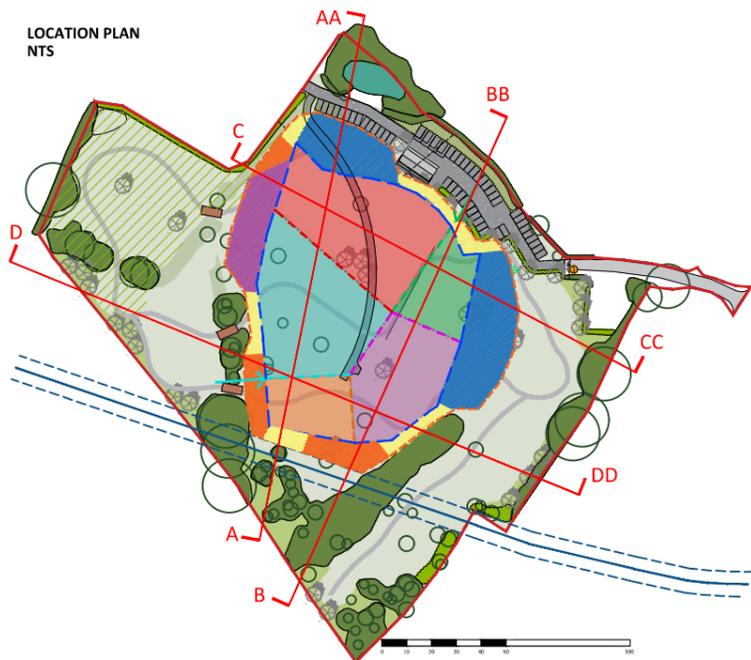


SECTION D-DD



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REVISION NOTES			
Rev	By	Description	Date

Client
Mr S Clutton

Project
Shavington Natural Burial Site

Description
Landscape Sections (Sheet 2 of 2)

Status
For Approval

Scale @ A3 1:500	Drawn JW	Checked KP	Date 21.05.25
Job number 3633	Drawing number 305	Revision -	

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