

Southern Planning Committee

Agenda

Date: Wednesday 3rd December 2025
Time: 10.00 am
Venue: Committee Suite 1, 2 and 3, Delamere House, Delamere Street, Crewe, CW1 2JZ

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.

Please Note: This meeting will be live streamed. This meeting will be broadcast live, and a recording may be made available afterwards. The live stream will include both audio and video. Members of the public attending and/or speaking at the meeting should be aware that their image and voice may be captured and made publicly available. If you have any concerns or require further information, please contact Democratic Services in advance of the meeting.

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.

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 5 - 10)

To approve the minutes of the meeting held on 22 October 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. **25/1757/FUL - LAND TO THE REAR OF AND INCLUDING, 481 CREWE ROAD, WINTERLEY: Erection of 54 affordable dwellings on land off Crewe Road, Winterley, with associated access, car parking, landscaping and infrastructure. No. 481 Crewe Road to be demolished to provide site access** (Pages 11 - 42)

To consider the above planning application.

6. **25/3464/FUL - BESPAC HC LIMITED LONDON ROAD, HOLMES CHAPEL, CHESHIRE EAST, CW4 8BE: Full planning application for the extension of an existing pharmaceutical manufacturing facility with associated servicing, landscaping and associated works** (Pages 43 - 66)

To consider the above planning application.

7. **24/2080C - COTTON FARM MIDDLEWICH ROAD, HOLMES CHAPEL, CREWE, CHESHIRE EAST, CW4 7ET: Development of 3 no. buildings, totalling 4,422m.sq (use class B8 - storage and distribution), associated infrastructure and landscaping.** (Pages 67 - 92)

To consider the above planning application.

8. **25/3510/PIP - LAND OFF SADDLERS WELLS, BUNBURY: Permission in principle for the erection of up to 2 No. dwellings (C3) and associated infrastructure works** (Pages 93 - 106)

To consider the above planning application.

9. **25/3507/PIP - LAND WEST OF A49 WHITCHURCH ROAD, BUNBURY: Permission in principle for erection of up to 3 No. dwellings and associated infrastructure works (Pages 107 - 122)**

To consider the above planning application.

10. **25/3269/FUL - 523 WEST STREET, CREWE, CHESHIRE EAST: Conversion from two flats to one C4 6 person HMO (Pages 123 - 138)**

To consider the above planning application.

THERE ARE NO PART 2 ITEMS

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

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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 22nd October, 2025 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors L Buchanan, R Fletcher, A Kolker, R Morris, H Seddon,
M Muldoon and B Wye

OFFICERS IN ATTENDANCE

Daniel Evans, Principal Planning Officer
Adrian Crowther, Major Applications Team Leader
Andrew Galigher, Highways Officer
Peter Jones, Legal Officer
Rachel Graves, Democratic Services Officer

The Chair announced that an additional item would be considered at the end of the meeting relating to the start time of future meetings.

24 APOLOGIES FOR ABSENCE

Apologies were received from Councillors A Burton, D Edwardes and J Wray. Councillor H Seddon attended as a substitute.

25 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to application 25/0835/VOC, all councillors declared that they had received email correspondence on this application.

In relation to application 24/5527/FUL, in the interests of openness Councillor R Fletcher declared that the agent had been a planning officer at Congleton Borough Council when he was a member of that Council.

26 MINUTES OF PREVIOUS MEETING**RESOLVED:**

That the minutes of the meeting held on 10 September 2025 be confirmed as a correct record.

27 PUBLIC SPEAKING

The public speaking time procedure was noted.

**28 25/0835/VOC - LAND NORTH OF SYDNEY ROAD, CREWE:
VARIATION OF CONDITION 1 ON APPROVAL 21/1098N**

Consideration as given to the planning application.

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

Mr Iain Smith (applicant).

RESOLVED:

That for the reasons set out in the report the application be APPROVED, subject to the following conditions and a Section 106 Agreement to link to the original outline Section 106 Agreement:

1. Approved plans
2. Accord with the Arboricultural Impact Assessment and Method Statement
3. Foul & surface water on separate systems
4. Sustainable drainage management and maintenance plan
5. Features to enhance the biodiversity value of the site
6. Compliance with the submitted drainage details

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.

29 24/5227/FUL - BEVAN HOUSE AND JOHN SNOW HOUSE, BARONY COURT, NANTWICH - CONVERSION OF OFFICES TO RESIDENTIAL APARTMENTS, CONSEQUENT INTERNAL ALTERATIONS, CYCLE AND BIN STORAGE PROVISION, PARKING, AMENITY AND ACCESS ARRANGEMENTS.

Consideration was given to the planning application.

RESOLVED:

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

1. 3 year time limit
2. Development in accordance with the approved plans
3. Materials as Submitted
4. Compliance with Drainage Strategy Plan
5. Contaminated land – no exportation of soils
6. Contaminated land – unexpected contamination

7. Compliance with the tree protection measures
8. Ecological Enhancements
9. Details of cycle storage to be provided. With all cycle storage located to the western boundary of the site. Cycle storage details to be provided prior to the first occupation of the development.
10. Tree protection.

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

30 25/0303/LBC - BEVAN HOUSE AND JOHN SNOW HOUSE, BARONY COURT, NANTWICH - LISTED BUILDING CONSENT FOR THE CONVERSION OF OFFICES TO RESIDENTIAL APARTMENTS, CONSEQUENT INTERNAL ALTERATIONS, CYCLE AND BIN STORAGE PROVISION, PARKING, AMENITY AND ACCESS ARRANGEMENTS

Consideration was given to the planning application.

RESOLVED:

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

1. 3 year time limit (LBC)
2. Development in accordance with the approved plans
3. Materials as Submitted
4. Level 4 recording survey
5. Method statement detailing all demolition works, bricking up of doorways and walls and installation of lintels
6. Section drawings and material specifications for all new and existing internal wall, floor, and ceiling treatments
7. Details of all fireproofing measures
8. Joinery details
9. Retention of Heritage Elements
10. Protection of retained historic fabric

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.

**31 25/1396/OUT - LAND SOUTH OF HASSALL ROAD, WINTERLEY:
OUTLINE APPLICATION FOR THE PHASED DEVELOPMENT OF UP
TO 3 RESIDENTIAL SELF-BUILD, CUSTOM-BUILD OR OPEN MARKET
DWELLINGS IN WITH THE PRIMARY ACCESS POINT BEING
DEFINED, WITH ASSOCIATED INFRASTRUCTURE AND ANCILLARY
FACILITIES**

Consideration was given to the planning application.

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

Mr Russell Adams (agent).

RESOLVED:

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

1. Standard Condition – time limit submission of the Reserved Matters
2. Standard Condition – time limit implementation of development
3. Standard Condition – submission of the Reserved Matters (landscaping to include the provision of replacement hedgerow planting)
4. Approved Plans
5. Biodiversity Net Gain plan for any open market dwellings
6. Breeding Birds
7. Ecological Enhancement
8. Tree Protection and Special Construction Measures
9. Tree Retention
10. Engineered No Dig Methods
11. Drainage Strategy
12. Sustainable Surface Water Drainage Scheme & Foul Water Drainage Scheme
13. Unexpected Contamination
14. Definition of Self Build/Custom Build
15. Low emission boiler provision
16. Land levels to be submitted and approved

Informatives:

1. NPPF
2. Construction hours

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.

32 START TIME OF FUTURE MEETINGS

Following a request from a committee member consideration was given to changing the start time for future meetings back to 10.00 am.

RESOLVED:

That future meetings of the Southern Planning Committee commence at 10.00 am.

It was noted that the next meeting of the Southern Planning Committee would be held in the Committee Suite at Delamere House.

The meeting commenced at 10.30 am and concluded at 11.49 am

Councillor J Bratherton (Chair)

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Application No: 25/1757/FUL

Application Type: Full Planning

Location: Land To The Rear Of And Including, 481 Crewe Road, Winterley, Cheshire East

Proposal: Erection of 54 affordable dwellings on land off Crewe Road, Winterley, with associated access, car parking, landscaping and infrastructure. No. 481 Crewe Road to be demolished to provide site access.

Applicant: Mr Kevin Gormley, Breck Homes Limited

Expiry Date: 22-October 2025

Summary

The proposed development would result in residential development located beyond the Winterley Infill Village Boundary Line and would conflict with policy PG6 of the CELPS. This would also result in a change to the rural character of the site and a small loss of agricultural land.

The proposal is considered to be sustainably located, but despite this the proposal conflicts with the Development Plan as a whole.

However, the Council is unable to demonstrate a five-year supply of housing, and paragraph 11d of the NPPF is engaged. The NPPF seeks to boost significantly the supply of housing and the development of 54 affordable houses would make a contribution to meeting the Councils housing need.

Small and medium sized sites can make an important contribution and be built out very quickly (this is emphasised in Policy HOU16 of the SADPD and paragraph 73 of the NPPF). There would also be economic benefits through the construction and occupation of the proposed development. Social benefits would also be provided in terms of the proposed housing provision.

The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development. Therefore, the application is recommended for approval.

Summary recommendation

Approve subject to the completion of a S106 Agreement and conditions

1. REASON FOR REFERRAL

- 1.1. The proposal represents a departure from the Local Plan as it seeks new dwellings within the Open Countryside and does not meet any of the exceptions within Policy PG6.

2. DESCRIPTION OF SITE AND CONTEXT

- 2.1. The application site comprises of No.481 Crewe Road and the land to the rear. The dwelling at 481 Crewe Road is located within the Settlement Boundary with the land to the rear within the open countryside. There are residential properties to the north, east and south.
- 2.2. There are no significant variations in land levels noted on the site. The existing access is taken off Crewe Road.
- 2.3. The boundary treatment consists of 2m high planting to the eastern boundary and mixed trees/planting to the remaining boundaries.

3. DESCRIPTION OF PROPSAL

- 3.1. Full planning is sought for the erection of 54 affordable dwellings on land off Crewe Road, Winterley, with associated access, car parking, landscaping and infrastructure.
- 3.2. No. 481 Crewe Road to be demolished to provide site access.

4. RELEVANT PLANNING HISTORY

- 4.1. 16/1940N – Outline Planning Application for Proposed Residential Development of 12 Number Dwellings on the land to the rear and including 481 Crewe Road Winterley Cheshire CW11 4RF Including the Demolition of 481 Crewe Road and alterations to the existing Road Access – Withdrawn 26th October 2016
- 4.2. 19/3534N – Proposed residential development of 1 no. replacement dwelling (Plot 1) and 46 no. dwellings, with associated hard and soft landscaping – Withdrawn 25-11-2019

5. NATIONAL PLANNING POLICY

- 5.1. 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.

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)

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

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

6.3. Neighbourhood Plan

N/A

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. Biodiversity and Net Gain SPD

7.3. Environmental Protection SPD

7.4. SuDS SPD

7.5. Cheshire East Design Guide SPD

7.6. Housing SPD

8. **CONSULTATIONS (External to Planning)**

8.1. **CEC Highways** – No objection subject to conditions implementation of the proposed pedestrian infrastructure improvements, provision of the Toucan Crossing, cycle parking for apartments and construction management plan.

8.2. **CEC Environmental Protection** – No objection subject to conditions/informatives requiring compliance with the submitted noise assessment, working hours for construction, piling, dust, travel planning and contaminated land.

8.3. **CEC Housing** – No objection

8.4. **CEC LLFA** – No objection subject to condition requiring compliance with the drainage plan

8.5. **CEC Public Rights of Way (PROW)** – No objection

8.6. **CEC POS** – No objection subject to provision of a LEAP and contribution towards outdoor sport of £1,614.79 per family dwelling or £807.37 per bed space in apartments (to a maximum of £1,614.79 and conditions regarding the design of the LEAP and finished levels

8.7. **CEC Leisure Services** – No objection subject to contribution of £9,652,08 towards indoor recreation

8.8. **CEC Education** – No objection subject to contributions towards primary, secondary and SEN education of £426,859.00

8.9. **NHS** – No objection subject to contribution £48,816 of towards Ashfields Primary Care Centre

8.10. **Cadent Gas** – Do not advise against the granting of planning permission

8.11. **United Utilities** – No objection subject to condition requiring details of a sustainable surface water drainage scheme and a foul water drainage scheme

8.12. **Cycling UK** – Comments regarding the need for a toucan crossing and cycle parking for the maisonettes

8.13. **Haslington Parish Council** – Object on the following grounds:

- Contrary to PG6 as within the open countryside
- No evidence of local housing need
- Why is affordable housing needed in this location
- Unsustainable location
- Lack of facilities/amenities and impact on infrastructure such as health, education, public transport and pedestrian links
- Winterley has already received its quota of new housing

9. REPRESENTATIONS

9.1. 154 letters of objection have been received which raise the following issues:

- Increase in traffic and congestion/safety
- Contributions required for cycle improvements
- Insufficient parking provision
- Should only be occupied by local people
- Originally refusal reasons remain relevant
- Impact on infrastructure (schools, doctors etc)
- Loss of agricultural land
- Loss of open countryside
- Change from rural character
- Impact to water supply
- No need for social housing
- Loss of wildlife
- Flooding/drainage/sewage
- Noise/light pollution
- Lack of community engagement
- No play area for children
- Loss of green belt land
- Errors in energy sustainability assessment
- Overlooking/overbearing impacts. In particular to No.479 Crewe Road from plots 1 and 2 and light pollution
- Poor design
- Compliance with NDSS/Garden sizes

X 1 letter of support

10. OFFICER APPRAISAL

Principle of the development

10.1. A small section of the site which houses the existing dwelling is sited within the Infill Boundary Line. The majority of the site lies largely in the Open Countryside as designated by the Cheshire East Local Plan, where policy PG6 states that within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Exceptions may

be made where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built-up frontage elsewhere, affordable housing in accordance with the criteria contained in Policy SC 6 'Rural Exceptions Housing for Local Needs' or where the dwelling is exceptional in design and sustainable development terms.

limited infilling in villages

10.2. The term limited infilling is not defined in the CELPS but is defined in the SADPD as the development of a relatively small gap between existing buildings. The application site sits at the rear of a row of linear ribbon development so does not represent infilling.

10.3. It is also not considered that the proposal complies with the exception relating to limited infilling in villages as the site is not located within a village settlement boundary but seeks to extend an existing cluster of ribbon development further into the open countryside.

10.4. As such the proposal is not considered to constitute limit infilling in villages.

Infill of a small gap with one or two dwellings in an otherwise built-up frontage elsewhere

10.5. The proposal does not seek to infill a gap but extends beyond the established row or ribbon development and is well over the two-dwelling threshold. Therefore, the proposal is not considered to constitute infilling of a small gap in an otherwise build up frontage.

Exceptional in design and sustainable development terms

10.6. No case has been advanced in design/sustainable terms

Affordable housing in accordance with the criteria contained in Policy SC 6 'Rural Exceptions Housing for Local Needs'

10.7. The proposal will provide 100% affordable units. However, it is over the 10 dwelling threshold to be classed as a rural exception site.

10.8. As a result, the proposal conflicts with Policy SC6 and thus does not meet the affordable housing exception within PG6.

Principle conclusion

10.9. The proposed development would not fall within any of the categories of exception to the restrictive policy relating to development within the Open Countryside. As a result, it constitutes a "departure" from the development plan and there is a presumption against the proposal, under the provisions of sec.38(6) of the Planning and Compulsory Purchase Act 2004 which states that planning applications and appeals must be determined "in accordance with the plan unless material considerations indicate otherwise"

Housing Land Supply

10.10. 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.

- 10.11. 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.
- 10.12. 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.
- 10.13. 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.
- 10.14. 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%.
- 10.15. 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

- 10.16. Policy SC 5 (Affordable Homes) in the Cheshire East Local Plan Strategy (CELPS) sets out the thresholds for affordable housing in the borough.
- 10.17. As the proposed development is for 54 dwellings, 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 17 (16.2) affordable dwellings. The Housing Supplementary Planning document (HSPD) also states that the tenure mix split the Council requires is 65% social or affordable rented housing and 35% affordable intermediate housing.
- 10.18. The applicant is proposing that all 54 properties (100% of the dwellings) be social or affordable dwellings (30 social/affordable rent and 24 shared ownership) which meets the local need in this instance. The proposed dwellings will be transferred and managed by a Registered provider (Weaver Vale Housing Trust) and secured by means of a S106 agreement.
- 10.19. Information taken from the Cheshire Homechoice waiting list register which is the Choice based lettings system used to allocate social or affordable rented housing across Cheshire East, currently shows that for social or affordable housing in Haslington there is a need for 1-bedroom cottage style dwellings, 1-bedroom bungalows, and 2-, 3- and 4-bedroom houses for families.
- 10.20. The proposed development would help meet the identified need for affordable dwellings in Haslington, and as such no objection is raised from the Councils Affordable Housing Officer.

10.21. The affordable housing provision can be secured by Section 106 Agreement.

Education

10.22. The housing mix for the 54 houses would be 49 family homes (two beds plus) and 6 one beds.

10.23. 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 and 422 children within this forecast are expected to have a special educational need.

10.24. The development of 49 dwellings is expected to generate:

13 - Primary children (49 x 0.29) excludes 1 SEN place to avoid double counting

7 - Secondary children (49 x 0.14)

1 - SEN children (49 x 0.60 x 0.047)

10.25. 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.

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

13 x £20,450.00 = £265,850.00 (Primary)

7 x £10,854.00 = £75,978.00 (Secondary)

1 x £85,031.00 = £85,031.00 (SEN)

Total education contribution: £426,859.00

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

Health

10.28. The South Cheshire Commissioning Group (SCCG) has devolved powers to act on behalf of the NHS. In order to mitigate the impact of this development a contribution has been requested and this will be secured as part of a S106 Agreement. The requested contribution is as noted below to support the development of the Ashfields Primary Care Centre. This is the closest medical centre to the proposed development. This practice was built between 1995 and 2004 and has existing floorspace constraints.

10.29. The Integrated Care Board (ICB) has identified the potential at Ashfields Primary Care Centre to create more clinical space through reconfiguration works, which could include the potential reconfiguration of the second floor of the building.

10.30. The required contribution is in line with Supplementary Planning Document for Developer Contributions – Health Infrastructure, based on 54 dwellings

Total: 54 Units x £904 = £48,816

10.31. As a result, the contribution is considered to be both reasonable and necessary and should be secured by way of section 106 agreement.

Open Space

- 10.32. Policy SE6 requires major developments (10 or more) to provide open space in line with Table 13.1 of the policy. This also advises that in some cases, commuted sums generally may be more appropriate for improvement of other open spaces and green infrastructure connectivity.
- 10.33. Policies SC1 and SC2 of the Local Plan Strategy provide a clear development plan policy basis to require developments to provide or contribute towards both outdoor and indoor recreation.
- 10.34. The Councils Public Open Space officer considers the layout, quantity and quality of the open space to be acceptable. However, she has not been provided with any detail regarding the design and layout for the LEAP play facility. This could be secured by condition.

Outdoor Sport

- 10.35. Contributions for outdoor sport are required as part of Policy SE6. The proposal will increase demand on existing facilities and as such a financial contribution towards off-site provision is sought. The current financial contribution is required at a rate of £1,614.79 per family dwelling or £807.37 per bed space in apartments (to a maximum of £1,614.79). The contribution towards outdoor sport will be secured via a S106 Agreement.

Indoor Sport

- 10.36. The proposed development will increase demand for indoor sport provision, and as such a contribution of £9,652.08 towards indoor sport. This can be secured by way of section 106 agreement.

Housing Mix

- 10.37. 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.
- 10.38. 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%

- 10.39. The proposal seeks the below housing mix:

One beds x 6 (11%)
Two bed x 23 (43%)

Three beds x 21 (39%)
Four beds x 4 (7%)

10.40. As can be seen the proposal would provide a mix that is not too far from that contained in the table above from Policy HOU1. The supporting text of this Policy also makes it clear that this is to be used as a starting point only and is not a ridged standard.

10.41. The mix provided would see a mix of 1,2,3 beds on site (including bungalows) and it would not be dominated by larger property types. The proposed mix is considered to be acceptable and complies with Policies SC4 & HOU1.

Space standards

10.42. 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	

10.43. As can be seen in the table below, the proposal complies with these standards for each plot.

Housetype	m ²	
Type B - 2B3P Bungalow (NDSS)	61	COMPLIES
Type C - 2B3P House Type (NDSS & M4(2))	74	COMPLIES
Type D - 2B4P Aspect House Type (NDSS)	81	COMPLIES
Type F - 3B4P House Type (NDSS)	86	COMPLIES
Type G - 3b4P U/P House Type (NDSS)	90	COMPLIES
Type J - 4b6P House Type (NDSS & M4(2))	114	COMPLIES
Type L1 - 1B2P Maisonette GF M4(3)	65	COMPLIES
Type L2 - 2B3P Maisonette FF (NDSS)	72	COMPLIES
Type O - 1b2p 53 Corner Turner Bungalow (NDSS)	53	COMPLIES

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

Location of the site

10.45. Policy SD1 states that wherever possible development should be accessible by public transport, walking and cycling (point 6) and that development should prioritise the most accessible and sustainable locations (point 17). The justification to Policy SD2 then provides suggested distances to services and amenities.

10.46. In this case the site has a public house located approx. 50m away, church approx. 250m away and café and takeaway approx. 480m away. Other shops/amenities of Haslington are located a 30-minute walk away. The nearest bus stop is located 50m away off Crewe Road to the east which is served by No.37 bus which has 13 services Monday to Saturday between Crewe, Sandbach and Middlewich. The stop is also served by No.38 bus which has 18 services Monday to Saturday and 5 services on a Sunday between Crewe and Macclesfield. In addition the National Cycle Route runs through Winterley along Crewe Road and provides a link to Crewe, Haslington and Sandbach.

10.47. Winterley was also deemed to be locationally sustainable as part of a number of consented sites including appeal Ref APP/R0660/W/16/3163461 Land south of Hassall Road, Winterley (20th March 2017). As such it would be difficult to argue that the site in close proximity to these other developments is not sustainable.

10.48. As such on balance the site is considered to be locationally sustainable.

Residential Amenity

10.49. 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.

10.50. 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.

10.51. The main residential properties affected by this development are 483-449 Crewe Road (odd numbers), 1-4 Frederick Howarth Drive and 7-11 Elton Lane (odd numbers).

477-479 Crewe Road (odd numbers)

10.52. The plans show that the closest plots Nos. 1 and 2 would serve bungalows that would be sited 21m to the rear elevation of No.477 Crewe Road. This complies with the recommended 21m interface as per Policy HOU13 and would prevent harm though overlooking/loss of privacy. There is a side facing window within the side elevation of plot 1, however this would serve a bathroom would be conditioned to be fitted with obscure glazing to prevent loss of privacy. Also, the 9m siting to the boundary and the single storey nature would prevent significant harm through overbearing/overshadowing.

10.53. The plans show that plots 1 and 2 would be sited 15.5m to the rear elevation of No.479 Crewe Road. Whilst technically shy of the 21m interface as per Policy HOU13 the orientation is not direct with the plots off set from No.479 Crewe Road. The single storey nature would also prevent harm through loss of privacy from the proposed front facing windows which would be predominantly screened by the boundary treatment.

Properties off Frederick Howarth Drive

- 10.54. The plans show that plots 54 & 53 would serve bungalows. These would be sited between 17-23m to the rear elevation of No.1 Frederick Howarth Drive at the closest point. Whilst short of the 21m interface set out in Policy HOU13 the orientation for the closest plot 54 is not direct. The single storey nature would also prevent harm through loss of privacy.
- 10.55. To all other plots facing Frederick Howarth Drive, at least a 21m interface would be provided which complies with Policy HOU13 to prevent significant harm through overlooking/loss of privacy. All the plots would also be sited away from the boundaries by at least 10m which would prevent significant harm by reason of overbearing/overshadowing impact to windows or garden areas.

7-11 Elton Lane (odd numbers)

- 10.56. Plots facing 7-9 Elton Lane would have at least a 21m interface which complies with Policy HOU13. All the plots would also be sited away from the boundaries by at least 10m which would prevent significant harm by reason of overbearing/overshadowing impact to windows or garden areas.
- 10.57. Plot 42 would provide a 21m interface to 11 Elton Lane which complies with Policy HOU13. This plot would be sited 4m to the shared boundary. There may be some slight overshadowing of the garden area immediately adjacent however this would only affect a small part of the garden, and it already appears to be shaded by existing trees, thus the proposal will not make the situation significantly worse. Given the set back from the boundary and the angled nature of plot 42 there would also be no overbearing impact. The siting of rear windows of Plot 42 may result in some overlooking of a small section of garden area of No.11 Elton Lane, however the orientation is not direct, which would limit the impact to a small slither of the end section of garden. As a result, this is not considered to result in significant overlooking that would justify a refusal of planning permission.
- 10.58. All other plots provide the required interface distances also.

Future amenity

- 10.59. 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.
- 10.60. The plans show varied garden sizes relevant to the number of bedrooms the plot serves. The smallest plot has a garden area totalling 48sqm for a 2-bedroom property with bin and cycle storage indicated and sufficient room remaining for outdoor activities. Garden areas are larger for properties with more bedrooms.
- 10.61. The communal plots 31-38 have a garden area of 245sqm with bin and cycle storage indicated and sufficient room remaining for outdoor activities.
- 10.62. Therefore, the proposal can be accommodated without significant harm to living conditions of neighbouring properties and complies with Policy HOU12 of the CELPS.

Air Quality

- 10.63. 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.

- 10.64. The impact upon air quality could be mitigated with the imposition of a condition/informative to require the provision of electric vehicle charging points and low emission boilers.

Contaminated Land

- 10.65. 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

Safe and suitable access

- 10.66. The access will be built to adoptable standards with a 5.5m wide access with 2m footways on either side at the access point, with this reducing to being on the southern side only internal to the site. Speed surveys have been carried out on Crewe Road and the corresponding visibility splays can be achieved.
- 10.67. As on plan 'Proposed Site Access, P25026-001' the footway along Crewe Road is narrow and will be widened to at least 2m from the site access to just past the bus stop to the south. Existing footway infrastructure is then provided to the wider area and destinations. The existing dropped kerb pedestrian crossing on Crewe Road will be located to the south slightly away from the new access. A further pedestrian dropped kerb crossing is provided further south on Crewe Road. The walking route from Wheelock Heath to schools in Sandbach is unsuitable and to improve this the applicant is providing a signal crossing to the roundabout to the on the A534 (the Wheelock Hall Roundabout).

Network capacity

- 10.68. The proposal will generate approximately 30 two-way vehicle trips during either of the network peak hours and the impact of the development on the local highway network will be minimal.

Internal layout

- 10.69. The proposal will provide sufficient carriageway width in accordance with adoptable requirements and will deliver off-road parking provision to CEC standards.
- 10.70. Turning areas are being provided for refuse/emergency vehicles and there are some shared private drives serving a small number of properties which are adequate. The cycle parking for the maisonettes is unclear, and this should also be conditioned.

Conclusion

- 10.71. The access proposals and the impact on the highway network are acceptable and no objection is raised from the Councils Highways Engineer subject conditions.
- 10.72. The proposal is therefore considered to comply with Policy SD1 & CO2 of the CELPS, INF3 of the SADPD.

Trees

- 10.73. 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 ENV 6 advises that development proposals should seek to retain and protect trees, woodlands and hedgerows.

- 10.74. The application site comprises of an open area of existing agricultural land bordered by established hedgerows and field boundary trees, none of which are afforded any statutory protection. The site is shown to be accessed from Crewe Road between 2 existing residential properties.
- 10.75. The application has been supported by an Arboricultural Impact Assessment & Method Statement. The survey confirms the presence of 22 individual trees, 8 groups and 3 hedgerows on the site.
- 10.76. Tree loss on the site does not appear to exceed that accepted from an arboricultural perspective with withdrawn application 19/3534N and aside from several poor/low quality trees, includes a group of 3 mature Birch which are acknowledged to have limited future life expectancy and an early mature oak. One hedgerow (H3) is shown to be removed but given this defines an existing residential boundary it is not subject to the Hedgerow Regulations, and its removal is not contested.
- 10.77. Separation between dwellings and the retained boundary trees is considered broadly acceptable. The area of amenity play space is sited outside the RPA's and overhanging canopies of established trees along the western boundary. Some incursions into the RPA's of moderate quality tree T12, T13 & T18 is indicated to accommodate the substation however this is located to the periphery of the RPA and its accepted that impacts to trees would be minimised subject to the base being constructed to a no dig specification.
- 10.78. An access road is shown parallel with the northwestern boundary, approximately 7 metres from the stem centre of a 25-metre moderate quality B category oak (T17), equating to new surfacing in the RPA of just under 20%. The high canopy tree is an important amenity feature of the area which could make a valuable contribution to the landscape character of a new residential estate. If the road is constructed as stated using 'no dig' methods, it is accepted this would align with the recommendations of BS5837:2012 and as this road is not being adopted would not need to be built to adoptable standards thus this approach is deemed acceptable.
- 10.79. Concerns were initially raised by the Council Forestry officer as the drainage layout indicated SuDS/rain gardens within the RPAs of a retained tree T17 (north of site) and to the east of retained trees T12 and T13. However revised plans have provided greater separation and have overcome this concern.
- 10.80. In conclusion the Councils Forestry Officer raises no objection on Forestry grounds subject to conditions requiring compliance with the submitted Arboricultural Impact Assessment & Method Statement and no dig construction methods.
- 10.81. 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.

Design

- 10.82. 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. Emerging Policy GEN 1 of the SADPD also reflects this advice.

Connections

- 10.83. The site is served by a single point of access for both vehicles and pedestrians. Ideally a development of this nature would have more than one point of access. However, footways are provided on both sides of the road at site access and the proposal involves footway improvements outside the site to ensure all footway is minimum 2m wide to improve accessibility to the bus stop. A toucan crossing is also proposed to improve access to improve the walking route to local schools.
- 10.84. The proposal addresses the open countryside to the western edge effectively, locating the LEAP here with houses facing outwards and this is supported along with a footpath around it. Initially where the houses backed on to existing homes there were pinch points, specifically to the rear of plot 53, where the separation distance was under suggested 21m, however these distances have been increased and now comply with interface distances.

Facilities and services

- 10.85. In this case the site has some limited options including a public house located approx. 50m away, church approx. 250m away and café and takeaway approx. 480m away. Other shops/amenities of Haslington are located a 30 minute walk away.
- 10.86. Winterley does not have any schools and is served by primary schools in Haslington, Sandbach and Crewe, with secondary schools also in Sandbach or Crewe. Similarly, GP services are most closely located in Sandbach (2.5 miles) or Haslington (1.5 miles) away.
- 10.87. The proposed development does include some POS, including an attractively positioned LEAP for use by future occupants.

Public transport

- 10.88. The site benefits from public transport options and lies immediately adjacent to principal bus routes that run between Crewe and Macclesfield (no.38) and Crewe and Northwich (no.37). Buses run regularly during the day, and the site is around 3 miles from the railway stations in Sandbach and Crewe, each reachable via bus.

Meeting local housing requirements

- 10.89. The accommodation mix is varied, including 1, 2, 3 and 4-bed houses, bungalows and maisonettes which are welcomed to provide homes suitable for all.

Character

- 10.90. The architecture is traditional/vernacular in approach but there is some evidence that local design cues have been taken, with elements of render, brick detailing and half-timber etc.
- 10.91. The reduction in engineering, a reduction in the dominance of cars to the street scene, the changes to the bungalows at the entrance and the introduction of the raised platform square are all positive changes in response to previous design advice.
- 10.92. The materials palette is suitably limited and in accordance with the CE Design Guide, with the elevations contrasting sills and soldier courses of unspecified bricks. The specification of facing materials will be dealt with via condition to ensure that the materials relate to the local palette.

Working with the site and its context

- 10.93. The positive interaction with the countryside along with the retention of existing mature hedgerows and trees is welcomed and would help to provide a rural transition. Previous concerns raised regarding the location of the substation have been addressed by moving it away from the countryside edge.

Creating well defined street and places

- 10.94. Buildings turn corners, either by being specific units like the bungalows at the entrance, or by being dual aspect, front doors face the street and blank gables are avoided.
- 10.95. There is a logical route around the site for both pedestrians and vehicles. A feature square is also provided for visual interest. A mix of street materiality of also provided.

Easy to find your way around

- 10.96. This is a small scheme with a simple layout it is inherently legible and there are significant improvements from the earlier withdrawn application which aid in this, not least the reduction in car and highway dominance. Similarly, the introduction of the feature square and the now corner-turning bungalows creates a more satisfactory entrance and further aids legibility.

Streets for all

- 10.97. There has been an improvement to the over-engineering of the streets since the withdrawn application 19/3534N and in combination with the moving of much car parking from the front of houses, has reduced the over-dominance of cars in the streetscape.
- 10.98. With regard to materials no information is provided on hard surfacing materials aside from the differentiation in colours on the revised site plan, but condition can be secured which ensure these comply with the palettes set out in the Design Guide.

Car parking

- 10.99. Parking provision is in-line with policy requirements. Spaces to houses are generally located to the side or in front within the curtilage, where frontage parking does occur attempts to provide planting/trees to prevent car dominated frontages. The three rear parking courtyards serve the houses to the centre of the perimeter block and appear to be a direct response to the withdrawn scheme given concerns about dominance of cars on the street scene. The parking courts resolves this concern this and these are well-overlooked, and this approach is supported.
- 10.100. Concerns were initially raised by the Councils Urban Design Officer regarding the lack of planting/screening to soften the visual impact of the parking courts. Revised plans have since been received with the parking courts made greener with the close boarded fences being removed and railings and hedges providing the boundaries. This is considered a distinct improvement and will serve to soften the centre of the site.

Public and private areas

- 10.101. The proposal provides a sufficient amount of POS to the western boundary for use by future occupants including a LEAP and community orchard which are well overlooked.

- 10.102. The proposed wildflower meadow has also been relocated away from the LEAP which would likely remove future management issues.
- 10.103. Concerns were initially raised from the Councils Urban Design Officer about the location of the substation given it would be a termination point off the feature entrance square and would lose open countryside views. Concerns were also raised about the appearance of the pumping station. Revised plans have since been provided which have relocated the substation to the side of the pumping station with increased planting to soften the visual impact. This allows the termination point to retain views of the open countryside and community orchard.
- 10.104. With regard to private spaces, the houses and bungalows are of an acceptable size with independently accessible rear gardens. The communal garden would also be provided to the maisonettes to allow some outdoor activities. Finally, the delineation between public and private space is effectively handled.

External storage and amenity space

- 10.105. Houses and bungalows have accessible rear gardens with well-located dedicated refuse and recycling space. There is also adequate space for cycle storage to the houses and bungalows, whilst the maisonette block is served by a dedicated bin store but no cycle provision. Overall, subject to condition requiring some cycle storage for the maisonettes, the external storage and amenity space is considered to be sufficient.

Design Conclusion

- 10.106. As such, it appears that the proposal could be accommodated without significant visual harm to the character/appearance of the area complying with Policies SD1, SD2 and SE1 of the CELPS, GEN1 of the SADPD and the Cheshire East Urban Design Guide.

Ecology

Biodiversity Net Gain (BNG)

- 10.107. This application is subject to mandatory BNG.
- 10.108. The Councils Ecologist advises that she has reviewed the amended metric and advises that the metric is suitable, and proposed habitat creation is considered to be achievable. It is advised that this application adheres to the biodiversity gain and mitigation hierarchy.
- 10.109. The proposed habitat creation is 'significant' and therefore the 30-year habitat creation method statement and habitat management and monitoring plan is applicable in this instance and can be secured by condition.

Bats

- 10.110. Existing buildings on site were determined to offer low to moderate potential to support roosting bats. Consequently, nocturnal surveys were undertaken. The existing dwelling and redbrick stable building were determined to support day roosts of common pipistrelle and soprano pipistrelle bats.
- 10.111. The usage of the buildings by bats is likely to be limited to single or small numbers of animals using the buildings for relatively short periods of time and there is no evidence to suggest a significant maternity roost is present. The loss of the roosts associated within the

building on this site, in the absence of mitigation, is likely to have a low impact upon bat the local level and a low impact upon the conservation status of the species as a whole.

- 10.112. A protected species licence is therefore required, and the consultant ecologists have stated that the development will be registered under Natural England's Earned Recognition system. In reaching a decision, it is important that the Local Planning Authority demonstrates how they have fully considered the three tests set out in Regulation 55 of the Conservation of Habitats and Species Regulations 2019 and state the evidence for conclusions drawn on each test as to whether the test can be met. The three tests are as follows:

(i) The action will be undertaken for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment (Regulation 55 (2)(e))

(ii) That there is no satisfactory alternative (Regulation 55(9)(a))

(iii) That the action will not be detrimental to the maintenance of the population of the species concerned at favourable conservation status in their natural range (Regulation 55 (9) (b))

- 10.113. (i) Overriding Public Interest

The provision of mitigation would assist with the continued presence of Bats, and the proposal would provide housing and affordable housing which are of an economic and social benefit.

(ii) Alternatives

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

- No development on the site

Without any development, specialist mitigation for bats would not be provided which would not be beneficial to the species and the social/economic benefits of housing/affordable housing would not be secured.

- 10.114. (iii) Favourable conservation status

The Council's Ecologist requires a plan to indicate where the proposed four bat boxes will be installed to ensure that compensation is appropriate to meet test (iii). This has been requested, and further comments will be provided in the update report.

- 10.115. The Biodiversity Net Gain mitigation area to the northern and western boundary of the site has the potential to support commuting and foraging bats. It is therefore advised that light spill to these habitat areas is limited. The standard sensitive lighting scheme condition is therefore recommended.

Birds

- 10.116. Historic evidence of nesting swallows was recorded on site. The applicant is reminded that under the Wildlife and Countryside Act 1981 it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a

development does not derogate for this offence. The standard breeding birds' condition is therefore recommended.

Great Crested Newts (GCN)

10.117. Existing vegetation on site has the potential to support sheltering and commuting Great Crested Newts (GCN), with four ponds present within 250m of the development.

10.118. Consequently, it is considered that, in the absence of mitigation, there is a risk that the proposed works would impact GCNs. Therefore, the Local Planning Authority must have regard to whether Natural England would be likely to subsequently grant the applicant a licence under the Habitat Regulations. A licence under the Conservation of Habitats and Species Regulations can only be granted when:

- (i) The development is of overruling public interest;
- (ii) That there is no satisfactory alternatives;
- (iii) That the action will not be detrimental to the maintenance of Great Crested Newts at favourable conservation status, in their natural range.

10.119. (i) Overriding Public Interest

The provision of mitigation would assist with the continued presence of Newts, and the proposal would provide housing and affordable housing which are of an economic and social benefit.

(ii) Alternatives

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

- No development on the site

Without any development, specialist mitigation for newts would not be provided which would not be beneficial to the species and the social/economic benefits of housing/affordable housing would not be secured.

10.120. (iii) Favourable conservation status

The applicant's ecological consultant has indicated an intention to enter the proposed scheme into Natural England's district level licencing (DLL) scheme, and the DLL Enquiry Form has been submitted at this stage. The Councils Ecologist advises that entering the DLL scheme would be sufficient to maintain the favourable conservation status of the species, and as such, test (iii) would be met. The applicant must however submit a copy of the Countersigned Impact Assessment and Conservation Payment Certificate as evidence that the development has been accepted onto the scheme in principle.

Ecological Enhancements

10.121. It is noted that a Bird and Bat Box Plan has been submitted. The Plan includes details for the provision of 4 bat boxes and 4 bird boxes on proposed dwellings.

10.122. The Cheshire East Borough Design Guide (2017) states 'Larger scale developments should provide features for nesting birds and roosting bats on 30% of consented units'.

10.123. The eight bat / bird boxes proposed are insufficient to meet the 30% as specified within the design guide. It is therefore advised that a minimum of 16 bat / bird boxes are provided,

and it is advised that 130mm by 130mm hedgehog gaps are included within garden fences to facilitate the movement of hedgehogs. This can be secured by condition.

Nature Designated Sites

10.124. It is advised that the proposed works are unlikely to have an impact on any statutory or non-statutory nature designated sites, including SSSI and Local Wildlife Sites.

Other Protected Species

10.125. Mammal holes with the potential to be other protected species related were recorded on site during the Preliminary Ecological Appraisal site visit. To assess whether these holes were being actively used by other protected species 21-days of camera monitoring was undertaken (UES, 2025).

10.126. No evidence of other protected species was recorded using the existing burrow holes, and no other evidence was recorded, such as guard hairs or latrines.

10.127. It is advised that based upon the current status of other protected species on site the proposed development is unlikely to result in a significant adverse impact upon this species. However, as the status on a site can change, it is advised that a condition is secured to require the submission of an updated other protected species survey.

10.128. Therefore, subject to conditions, the proposal complies with Policy SE3 of the CELPS, ENV1, ENV2 of the SADPD.

Landscape

10.129. The site does not form part of any protected landscape. However, its development will clearly have some landscape impact as it will occupy a site that is currently free from built form.

10.130. It is however considered that the development would be viewed more as a rounding off of the settlement given the line of development to the north off Elton Lane.

10.131. The Councils Landscape Officer has been consulted who initially raised concerns regarding the absence of information relating to SUDs ponds and rain gardens. This has now been provided as shown in the proposed drainage plan which shows a SUDS overspill and private attenuation tank would be sited to the north-western boundary and rain garden to the northern boundary which overcome the initial concerns, subject to conditions requiring the final landscaping scheme and its management.

10.132. Whilst the landscape impact is considered limited, the loss of space on the site would cause some visual harm and thus needs to be weighed into the overall planning balance.

10.133. The proposal is therefore contrary to Policies SE4 & PG6.

Flood Risk

10.134. The application site is located within Flood Zone 1 according to the Environment Agency Flood Maps. As the site area is over 1 hectare a Flood Risk Assessment has been provided. This concludes as below:

- The site is in Flood Zone 1 as defined by the Environment Agency and is therefore at the lowest risk of fluvial flooding (less than 0.1% from rivers or the sea). The proposed

development passes the exception test, as a 'more vulnerable' development in Flood Zone 1.

- Due to the change in levels in the southwest corner and northern site boundary, surface water pooling occurs during prolonged periods of rainfall. Finished Floor Levels (FFLs) at a minimum of 61.8mAOD are recommended to mitigate future surface water flooding risk.
- The site is at a low risk of flooding from all other examined sources including groundwater, reservoirs, canals, sewers or other artificial sources.
- Due to the clay soils and impeded drainage, the site is unsuitable for infiltration drainage.
- Levels will need to be raised on the site to ensure a foul water connection to the existing sewers on Crewe Road to the east via a pumping station. A discharge rate of 8.9l/s has been agreed with Cheshire East Council.
- A new drainage system has been designed by Ironside Farrar with sufficient capacity to minimise the risk of flooding in the 1 in 100-year event plus climate change of 45%.
- Proposed SuDS Raingarden to serve Private Shared Drives.
- Proposed private off-line cellular storage with overflow pipe set above 30-year water level and non-return valve on drain down pipe.
- Construction of dual pumping station to latest sewerage sector guidance, to include separate foul/surface water rising mains. To discharge to proposed gravity combined sewer prior to connection point on Crewe Road.
- Flow rate throughout restricted to 8.6l/s via hydro-brakes/vortex flow controls.
- The proposal is designed to meet United Utilities adoption standards. The final surface water drainage system will be adopted and maintained by United Utilities under a Section 104 Agreement.
- The highways drains will be adopted and maintained by the Council under a Section 38 Agreement.
- Finished levels on the site will ensure there is an emergency overland flow route through the site away from the proposed development.

10.135. United Utilities have been consulted as part of this application and have raised no objection to the proposed development subject to condition requiring a sustainable surface water and foul water drainage scheme. The Councils Flood Risk Team have also been consulted who raise no objection subject to condition requiring compliance with the drainage strategy.

10.136. Therefore, 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.

Land Levels

10.137. 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.

Economic Sustainability

10.138. 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.

Climate Change

10.139. 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.

Agricultural Land

- 10.140. Policy SD2 seeks to avoid the permanent loss of areas of agricultural land quality of 1, 2 or 3a, unless the strategic need overrides these issues Policy SE2 advises that development should safeguard natural resources including high quality agricultural land (grades 1, 2, and 3a)
- 10.141. Policy RUR5 advises that outside of sites specifically allocated for development in the development plan, proposals should avoid the loss of best and most versatile agricultural land. Where proposals involve the loss of best and most versatile agricultural land to development, the council may require detailed field assessments in accordance with technical advice or information from Natural England, and it must be demonstrated that:
- i. the benefits of development clearly outweigh the impacts of the loss of the economic and other benefits of the land; and
 - ii. every effort has been made to mitigate the overall impact of the development on best and most versatile agricultural land.
- 10.142. The site consists of 1.8 ha of agricultural land. The site is accessed via an unadopted track off Crewe Road, between nos 479 – 481. The site is primarily classed as Grade 2 agricultural land, defined as very good quality agricultural land.
- 10.143. An agricultural Land Quality Assessment has been provided in support of the application. This advises that the site does not form part of a working farm, and this is demonstrated by the degradation of individual parcels within it over time. This has progressed to the isolated use of a single field for horse keeping, as evidenced by stables on site, and in later years the land has remained completely vacant. The result is a small parcel of land that is vacant and overgrown, poorly drained, droughty during dry periods and currently lacking adequate access.
- 10.144. The site is 1.8 hectares, significantly below the 20-hectare threshold for formal consultation of Natural England as a statutory consultee for development of non-agricultural purposes. In addition, the development of this site would not lead to further loss or pressure on the surrounding agricultural land of the same or higher grade (Grades 1 and 2).
- 10.145. Nevertheless, the proposal would result in the loss of the agricultural land contrary to Policy RUR5 which weights against the proposal and needs to be weighed in the overall planning balance.

Other

- 10.146. The majority of comments from representations have been addressed above in this report, the remaining elements are addressed below:
- Contributions required for cycle improvements – no such request has been made by the council highways engineer, but footpath improvements are to be made outside the site.
 - Should only be occupied by local people – the need for affordable homes is a Cheshire East wide need, but the occupation will be controlled by the cascade provision within the S106 Agreement.

- Originally refusal reasons remain relevant – the previous applications were withdrawn so no actual refusal reasons.
- Impact to water supply – no concerns raised from United Utilities in this regard.
- Noise/light pollution at site entrance – no concerns raised from environmental protection in this regard.
- Lack of community engagement – the Council has no control over the publicity carried out by the applicant pre-development but has undertaken its own consultation with neighbours as part of this planning application.
- No play area for children – play area is proposed to the western boundary.
- Errors in energy sustainability assessment – noted and condition requiring 10% renewable energy would be applied.

11. CIL COMPLIANCE

11.1. 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.

11.2. 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.

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

12. PLANNING BALANCE/CONCLUSION

12.1. The proposed development would result in residential development located beyond the Winterley Infill Village Boundary Line and would conflict with policy PG6 of the CELPS. This would also result in a change to the rural character of the site and a loss of agricultural land contrary to Policy RUR5.

12.2. The proposal is considered to be sustainably located, but despite this the proposal conflicts with the Development Plan as a whole.

12.3. However, the Council is unable to demonstrate a five-year supply of housing, and paragraph 11d of the NPPF is engaged. The NPPF seeks to boost significantly the supply of housing, and the development of 54 affordable houses would make a contribution to meeting the Councils housing need.

12.4. Small and medium sized sites can make an important contribution and be built out very quickly (this is emphasised in Policy HOU16 of the SADPD and paragraph 73 of the NPPF). There would also be economic benefits through the construction and occupation of the proposed development. Social benefits would also be provided in terms of the proposed affordable housing provision.

12.5. The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development. Therefore, the application is recommended for approval.

13. RECOMMENDATION

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

S106	Amount	Triggers
NHS	£48,816 towards improved health infrastructure facilities within the Ashfields Primary Care Centre	To be paid prior to the occupation of the 27th dwelling
Amenity Green Space and Play Provision	On site provision of Open Space and a LEAP. Scheme of Management to be submitted and approved	Shall be provided prior to occupation of the 27 th dwelling Shall be provided before first occupation.
Outdoor and Indoor Sport	Outdoor sport contribution is £1,614.79 per family dwelling or £807.37 per bed space in apartments (to a maximum of £1,614.79). Indoor sport contribution is £9,652,08	To be paid prior to the occupation of the 18th dwelling
Education	£426,859.00 towards Primary, Secondary & SEN education	To be paid prior to the occupation of the 27th dwelling
Housing	100% on site provision 30 social or affordable rented and 24 intermediate tenure	In accordance with a phasing plan

And the following conditions:

- 1) 3 year time limit
- 2) Approved plans
- 3) Materials
- 4) Biodiversity Net Gain plan
- 5) 30-year habitat creation and habitat management and monitoring plan
- 6) Breeding Birds
- 7) Bat Sensitive Lighting

- 8) Great Crested Newt District Level Licencing
- 9) Ecological enhancements
- 10) Updated badger survey
- 11) Ecological enhancements
- 12) Submission of updated Arb Impact Assessment and Method Statement
- 13) Levels of site and trees
- 14) Compliance with the Drainage Strategy
- 15) Sustainable Surface Water Drainage Scheme & Foul Water Drainage Scheme
- 16) Landscaping scheme
- 17) Landscaping implementation
- 18) Landscaping management
- 19) Boundary treatment
- 20) Details of street materiality
- 21) Details of design, infrastructure and layout of the LEAP
- 22) Management and maintenance plan of the LEAP
- 23) Proposed finished levels including spot levels of the LEAP
- 24) Contaminated land – risk assessment
- 25) Contaminated land – verification report
- 26) Contaminated land – no exportation of soils
- 27) Contaminated land – unexpected contamination
- 28) 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
- 29) 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.
- 30) Implementation of the proposed pedestrian infrastructure improvements
- 31) Provision of the Toucan Crossing
- 32) Cycle storage for apartments/maisonettes
- 33) Construction management plan
- 34) Compliance with the submitted noise assessment
- 35) 10% energy from renewable or low carbon energy generation
- 36) Obscure glazing to bathroom window of plot 1

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the 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	£48,816 towards improved health infrastructure facilities within the Ashfields Primary Care Centre	To be paid prior to the occupation of the 27th dwelling

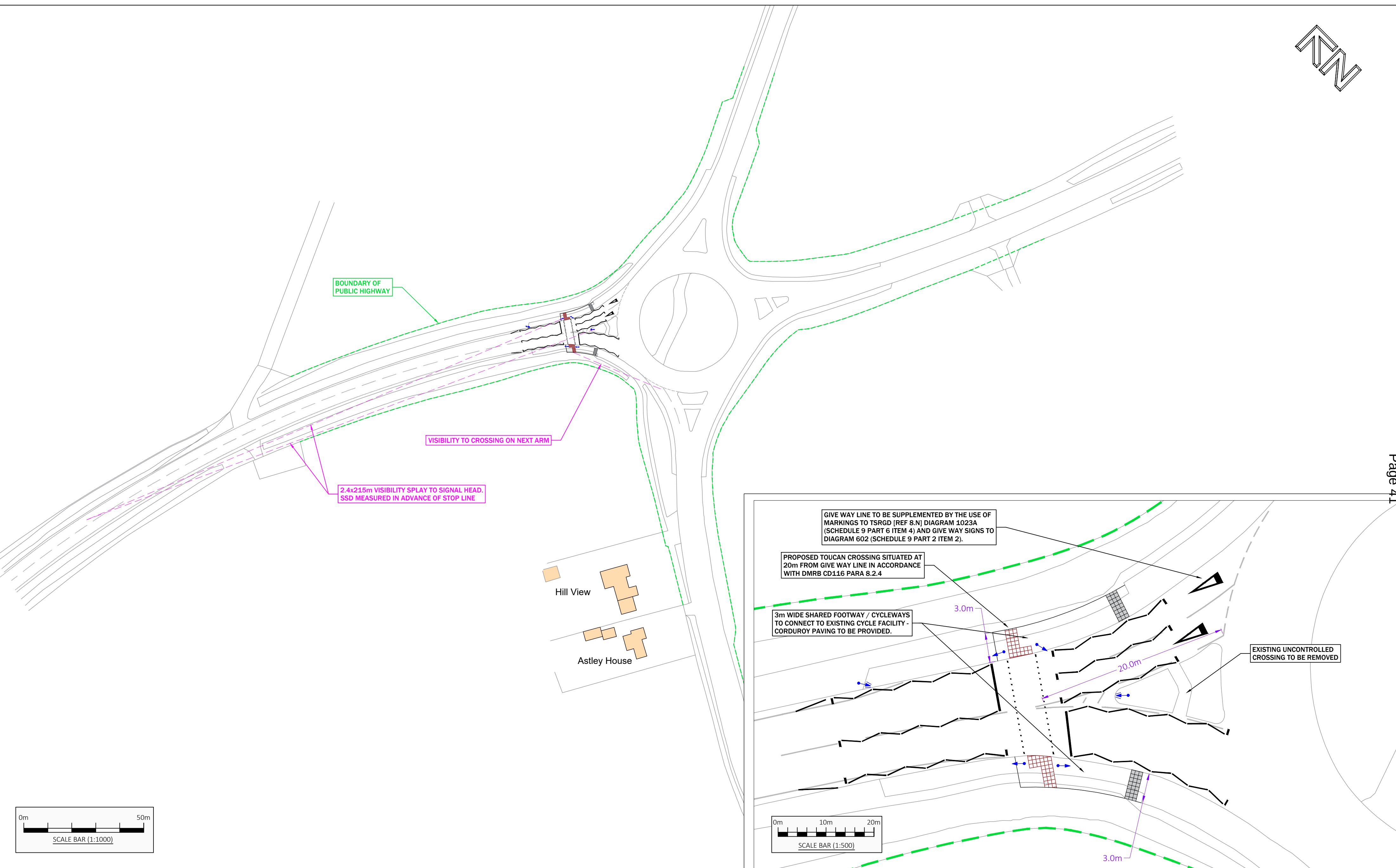
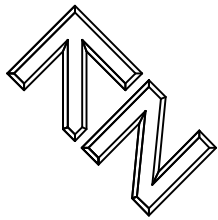
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Housing	100% on site provision 30 social or affordable rented and 24 intermediate tenure	In accordance with a phasing plan



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25/1757/FUL

Land to the Rear of and Including
481 Crewe Road
Winterley
Cheshire East



Key	Vehicle models used in swept path analysis	DISCLAIMER PROPOSALS ARE PRELIMINARY ONLY, NOT FOR CONSTRUCTION PURPOSES PROPOSALS WILL BE SUBJECT TO UTILITY AND DRAINAGE INVESTIGATIONS PROPOSALS WILL BE SUBJECT TO EXTENT OF ADOPTED HIGHWAY DO NOT SCALE THIS DRAWING. DIMENSIONS ARE FOR REPRESENTATIONAL AND INFORMATIONAL PURPOSES ONLY AND SUBJECT TO DETAILED DESIGN THIS DRAWING MUST ONLY BE USED FOR THE PURPOSE FOR WHICH IT HAS BEEN SUPPLIED	 9 Hurricane Court Liverpool International Business Park Estuary Boulevard Liverpool L24 8RL www.primetp.co.uk 0151 728 1860	* * * *	Project		CREWE ROAD, WINTERLEY, CHESHIRE EAST	Drawn by	Issue date			
				Scale(s)				RO	03 OCT 2025			
				Rev				Date	By	Revision notes	1:1000 / 1:500 @ A2	
				Status				INFORMATION			Title	
				PROPOSED TOUCAN CROSSING ON WESTERN ARM OF A534 / CREWE ROAD ROUNDABOUT		P25026-100						

KEY

- S.W. Foul
- Proposed Sewer
- Proposed Disconnection Manhole
- Proposed Catchpit Manhole
- Proposed Finished Floor Level
- Proposed Level
- Existing Level
- Existing Combined Sewer
- SuDS - Permeable private driveway construction with underdrain (maintained by homeowner)
- SuDS - Private Rain Garden with underdrain (maintained by Management Company)
- SuDS - Private Filter Drain (maintained by Management Company)
- SuDS - Private Overspill Area (maintained by Management Company)
- SuDS - Private Attenuation Tank (maintained by Management Company)

B	03/10/25	RDE	Additional drainage information added to suit LLFA's comments.
A	30/09/25	BK	Updated to latest Architects Layout Rev M.
Rev	Date	Initials	Details

Drawing Revisions

North Arrow	Project Crewe Road, Winterley	IronsidesFarrar Environmental Planners Civil Engineers Landscape Architects Graphic Design
Quality Ass.	Client Breck Homes	
UKAS 005 Quality Assurance ISO 9001:2015 SGS Certificate GB02/54539	Title Preliminary Drainage Layout	3 Worsley Court MANCHESTER M28 3NU Tel. 0161 703 8801 Fax. 0161 703 8279 manchester@ironsidesfarrar.com
Original Scale A1	Drawn KF Date MAR 25	Checked By RDE Scale 1:500
Drawing No. 30678/100		Revision B



Application No: 25/3464/FUL
Application Type: Full Planning
Location: Bepak Hc Limited London Road, Holmes Chapel, Cheshire East, CW4 8BE
Proposal: Full planning application for the extension of an existing pharmaceutical manufacturing facility with associated servicing, landscaping and associated works.
Applicant: Bepak HC Limited
Expiry Date: 18 December 2025

Summary

The application site comprises an area of 1.98ha at Bepak, Holmes Chapel, which has a long history of pharmaceuticals production, specialising in the manufacturer of inhaled and nasal products. The site is designated as a Strategic Employment Site, and the proposal is acceptable in principle.

The scheme proposes a new 7,091 sqm (GEA) two storey extension to the existing building and will occupy an area on the building's southwestern elevation which currently comprises a soil mound. External service yard and a covered storage area 270 sqm (GEA) are also proposed.

The proposed development will deliver two new high-specification fill lines and associated technical and support spaces which are critical to expanding the production capacity at the site and supporting the growing demand for respiratory health products.

Propellants used in inhalers are classed as greenhouse gases. This expansion will allow Bepak to produce next-generation environmentally friendly inhalers which use significantly less greenhouse gases. It would also result in approximately 150 new jobs at the site.

The proposed development would not result in significant highway safety issues, and the number of car parking spaces to be provided is acceptable given the sites sustainable location and access to public transport.

There are potential impacts impact during construction and impact on the loss of trees. However, based on the supporting information and associated assessments these matters can be kept to a minimum and controlled with the use of suitable planning conditions.

The proposal complies with National and Local Policy and 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 as the floor space to be created falls within the criteria of between 5,000 and 9,999 sq.m.

2. DESCRIPTION OF SITE AND CONTEXT

- 2.1. The application site is 1.98ha and is irregular in shape. It is located within the ownership boundary of Bepak, Holmes Chapel.
- 2.2. To the northeast of the application boundary is the wider Bepak site, to the west is London Road (the A50) beyond which are residential properties, to the south is farmland, with the farmland immediately to the south being under the Applicant's ownership.
- 2.3. The wider Bepak HC site is a pharmaceutical product developer and manufacturer, specialising in inhaled and nasal drug delivery. Bepak has a long history of the production of pharmaceuticals on this site.
- 2.4. The proposed extension would be located to the southwest of the existing manufacturing building and to the east of London Road, this area comprises a large soil mound with a wooded area on top and a pond.
- 2.5. A recent application (25/2498/FUL) was approved for pre-works to the site incorporating removal of some of these trees, and the part of the mound, and the construction of a retaining wall, these works have commenced.
- 2.6. The wider Bepak site comprises a range of buildings including warehouses, offices, production buildings and laboratory facilities and associated car parking. The River Croco is approximately 160m north of the application site.

3. DESCRIPTION OF PROPSAL

- 3.1. The application seeks full planning application for the extension of an existing pharmaceutical manufacturing facility with associated servicing, landscaping and associated works.
- 3.2. The scheme includes a new 7,091 sqm (GIA) two storey extension to the existing building, an external service yard, and a covered storage area 270 sqm. In summary, the proposed additional floor areas are as follows:
- Ground Floor: 3929 sqm (GIA)
 - First Floor Amenities: 601 sqm (GIA)
 - Plantroom Level: 2,561 sqm (GIA)
 - Covered service yard 270sqm
- 3.3. The proposed development will deliver two new high-specification fill lines and associated technical and support to facilitate the expanding production capacity at the site and supporting the growing demand for respiratory health products. The addition of two new manufacturing lines which will allow the site to transition to climate-friendly inhalers using the next-generation greener propellant.

4. RELEVANT PLANNING HISTORY

4.1. The application site is a well-established employment site, which has had various planning permissions relating to its growth over the decades. The most relevant decisions are listed below:

25/2498/FUL - Full planning application for enabling works to prepare site for future development including the cut and levelling of existing soil mound, removal of trees and installation of retaining wall, and associated hard and soft landscaping and other works. Approved with conditions 22 September 2025

22/3216C - Full planning application for extension to the existing manufacturing unit 12 and associated internal reconfiguration. Approved with conditions 17 May 2023

15/3847C – Part A: Outline permission with all matters reserved except for means of access for: Extensions to Area 12 Manufacturing building, Area 11 Warehousing building, Area 77 Laboratory building and Area 37 Stability building; Relocation of service buildings and the erection of storage tanks, substation and associated plant; and Provision of additional staff car parking. Part B: Full planning permission for: Extension to Area 13 Building to create new reception area, canteen and office floor space (2,775m²); Demolition of Building 15; and Alterations to internal roads and servicing area, provision of new internal HGV lay by, installation of new access gates and associated boundary treatments. Approved conditions 26 November 2015

15/2168C - Extension and re-instatement of car park to provide 150 spaces. Approved 06 July 2015

14/4732C - Variation of condition 6 on existing permission 11/2720C; Outline application for extension to manufacturing, warehouse and office facility. Approved 08 January 2015.

14/4705C - Application for all Reserved Matters in relation to permissions 11/2720C & 14/4732C; the extension to manufacturing facility (area 12). Approved 08 January 2015.

11/2720C - Outline application for extension to manufacturing, warehouse and office facility. Approved with conditions 15 May 2014.

08/0405/FUL - New energy centre and assoc. ancillary equipment, new sprinkler water storage tank and pump house. Approved 12 October 2012.

05/1026/FUL - Erection of security fences, gates, barriers, security cabin, flag poles, landscaping, vehicle lay-by and footpaths within the existing site boundary. Approved 17 November 2005.

5. NATIONAL PLANNING POLICY

5.1. 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.

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)

MP 1: Presumption in favour of sustainable development
PG 1: Overall development strategy
PG 7: Spatial distribution of development
PG 9: Settlement boundaries
SD 1: Sustainable development in Cheshire East
SD 2: Sustainable development principles
SE 1: Design
SE 2: Efficient use of land
SE 3: Biodiversity and geodiversity
SE 4: The landscape
SE 5: Trees, hedgerows and woodland
SE 12: Pollution, land contamination and land instability
SE 13: Flood risk and water management
SE 14: Jodrell Bank

Relevant Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

GEN 1: Design principles
ENV 2: Ecological implementation
ENV 3: Landscape character
ENV 5: Landscaping
ENV 6: Trees, hedgerows and woodland implementation
ENV 7: Climate Change
ENV 10: Solar Energy
ENV 12: Air quality
ENV 16: Surface water management and flood risk
HER 9: Jodrell Bank Work Heritage Site
INF 3: Highway safety and access
EMP 1: Strategic employment areas

6.3. Neighbourhood Plan

Policies of the Brereton Neighbourhood Plan relevant to the consideration of this application are:

BUS01 Rural Economy
ENV01 The Landscape Vision and Development
ENV02 Open Landscape Views
ENV03 Nature Conservation
ENV04 Biodiversity & Geodiversity
TRA01 Transport Implications of New Development

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:

The Cheshire East Design Guide May 2017
SuDs - Sustainable Drainage System Guidance SPD February 2024
Environmental Protection SPD March 2024
Ecology and Biodiversity Net Gain SPD July 2024

8. Consultation Responses

Head of Strategic Transport – No Objection.

Environmental Health – No objection.

Lead Local Flood Authority – No objection.

Jodrell Bank – No comments received.

United Utilities – The foul drainage strategy is acceptable in principle. They have asked the applicant to contact them directly to discuss the detailed design.

Any detailed comments received from the above consultees have been summarised and addressed in the officer appraisal below.

9. REPRESENTATIONS

- 9.1. No representations received.

10. TOWN/PARISH COUNCIL

- 10.1. **Holmes Chapel Parish Council:** No objection and is in full support of the extension of employment opportunities in the village.

- 10.2. **Brereton Parish Council:** No comments received.

11. OFFICER APPRAISAL

Principle of the development

- 11.1. The proposed development is required to assist the existing operations at the site and to help accommodate the expansion of this business. The site is within the settlement boundary of Holmes Chapel where there is a presumption in favour of development if it accords with other relevant local plan policies.
- 11.2. The site is also designated as a Strategic Employment Area in the CELPS. Policy EMP 1 safeguards such sites, whilst Policy EG 4 supports the protection of these sites, and recognising the need for inward investment on them to limit the need for development on greenfield land. It is vital that existing employment sites, premises and allocations that are viable for continued employment use are safeguarded. This will make sure that job opportunities are maintained and the economic health of the borough is protected.

- 11.3. Furthermore, Policy BUS01 of the Brereton Neighbourhood Plan, deals with the rural economy and states that 'development which seeks to encourage investment in the rural economy' and this will be realised by 'supporting existing local businesses within the area'.
- 11.4. The development is required in connection with the primary use of the site and relates to an existing business operation. There are clear benefits arising from the scheme that would support job creation and the economic growth of the existing business and the area as a whole. It is considered that such benefits are consistent with the local plan, neighbourhood plan and the aims and objective of the NPPF. As such, the principle of the development is deemed to be acceptable.

Design and Appearance

Layout

- 11.5. The existing manufacturing building accommodates manufacturing, warehousing, and two-storey amenities. The proposed extension would be constructed to the southwest of the existing main building.
- 11.6. Access for both staff and service vehicles will continue via the existing site entrance off London Road.
- 11.7. A new courtyard space is proposed between the existing Line 3 facility and the proposed development, providing a break in massing between the buildings, improving natural light and creating a high-quality working environment.
- 11.8. The amenities part of the extension is two storeys. The ground floor includes a lobby, staff facilities/support and control point for access to production. The first floor provides plant and servicing space with a fallow office area. The upper roof-deck will be used to house services.
- 11.9. The production area consists of 2 lines. This is designed over two floor levels with an intermediate "interstitial" Walk-on-Ceiling level, with the plantroom is located on the upper level, directly above the production areas.
- 11.10. Externally there would be an access road leading to a service yard in the eastern part of the site, allowing access for bulk tankers and service vehicles. The service yard would be linked to the extension by a pipe bridge, and comprise various tanks and silos, and a covered loading areas for the bulk tankers.
- 11.11. Whilst a substantial amount of the existing tree cover within the site is to be removed, significant tree coverage would be retained between the building and London Road, and along mature planting along the eastern boundary of the site. Additional planting is proposed to mitigate onsite, whilst the statutory 10% biodiversity net gain would be achieved through the applicant purchasing off-site units from an environment bank.

Scale and Massing

- 11.12. The maximum height of the extension would be 13.5 metres, this would be slightly lower than the highest roof of the adjacent existing manufacturing building. The massing has been developed by the applicant considering the layout of existing utilities, the site's topography, and the position of neighbouring buildings.
- 11.13. Both the scale and form of the proposal are appropriate to the site's size and context, respecting neighbouring industrial uses and ensuring there is no adverse impact on the surrounding character.

Materials

- 11.14. The current building is of modern design and materials, and the proposal seeks to continue that approach. With a combination of cladding and glazing to the front elevation. The proposed external materials match the existing external cladding and roofing finishes; the submission has summarised the materials to be used as follows:
- composite metal cladding and insulated panels
 - aluminium-framed glazing (doors and windows)
 - metal insulating sandwich panel roof system
- 11.15. The roof has been designed to support the installation of photovoltaic (PV) panels, which are shown on the proposed roof plan (Drawing no. HC/04/02/536).
- 11.16. A condition is recommended for the final specification of materials to be submitted and agreed.
- 11.17. The proposed development is designed to achieve a BREEAM 'Very Good' rating, reflecting a strong commitment to environmental performance and sustainable design, incorporating energy efficient design and water conservation measures.
- 11.18. Overall, the layout, design and appearance are considered to be acceptable in design terms and accords with policies GEN 1 of the CELPS and SE 1 of the SADPD.

Landscape

- 11.19. Due the location on an existing industrial site adjacent to large buildings, the land levels and the existing woodland, the proposal are not invasive from a visual point of view.
- 11.20. A significant number of trees are being removed to facilitate the development, this matter was addressed during the pre-works application 25/2498/FUL. However, from a Landscape Visual point of view the woodland strip will still be effective in filtering views into the site. These matters, along with Biodiversity Net Gain, and any mitigation planting provided onsite were also addressed in the pre-works application, however as this is a separate planning application the relevant landscaping and BNG conditions still apply.
- 11.21. The site will involve noticeable additional heavy goods construction vehicle movements associated with the proposals. However, in the context of the existing operations the effect upon the landscape and setting will be minimal and temporary in nature.
- 11.22. The site naturally has an existing character of heavy industrial character. This addition will pose no major landscape visual issues, given the baseline. The Council's landscape team has been consulted and has no objection. Conditions are recommended for a detailed landscaping scheme including the management and maintenance.
- 11.23. The proposals are considered to be consistent with policies SE 4 of the CELPS, and policies ENV 3 and ENV 5 of the SADPD, and ENV01 and ENV02 of the Neighbourhood Plan.

Amenity and Environmental Protection

- 11.24. The proposed development is within an existing industrial site and would not extend the development any closer to existing residential properties. The nearest residents are on the western side of London Road to the southwest of the site.

- 11.25. A substantial number of existing trees would be retained adjacent to London Road. The proposed development is relatively well contained, being located in between this belt of trees to the southwest, and the existing building to the northeast.
- 11.26. With regards to noise, the applicant has submitted an acoustic report (Spectrum Acoustic Consultants reference RK3923/25165/Rev1 dated September 2025).
- 11.27. The impact of the noise from the proposed development has been assessed in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound, an agreed methodology for the assessment of the noise source. The reports methodology and conclusion are accepted.
- 11.28. The applicant has also submitted an air quality assessment report (Redmore Environmental, 3rd of September 2025). The report concludes that the development impacts on local air quality will be not significant. The report also concludes that the potential dust impacts during construction will also be not significant subject to appropriate dust mitigation measures. The developer has submitted a staff travel plan to encourage the use of alternative forms of transport to the car and to encourage car sharing.
- 11.29. There have been no objections from the Council's Environmental Protection Team, as the proposal would not exacerbate any impacts on neighbours. Conditions are recommended in relation to the CEMP, contaminated land, and an informative in relation to hours of working.
- 11.30. The proposals are consistent with Policy SE 12 of the CELPS, and ENV 12 of the SADPD.

Highways

- 11.31. The existing access is a large ghost island right turn access which is adequate to accommodate the construction traffic and any additional traffic generated from the operation use of the development. The A50 London Road is also sufficient, and this connects to A-roads to the north and south, and then onto the motorway network, and site access does not raise a concern.
- 11.32. There is an existing pedestrian refuge island to the north of the existing access on London Road. The applicant proposes to reconstruct this to 2m wide, with new dropped kerbs and tactile paving to the east and west of London Road proving and improved pedestrian crossing point.
- 11.33. The application is supported with a Construction Environmental Management Plan (CEMP) confirming that the construction traffic will make use of the existing access to the highway via the A50 London Road.
- 11.34. The CEMP shows that there will be off-road waiting areas for construction traffic, and the site has a large car park for contractors. Wheel wash facilities will also be utilised to prevent mud and debris being deposited onto the highway.
- 11.35. The Head of Strategic Transport has been consulted, considers the proposals acceptable and has no objection. Conditions are recommended to secure the offsite highways works and the provision of secure onsite cycle parking. The proposal complies with Policy INF 3 of the SADPD and the NPPF.

Ecology

- 11.36. The application has been supported by ecological survey reports and details of biodiversity of how 10% biodiversity net gain would be achieved. The Council's ecologist has been consulted and has no objection.

Biodiversity Net Gain

- 11.37. This application is subject to mandatory Biodiversity Net Gain. The BNG assessment indicates that the proposed development would result in a biodiversity net gain of 11.08% in respect of area-based habitats, and a net gain of 10.11% in respect of hedgerows.

- 11.38. The submitted details confirm that the proposed development can achieve the required net gains on site in accordance with the Biodiversity Gain Hierarchy. The Council's ecologist has advised that the mandatory BNG plan condition be attached along with a condition for the 30-year management and maintenance of the planting provided onsite.

Badger

- 11.39. No evidence of this species was recorded on site. Therefore, based upon its status on site this species is unlikely to be affected by the proposed development. However, as the status of badgers can change in a short timescale, so the Council's ecologist has recommended a condition be attached which requires an updated badger survey to be undertaken if works have not commenced within 6 months so consent being granted.

Hedgehog

- 11.40. There are records of this priority species in the broad locality of the application site. This species may therefore potentially occur on the application site on a transitory basis. Hedgehogs are however very unlikely to be present on the areas of the subject to development under this current application.

Great Crested Newts

- 11.41. No evidence of this species was recorded during the surveys undertaken to inform the submitted Ecological Assessment, the Council's ecologist has advised that it is unlikely to be present or affected by the proposed development.

Bats

- 11.42. A number of trees on site were identified as having bat roost features, however no trees with significant bat roost potential would be lost as a result of the proposed development. The proposed lighting associated with the proposed development could result in a localised impact upon foraging and commuting bats. A condition in relation to the external lighting details is recommended.

- 11.43. The Council's ecologist has recommended conditions in relation to BNG, habitat management and monitoring plan, badger surveys ecological enhancements, and the retention of hedgerow on sites eastern boundary.

- 11.44. The proposals are consistent with Policy SE 3 of the CELPS, and ENV 2 of the SADPD.

Trees

- 11.45. The application has been supported by an Arboricultural Impact Assessment and Method Statement.
- 11.46. The site does not presently benefit from any statutory protection but established tree cover to the southwest and southeastern boundaries makes an important contribution to the landscape character of the area, and this main route into Holmes Chapel from the southwest along the A50.
- 11.47. An enabling works application to prepare the site for development (25/2498/FUL) has recently been approved to remove part of the mound and trees. A method statement has been agreed to maintain the existing linear group of trees and planting along this boundary and ensure the retention of screening from open countryside to the east.
- 11.48. Whilst extensive tree losses were required for the enabling works to facilitate this extension, these were considered unavoidable given the constraints of the site. Mitigation planting is to be provided on site where possible, whilst the applicant has met its statutory BNG through the purchase of off-site credits.
- 11.49. This full application is essentially to implement the development of the site post the enabling works which was supported by a conditioned AIA and construction detail satisfactory to minimise the effects of the works to retained trees. This application has been supported by an Arboricultural Impact Assessment (14862_R05a_BV_TC) dated 9th September 2025.
- 11.50. The report confirms that no additional losses will arise to implement the full development. Landscape detail and mitigation in the form of new tree planting has been submitted with the application to mitigate for losses incurred during the enabling phase of development and subject to the views of the Councils Landscape and Ecology officers seems to demonstrate accordance with Local Plan Policy SE5.
- 11.51. The Forestry team have been consulted and have no objections. Conditions are recommended to ensure that the works are conducted in accordance with the Arboricultural Impact Assessment and Method Statement, and relevant British Standards for works to trees.
- 11.52. The proposals are consistent with Policy SE 5 of the CELPS.

Drainage and Flood Risk

- 11.53. The applicant has submitted Flood Risk Assessment and Drainage Strategy reports, and Flood Authority (LLFA) have been consulted.
- 11.54. The current Government Flood Map for Planning indicates the site to lie wholly in Flood Zone 1. The Flood Map also indicates areas of localised surface water risk adjacent to the existing building. However, the applicant has stated that once the proposed drainage scheme is implemented, this issue of surface water flooding will not exist.
- 11.55. The LLFA have reviewed the application and have no objection to the proposals and can recommend approval of the application subject to a condition that the development be carried out in accordance with the submitted drainage strategy. The proposals are considered to accord with policy ENV16 of the CELPs and SE13 of the SADPD and the Cheshire East SuDS Supplementary Planning Document.

- 11.56. United Utilities consider the foul drainage strategy acceptable in principle, though note that there are elements of the detailed drainage design that might not be acceptable to United Utilities and have asked the applicant to contact them directly to avoid any unnecessary delays or costs for the applicant, these comments and contact details have been provided to the applicant's agent. They have also recommended a condition for a drainage strategy, however in light of the above and given that the LLFA is satisfied with the proposal, such a condition is not considered necessary on planning grounds.

Contaminated Land

- 11.57. The application has been submitted with a Phase 1 Geoenvironmental Report, and a Phase 2 Ground Investigations Report. The Phase II report finds that no pollutant/contaminant linkages have been demonstrated to be present, therefore a Remediation Strategy is not required.
- 11.58. The Contaminated Land Officer has been consulted and is satisfied that the study represents an accurate appraisal of the site history and previous uses of the land surrounding the site.
- 11.59. The Contaminated Land Officer has no objection and is satisfied that any remaining matters such as testing of any imported materials, encountering contamination not previously identified and verification can be controlled by way of planning conditions. Subject to these conditions the proposal complies with Policy SE 12 of the Local Plan.

Jodrell Bank

- 11.60. The application site falls within the Jodrell Bank World Heritage Site consultation zone, Manchester University have been consulted, although have not provided comments on the application.
- 11.61. Policy SE 14 states that development will not be permitted if it impairs the efficiency of the telescopes or has an adverse impact on the historic environment and visual landscape setting of the Jodrell Bank Radio Telescope, and that conditions will be imposed to mitigate identified impacts, especially via specialised construction techniques.
- 11.62. Give the sites location and separation from Jodrell Bank the proposal would not have an adverse impact on the historic environment and visual landscape setting of the Jodrell Bank Radio Telescope.
- 11.63. With regards to the efficiency of the telescopes, a planning condition is recommended requiring details of external facing materials and internal insulation proposals to minimise electromagnetic interference.
- 11.64. Subject to the above recommended condition the proposed development accords with Policy SE 14 of the CELPS and HER 9 of the SADPD.

Other Matters

- 11.65. Propellants used in inhalers are classed as greenhouse gases. This expansion will allow Bepak to produce next-generation environmentally friendly inhalers which use significantly less greenhouse gases reducing the companies impact on the environment.
- 11.66. The proposals would also result in significant economic benefits for the local areas, with the created of approximately 150 new jobs at the site.

12. PLANNING BALANCE/CONCLUSION

- 12.1. The proposed development would extend and improve an existing employment site in a Strategic Employment Site, consequently the development is acceptable in principle.
- 12.2. There are significant benefits arising from the scheme that would support job creation and the economic growth of the existing business and the area as a whole.
- 12.3. There are potential impacts during construction and impact on the loss of trees. However, based on the supporting information and associated assessments these matters can be kept to a minimum and controlled with the use of suitable planning conditions.
- 12.4. There would be extensive loss of existing trees, mitigation on site can be secured through conditions for a landscaping scheme, management and maintenance plans and tree protection. The applicant has also demonstrated that the statutory 10% Biodiversity Net Gain can be achieved, which in this case has been achieved through the purchase of off-site units.
- 12.5. The proposed development would not result in significant highway safety issues, and the number of car parking spaces to be provided is acceptable given the site's sustainable location and access to public transport.
- 12.6. The proposal has been assessed against the policies of Cheshire East's Local Plan, National Planning Policy Framework, relevant supplementary guidance and all other material consideration.
- 12.7. There are no other material considerations that weigh against the development or outweigh the recognised public benefits. The proposal complies with National and Local Policy and is recommended for approval.

13. RECOMMENDATION

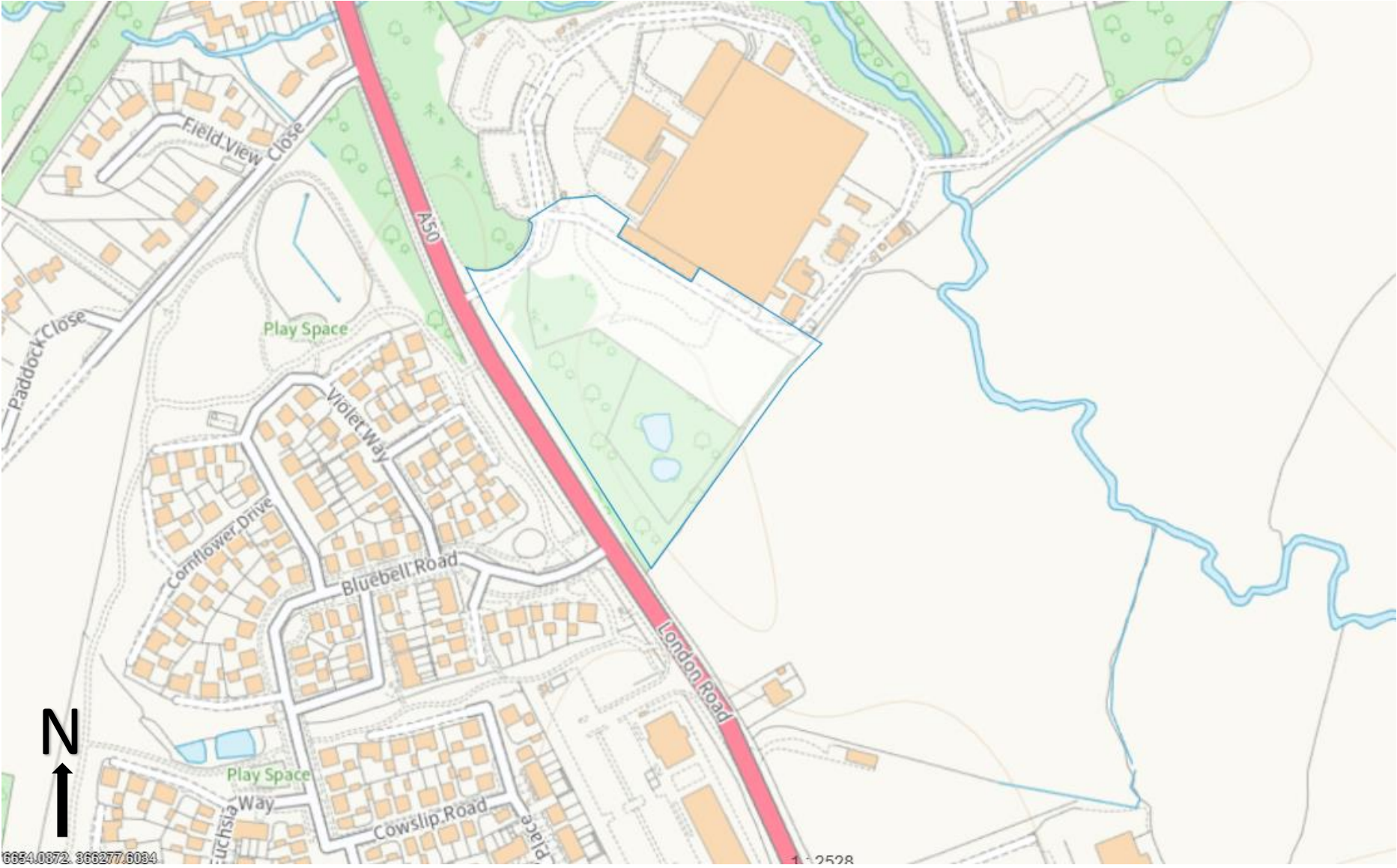
Approve subject to following conditions

- 1. Commencement of development**
- 2. Approved plans and documents**
- 3. Details of materials including Jodrell Bank mitigation to be submitted and approved**
- 4. Cycle storage details to be submitted and approved**
- 5. Biodiversity Gain Plan to be submitted and approved**
- 6. Habitat creation method statement and a 30-year habitat management and monitoring plan to be submitted and approved**
- 7. Lighting scheme to reduce impact of habitat and ecology**
- 8. Strategy for biodiversity enhancements**
- 9. Submission and approval of landscaping scheme**
- 10. Implementation of landscaping scheme**
- 11. Contaminated land – unexpected contamination**
- 12. Compliance with the submitted drainage details**
- 13. Compliance with approved Arboricultural Impact Assessment and Method Statement**
- 14. Updated badger survey if not implemented within 6 months**
- 15. Shall be carried out in accordance with acoustic report and mitigation measures**
- 16. Breeding bird season**

17. Offsite highways work

18. Compliance with submitted Construction Environmental Management Plan

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.



25/3464/FUL
Bespak HC Limited
London Road
Holmes Chapel
CW4 8BE



1 SITE PLAN
1 : 1250

PLANNING



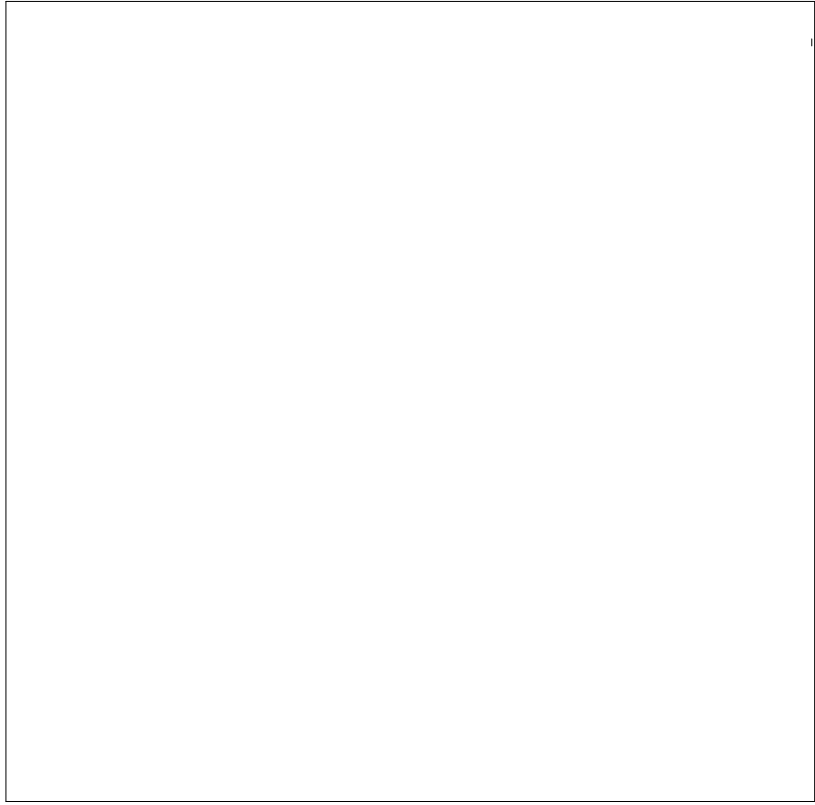
Integrated Project Services
Engineering Design/Build Compliance Consulting

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IPS DRAWING No. 24322-ARC-DRG-0531



LEGEND

- OWNERSHIP BOUNDARY
- DEVELOPMENT BOUNDARY (1.98 ha)
- EXISTING ROAD
- RIVER
- ROAD
- FOOTPATH
- EXISTING
- PROPOSED

B	22 AUG 2025	MA	MAB	MB
A	01 AUG 2025	MA	MAB	MB
REV	DATE	DRAWN BY	CHECKED BY	APPROVED BY

SCALE AT A1
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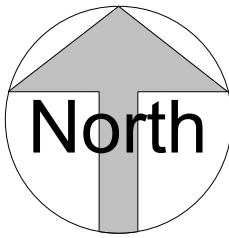


London Road
Holmes Chapel
Cheshire
CV4 8SE
Telephone 01477-537112

SCALE As indicated	Revit/CAD File No: Autodesk Docs/24322-Bespak/24322-IPS-BES-ZZ-M3-A-0002.rvt	CAD X-Reference attached
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TITLE
PLANNING - LOCATION PLAN

A1 DRAWING No. HC/00/02/531



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IPS DRAWING No. 24322-ARC-DRG-0530

LEGEND

- OWNERSHIP BOUNDARY
- DEVELOPMENT BOUNDARY (1.98 ha)
- EXISTING ROAD
- RIVER
- ROAD
- FOOTPATH
- EXISTING
- PROPOSED

NOTES :

TOTAL GIA = 7091 m²

E	03 SEP 2025	MA	MAB	MB
D	22 AUG 2025	MA	MAB	MB
C	12 AUG 2025	AT	SB	MB
B	01 AUG 2025	MA	MAB	MB
A	17 JUL 2025	MA	MAB	MB
REV	DATE	DRAWN BY	CHECKED BY	APPROVED BY

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London Road
Holmes Chapel
Cheshire
CW4 6SE
Telephone 01477-637112

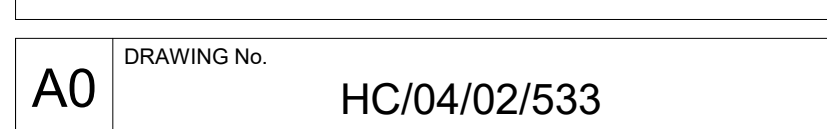
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TITLE
**PLANNING - SITE PLAN
(PROPOSED)**

A1 DRAWING No. HC/00/02/530

1 SITE PLAN - PROPOSED
1 : 500

PLANNING







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IPS DRAWING No. 24322-ARC-DRG-0535



- LEGEND**
- ① METAL INSULATING SANDWICH PANEL CLADDING SYSTEMS
 - ② TRANSLUCENT WALL SYSTEM
 - ③ LOUVRE SCREEN SYSTEMS
 - ④ STICK CURTAIN WALLING SYSTEM
 - ⑤ EXTERNAL STEEL DOORSET
 - ⑥ EXTERNAL ROLLER SHUTTERS
 - ⑦ EXTERNAL GLASS DOORSET
 - ⑧ METAL INSULATING SANDWICH PANEL ROOF SYSTEMS
 - ⑨ PHOTOVOLTAIC (PV) CELL
 - ⑩ ROOF GUTTERS

NOTES:
FLOOR AREA = 2561 m²

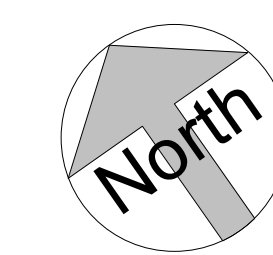
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B	22 AUG 2025	MA	MAB	MB
A	01 AUG 2025	MA	MAB	MB



SCALE 1 : 100	Revit/CAD File No: Autodesk Revit 2020/2021 Bespak/24322-IPS-SES-22-001-A-0002.rvt	CAD X-Reference attached
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TITLE
PLANNING - PROPOSED PLANT ROOM LEVEL

DRAWING No. HC/04/02/535



- 1 METAL INSULATING SANDWICH PANEL CLADDING SYSTEMS
- 2 TRANSLUCENT WALL SYSTEM
- 3 LOUVRE SCREEN SYSTEMS
- 4 STICK CURTAIN WALLING SYSTEM
- 5 EXTERNAL STEEL DOORSET
- 6 EXTERNAL ROLLER SHUTTERS
- 7 EXTERNAL GLASS DOORSET
- 8 METAL INSULATING SANDWICH PANEL ROOF SYSTEM
- 9 PHOTOVOLTAIC (PV) CELL
- 10 ROOF GUTTERS

SCALE AT A0 - 1 : 100



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ALL DIMENSIONS IN (mm) UNLESS SPECIFIED OTHERWISE



TITLE
PLANNING - PROPOSED ROOF
PLAN

A0	DRAWING No. HC/04/02/536
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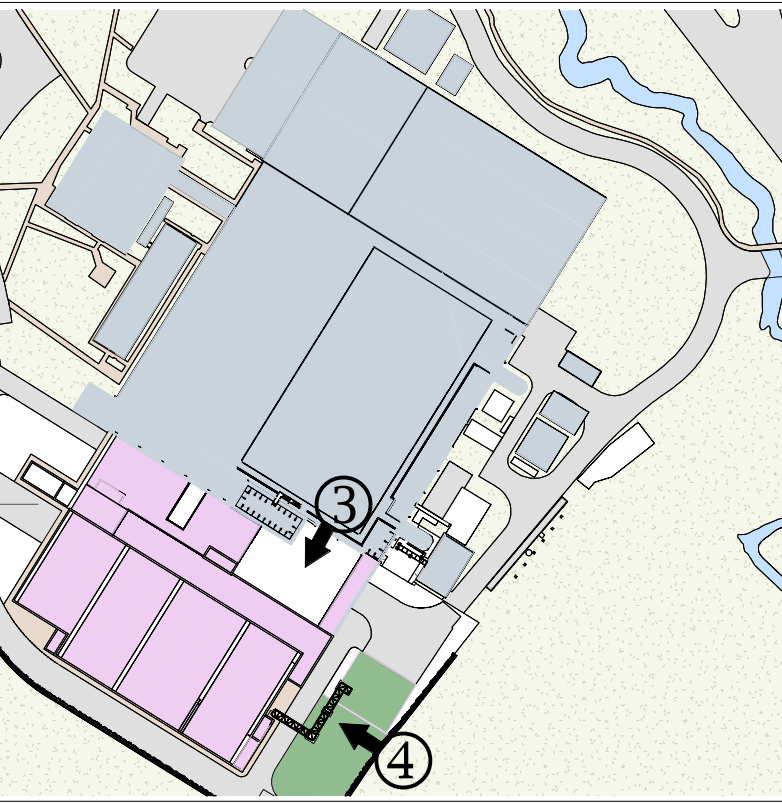
PLANNING



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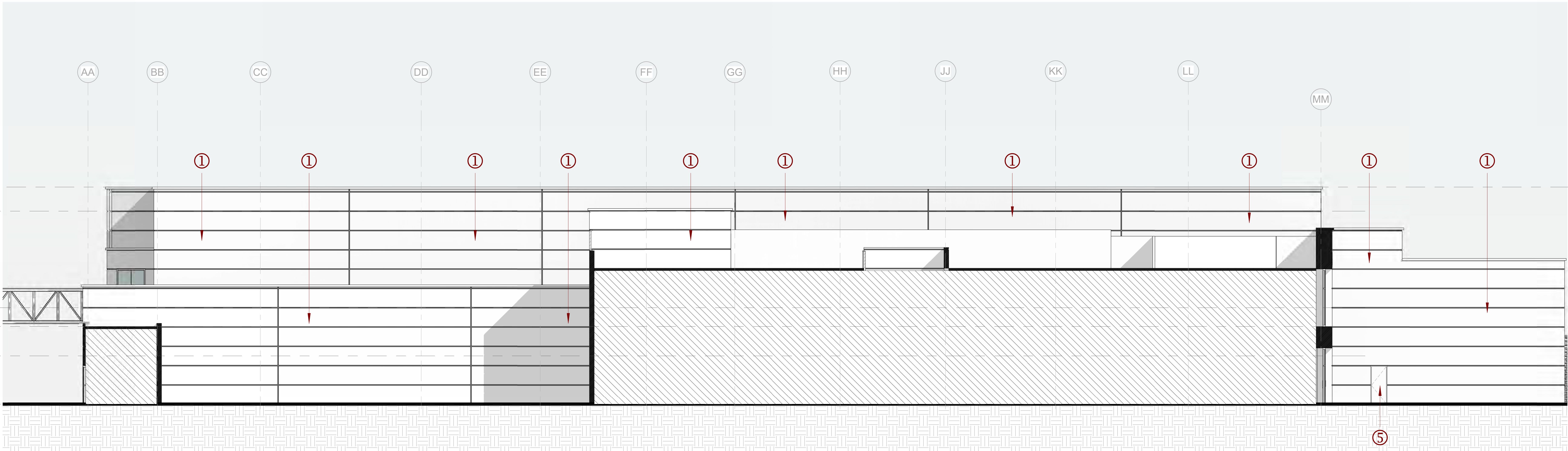
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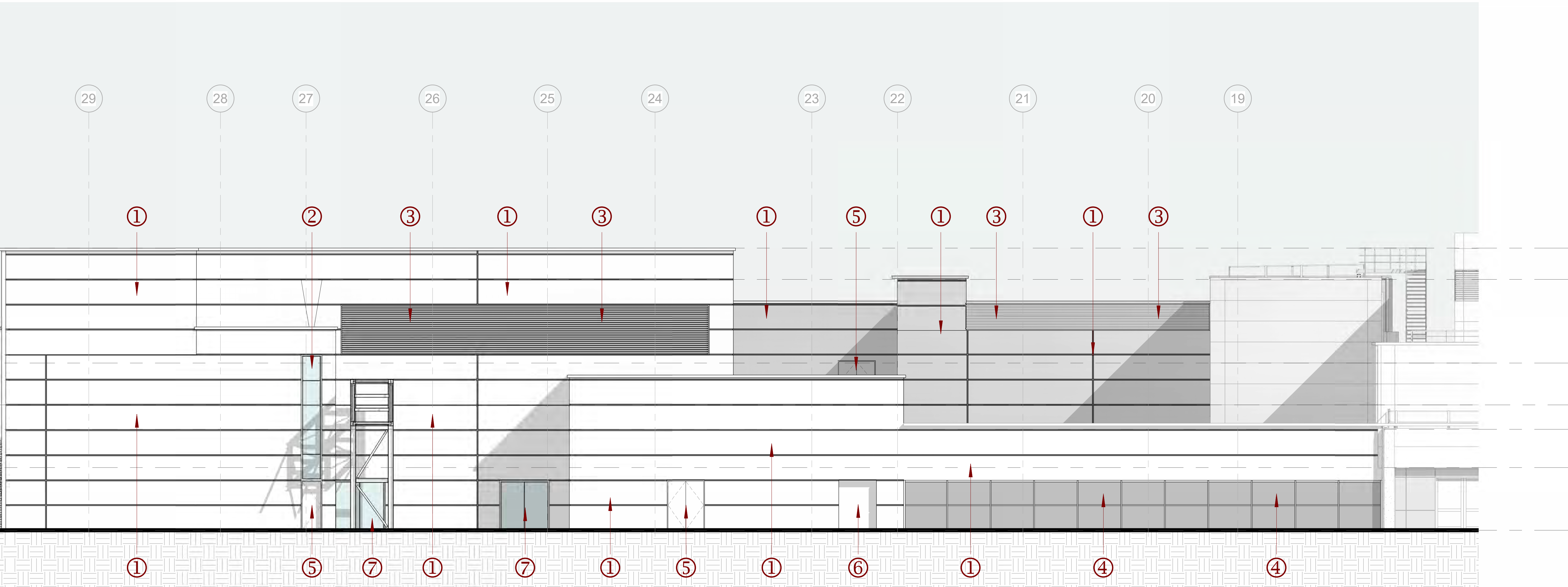


LEGEND

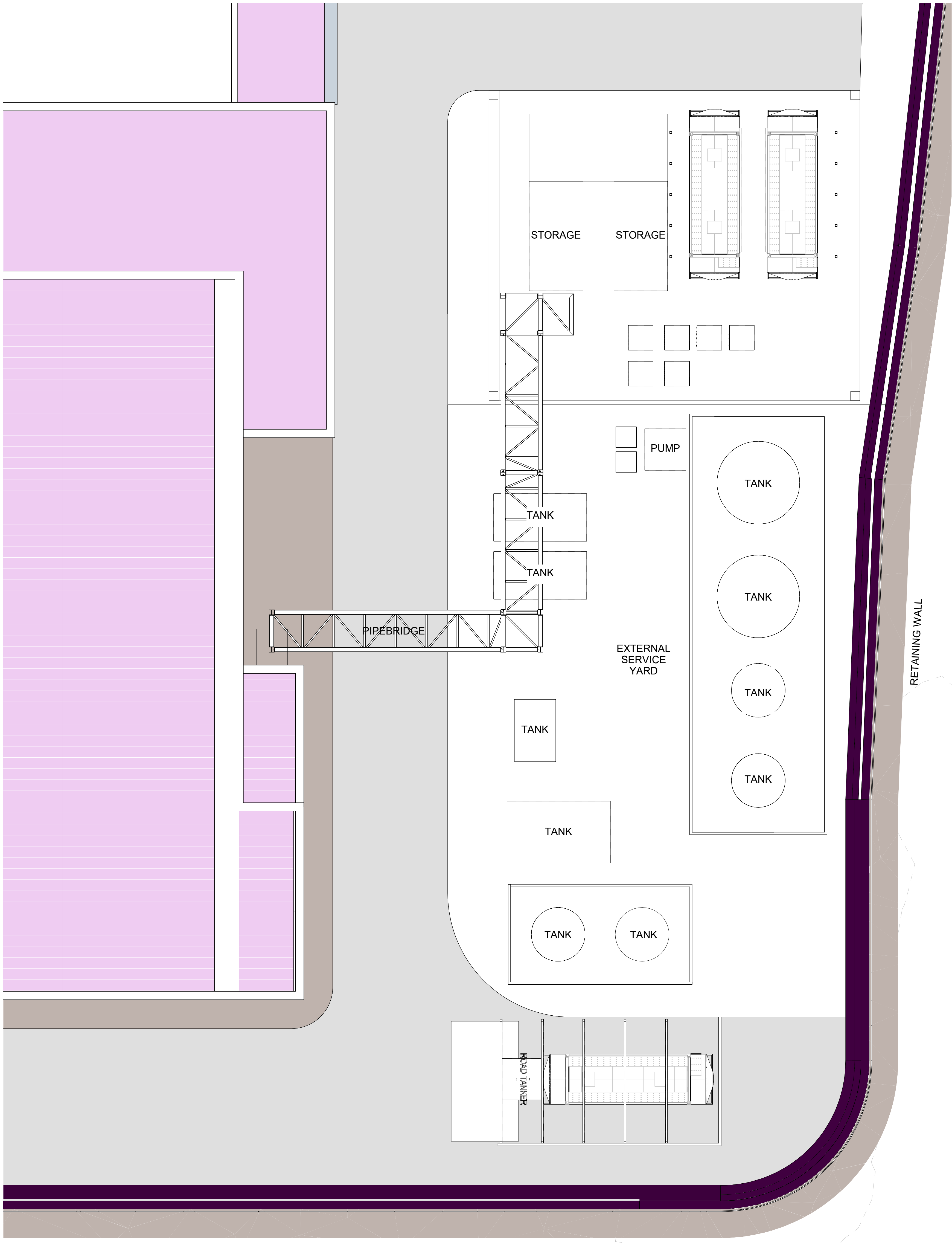
- ① METAL INSULATING SANDWICH PANEL CLADDING SYSTEMS
- ② TRANSLUCENT WALL SYSTEM
- ③ LOUVRE SCREEN SYSTEMS
- ④ STICK CURTAIN WALLING SYSTEM
- ⑤ EXTERNAL STEEL DOORSET
- ⑥ EXTERNAL ROLLER SHUTTERS
- ⑦ EXTERNAL GLASS DOORSET
- ⑧ METAL INSULATING SANDWICH PANEL ROOF SYSTEMS
- ⑨ PHOTOVOLTAIC (PV) CELL
- ⑩ ROOF GUTTERS



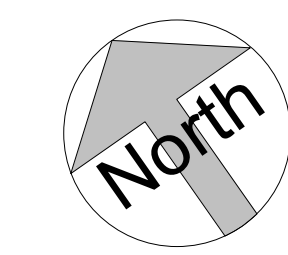
3 NORTH EAST ELEVATION
1 : 100



4 SOUTH EAST ELEVATION
1 : 100



1 PROPOSED EXTERNAL SERVICE YARD
1 : 100



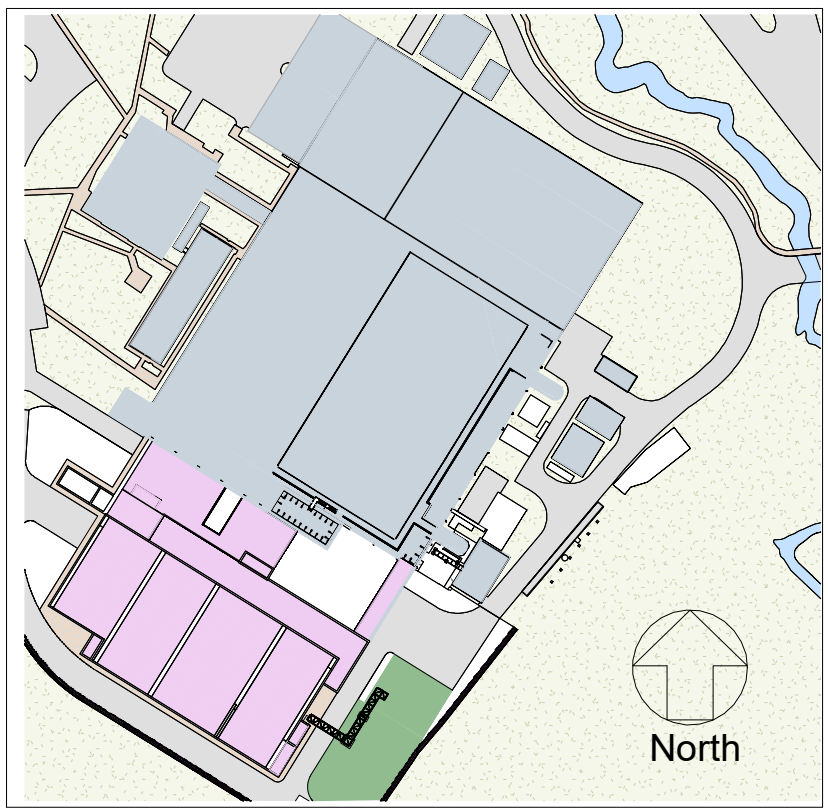


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IPS DRAWING No. 24322-ARC-DRG-0540



REV	03 SEP 2025	MA	MA	MB	
	DRAWN BY	DATE	CHECKED BY	APPROVED BY	

SCALE AT A0 - As Indicated
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ALL DIMENSIONS IN (mm) UNLESS SPECIFIED OTHERWISE



London Road
Charnock Road
Charnock
Charnock
Charnock
Telephone 01477 021112

SCALE	Revit/CAD File No:	CAD X-Reference attached
As indicated	As indicated	

TITLE
PLANNING - PROPOSED EXTERNAL SERVICE YARD

A0 DRAWING No. HC/00/02/540

PLANNING





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IPS DRAWING No.

24322-ARC-DRG-0590

A	02 SEP 2025	MA	MAB	MB
REV	DRAWN BY	DATE	CHECKED BY	APPROVED BY

SCALE AT A0 -

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ALL DIMENSIONS IN (mm) UNLESS SPECIFIED OTHERWISE

BESPAK London Road
Holmes Chapel
Cheshire
CW4 6BE
Telephone 01477-537112

SCALE	Revit/CAD File No: Adjusted Cross-Section Bimetric/K22-PS-BLS-ZZ-M3-A-0002.rvt	CAD X-Reference attached
TITLE PROPOSED VIEWS		
A0	DRAWING No.	HC/00/02/244

Application No: 24/2080C
Application Type: Full Planning
Location: Cotton Farm Middlewich Road, Holmes Chapel, Crewe, Cheshire East, CW4 7ET
Proposal: Development of 3 no. buildings, totalling 4,422m.sq (use class B8 - storage and distribution), associated infrastructure and landscaping.
Applicant: B Newsham, C Evans, A Newsham, S Croker,
Expiry Date: 05-December 2025

Summary

Following consideration of the updated Planning Statement and the planning history of this site. The proposed development is found to be acceptable in principle and complies with Policies PG6 and EG2 of the CELPS and ES2 of the HCNP.

The amended plans have reduced the amount of development on this site and reduced its projection to the north. The revised landscaping scheme would now mitigate the impact of this development in an acceptable manner. In design terms the proposal is now found to comply with the relevant policies of the Development Plan.

The applicant has provided additional drainage information, and the Councils drainage officer is now satisfied that the impact can be mitigated. Drainage details will be secured via the imposition of a planning condition.

The proposed development would not cause harm to highways, heritage assets, residential amenity, trees, ecology or Jodrell Bank and the proposed development complies with the relevant Development Plan policies in relation to these issues.

The proposed development is considered to comply with the relevant policies of the Development Plan and is now recommended for approval.

Summary recommendation

Approve with conditions

1. Proposed Development

- 1.1. Full planning permission is sought for the erection of 3 buildings which would be subdivided to form 6 units in Use Class B8 (Storage and Distribution). The application includes the associated access and infrastructure.
- 1.2. The vehicular access will be taken from Middlewich Road to the south of the site.

2. Site Description

- 2.1. The site comprises of an area of existing field which is located to the northern side of Middlewich Road and to the east of Junction 18 of the M6. The site lies adjacent to Cotton Farm which includes a dwelling and a number of buildings to the rear which are currently within employment uses.

- 2.2. The site is bound by hedgerows and trees. To the south it is relatively flat but towards the north levels drop significantly. To the north of the site is an existing moto-cross site. To the south are a number of residential properties to the opposite side of Middlewich Road.

3. Relevant Planning History

- 3.1. 22/4662C - Development of 3 no. buildings, totalling 4,422sqm (use class B8 storage and distribution), associated infrastructure and landscaping – Refused 29th June 2023 for the following reasons:
- 1. The proposal constitutes an urban encroachment into the open countryside which would harm the character and appearance of the area and the wider landscape. The proposal relates to a speculative form of development which does not require a countryside location and is not essential development within the open countryside. The proposal is contrary to Policies PG2, PG6, SD1, SD2, SE4 and EG2 of the Cheshire East Local Plan Strategy, RUR10, ENV3 and ENV4 of the Site Allocations and Development Policies Document, ES2 and CE5 of the Holmes Chapel Neighbourhood Plan and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use.*
 - 2. The proposal represents a utilitarian design which would appear cramped and in addition to the loss of open countryside and landscape harm the proposal fails to create high quality, beautiful and sustainable buildings and places. The proposed development conflicts with policies SD2, EG2 and SE1 of the Cheshire East Local Plan Strategy, GEN1 and RUR10 of the Site Allocations and Development Policies Document, CE5 of the Holmes Chapel Neighbourhood Plan and the NPPF.*
 - 3. Insufficient information has been provided with the application to demonstrate that an acceptable drainage solution could be secured for this proposed development. The proposed development is contrary to Policies SE13 of the Cheshire East Local Plan Strategy, ENV16 of the Site Allocations and Development Policies Document and CE7 of the Holmes Chapel Neighbourhood Plan and the NPPF.*
- 3.2. 18/6204C - Change of Use from agricultural to storage and distribution as extension of Cotton Farm Storage and Distribution Estate – Approved 2nd April 2019
- 3.3. 17/4867C - Increase size of vehicle and car parking area and regularising boundary – Approved 3rd January 2018

4. National Planning Policy

- 4.1. 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.

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)

- 1.SADPD Policy PG 8: Development at local service centres
- 2.SADPD Policy GEN 1: Design principles
- 3.SADPD Policy ENV 12: Air quality
- 4.SADPD Policy ENV 14: Light pollution
- 5.SADPD Policy ENV 16: Surface water management and flood risk
- 6.SADPD Policy ENV 2: Ecological implementation
- 7.SADPD Policy ENV 3: Landscape character
- 8.SADPD Policy ENV 4: River corridors
- 9.SADPD Policy ENV 5: Landscaping
- 10.SADPD Policy ENV 6: Trees, hedgerows and woodland implementation
- 11.SADPD Policy ENV 7: Climate change
- 12.SADPD Policy HER 1: Heritage assets
- 13.SADPD Policy HER 4: Listed buildings
- 14.SADPD Policy RUR 10: Employment development in the open countryside
- 15.SADPD Policy HOU 12: Amenity
- 16.SADPD Policy INF 3: Highway safety and access
- 17.SADPD Policy INF 9: Utilities
- 18.CELPS Policy PG 6: Open countryside
- 19.CELPS Policy SD 2: Sustainable development principles
- 20.CELPS Policy EG 1: Economic prosperity
- 21.CELPS Policy EG 2: Rural economy
- 22.CELPS Policy SE 1: Design
- 23.CELPS Policy SE 12: Pollution, land contamination and land instability
- 24.CELPS Policy SE 13: Flood risk and water management
- 25.CELPS Policy SE 14: Jodrell Bank
- 26.CELPS Policy SE 3: Biodiversity and geodiversity
- 27.CELPS Policy SE 4: The landscape
- 28.CELPS Policy SE 5: Trees, hedgerows and woodland
- 29.CELPS Policy SE 7: The historic environment
- 30.CELPS Policy SE 8: Renewable and low carbon energy
- 31.CELPS Policy CO 1: Sustainable travel and transport

5.3. Neighbourhood Plan

Policies of the Neighbourhood Plan relevant to the consideration of this application are:

The Holmes Chapel Neighbourhood Plan was made on 18th April 2017

ES2 – Encourage Greater Employment Opportunities

CE1 – Footpaths and Cycleways

CE2 – Connectivity Links around the Village

CE4 - Trees

CE5 – Character and Design

CE7 - Water Management on New Developments

TT1 - Promoting Sustainable Transport

TT2 – Congestion and Highway Safety
TT3 - Parking

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:
- 6.2. Ecology and Net Gain SPD
- 6.3. Environmental Protection SPD
- 6.4. SuDS SPD

7. Consultation Responses

- 7.1. **Flood Risk Manager:** Drainage condition suggested.
- 7.2. **Environment Agency:** No objection, general advice provided.
- 7.3. **Head of Strategic Transport:** No objection, subject to the imposition of a planning condition.
- 7.4. **Environmental Health:** Conditions suggested in terms of EV Charging and contaminated land.
- 7.5. **Cadent Gas:** No objection subject to the imposition of an informative.
- 7.6. **Health and Safety Executive:** Do not advise against the granting of planning permission.
- 7.7. **Jodrell Bank:** No comments received.
- 7.8. **Natural England:** No objection.
- 7.9. **United Utilities:** A detailed drainage plan should be provided prior to determination. Should the application be approved without this drainage information then two drainage conditions are suggested.
- 7.10. **Cheshire Fire Service:** General observations and advice provided in relation to:
- Access for fire and rescue service
 - Water supplies
 - Recommendations for automatic water suppression system
 - Any other considerations

8. Views of the Town or Parish Council

- 8.1. **Holmes Chapel Parish Council:** [Objection dated 30th October 2025]. Object to the application on the following grounds:
- The revised plans do not address the previous concerns in terms of highways/pedestrian safety.
 - If the Council are minded to approve the application, then the following conditions are essential:
 - A reduction in the speed limit along Middlewich Road to 40mph.

- Improvements to the footpaths on Middlewich Road to allow safe pedestrian access to the site from Holmes Chapel.
- Improvements to the pedestrian crossing facility proposed in these plans which as a minimum should be a pelican crossing.
- The provision of bus stops to both sides of Middlewich Road.
- The works should be funded via a S106 Agreement.

8.2. [Original Objection dated 16th July 2024]. Object to this application on the following grounds:

- This application is almost identical to the previous application 22/4662C. The previous reasons for refusal are relevant to this application.
- Although HCNP Policy ES2 paragraph B states that proposals for new industrial and commercial use close to J18 of the M6 will be supported, a number of other factors are considered to provide sufficient weight to justify the refusal of the application.
- The PC object as the proposed development is not appropriate due to its open countryside location (as per the previous application 22/4622C).
- Policies ES2 and CE5 of the HCNP seek to direct development to appropriate locations and to ensure that the open countryside is protected.
- There is no allocation for employment development on the site as part of the SADPD.
- The PC have concerns in terms of the increased traffic movement at the junction and access/egress onto the A54. This stretch of the A54 has a 60mph speed limit. Concern over speeding vehicles as they exit the M6.
- Access and egress concerns via the narrow single-track entrance which is not suited to HGV traffic.
- The improved pedestrian access is inappropriate (dropped kerbs on a 60mph road).
- The PC is concerned about the intended hours of operation of the site, with deliveries intended to take place outside normal working hours. This will cause disturbance to the residential properties on Middlewich Road.

9. Representations

9.1. Letters of objection have been received from 4 households which raise the following points:

- The previous application was refused for a number of reasons.
- Concern that the boundary markings within the highway in terms of pedestrian access over a national speed limit.
- Request for a residents meeting with the developer, the LPA and Holmes Chapel Parish Council.
- There has been an increase in traffic levels due to the sites River Dane M6 repairs.
- Future bridge repairs should be taken into account, as large numbers of vehicles/plant and machinery will require access to the site.
- Increased traffic.
- Site construction issues and pollution from traffic.
- Noise pollution.
- Dust/air pollution.
- Impact upon wildlife.
- Signage and advertising impacts.
- Loss of landscaping.
- Unsociable operating hours.
- Increased lighting.
- Sleep disturbance.
- Development is outside the Neighbourhood Plan.
- National speed limit along Middlewich Road.
- No pedestrian walkway
- Vibration damage.

- Curb damage, HGV increase in movements, insufficient turning at the entrance to the site.
- Encroachment from visiting traffic onto neighbouring land.
- Impact upon the view from the residential properties' opposite.
- The existing businesses are exceeding the site grounds in terms of vehicles access and visitation.
- Holmes Chapel Parish Council have objected to the application.
- The road is frequently used as a diversion when there is an accident on the M6.
- There have been numerous accidents within the vicinity of the site entrance.
- How can the Noise Assessment accurately predict the impacts of the development.
- The existing site is used at unsocial hours.
- There is no existing pedestrian crossing on Middlewich Road and the application is misleading.
- The proposal is contrary to the Local Plan.
- Loss of agricultural Land.
- Risk of pollution to the River Dane.
- The proposal doubles the site of the existing Cotton Farm site.
- The proposed development is speculative and is not essential.
- There are employment units available in Sandbach, Middlewich and Holmes Chapel.
- The site is not used for employment purposes and is currently agricultural land.
- Previous application 18/6204C covered only the rear part of the site and did not include the erection of any buildings or hardstanding.
- It is not clear if planning permission 18/6204C was ever implemented and the land is still in agricultural use.
- Application 18/6204C does not weigh in favour of this application.
- Units 1 and 2 are just 23m from Cotton Farmhouse and will cause any amenity issue in terms of light and noise/disturbance. Cotton Farmhouse has windows facing the site.
- Concern over the hours of operation – evenings and weekends.
- As the Parish Council have stated. The revised plans are almost identical to those originally submitted.
- The site access is a narrow minor road junction on a road with a National Speed Limit.
- Noise and vibration.
- Impact in terms of the views from the property's opposite.
- The proposal is contrary to Policy PG6 and is not essential for the expansion/redevelopment of an existing business.
- The proposal is a speculative development.
- No significant weight can be attached to the previous permission on this site (it did not cover the front portion of the site, it did not include buildings, there is no evidence that the permission was implemented).

10. Officer Appraisal

Procedural Matters

- 10.1. This application is a resubmission of application 22/4662C which was refused for three reasons. The points covered in the reasons for refusal are summarised as follows:
- Speculative form of development that is not essential within the open countryside.
 - Harm to the character and appearance of the open countryside and landscape harm.
 - Cramped and utilitarian design.
 - Insufficient drainage information.
- 10.2. As part of this application in an attempt to justify that the principle of development is acceptable the applicant has provided an updated Planning Statement which provides additional information including caselaw. There have also been amendments to the design

and landscaping within the proposed development and additional drainage information has been provided.

Principle of Development and Key issues

- 10.3. The site is located within the open countryside as defined in the Local Plan. Policy PG6 sets out the types of development which would be accepted within the Open Countryside. This includes development that is essential for the expansion or redevelopment of an existing business.
- 10.4. Policy EG 2 of the CELPS outlines where economic development is acceptable in rural area including the expansion of an existing business. The policy aims to support development which is sustainable and supports the rural economy and could not reasonably be expected to locate within a designated centre by reason of their products sold, would not undermine the delivery of strategic employment allocations; supported by adequate infrastructure; consistent in scale with its location and does not adversely affect nearby buildings and the surrounding area or detract from residential amenity; well sited and designed in order to conserve and where possible enhance the character and quality of the landscape and built form; and does not conflict with other relevant policies of the plan.
- 10.5. Policy RUR10 of the SADPD states that development which is essential for uses appropriate to a rural area may be permitted. Policy RUR10 then identifies a number of criteria which should be met.
- 10.6. Policy ES2 Point B of the HCNP states that *'proposals for new industrial and commercial use (Use Classes B1, B2 and B8) close to junction 18 of the M6 will be supported. Development should be landscaped so as to ensure that new development is well screened and does not harm the visual amenity of the approach into Holmes Chapel'*.
- 10.7. As noted above, the application site has been the subject of an earlier application 18/6204C. This application related to the change of use from agriculture to storage and distribution as an extension to the Cotton Farm Storage and Distribution Estate. The permission expired on 1st April 2022 and it is not clear if this permission was ever implemented. However, the application was assessed against the policies of the CELPS including PG6 and EG2.
- 10.8. The officer decision as part of application 18/6204C does represent a material planning consideration in terms of the consideration of employment uses on this site. The officer report found that *'the application relates to an existing business located within the Open Countryside. Policy PG6 (Open Countryside) of the Cheshire East Local Plan allows for development that is essential for the expansion or redevelopment of an existing business'* and the report then concluded that *'the proposal therefore complies with all relevant policies within the adopted Cheshire East Local Plan'*.
- 10.9. The applicant has submitted an Employment Land Report ("ELR") dated December 2023. The report states that *"the scheme allows flexibility so that individual units will be capable of being combined to provide larger areas as market enquiries dictate"*. The ELR also refers to the amount of employment land available in the borough (employment land supply) noting that the supply of B8 units fell between 2019/20 and 2021/22.
- 10.10. Policy PG6 allows for development that is essential for the expansion or redevelopment of an existing business. The existing business in this case is CASP Property which is a business that provides storage and distribution space for third parties.

- 10.11. The justification for Policy EG2 states at paragraph 11.20 that '*beyond farming, the rural economy in Cheshire East supports many businesses, including wholesale and retail trade, repairs, manufacturing, health and social work, horse-related enterprises (breeding, training and livery) and real estate, renting and business activities*'. The justification to Policy EG2 clearly sets out that real estate and renting is a form of business which supports the rural economy.
- 10.12. On this basis, the previous decision as part of application 18/6204C represents a material planning consideration (where the employment use was found to be acceptable in principle), the submission of the additional information as part of this application and the re-assessment against policy PG6, it is found that the proposal complies with CELPS Policies PG6 and EG2.
- 10.13. The proposal would also be supported in principle by the HCNP Policy ES2 as it relates to a B8 use close to Junction 18 of the M6.
- 10.14. The proposed development is acceptable in principle and complies with the relevant policies of the Development Plan.

Design

- 10.15. In terms of the detailed design of the units they have simple pitched roofs, with limited fenestration and loading bay doors.
- 10.16. Units 1 and 2 would be most prominent from Middlewich Road and they are orientated so that they face Middlewich Road, behind the parking provision. Travelling north along the access road the long elevation of units 3 and 4 would appear prominent, and windows/doors are provided to this elevation in an attempt to break up the bulk and mass of this elevation. It should also be noted that the length of this unit has been significantly reduced by 19m, and this would reduce the impact of the development. At the head of the access the elevation of Unit 5 would appear prominent, and this is dominated by the servicing area, loading bay and bin storage area. The amended plans have also reduced the extent of development so that it has a reduced projection into the open countryside to the north.
- 10.17. Since the previous refusal, there has been a reduction in the size of units 3 and 4 and another unit has been removed. This results in a less cramped development when compared to the previous refusal and allows for a greater degree of landscaping around the site especially to the eastern boundary of the site where the development could appear prominent when travelling west along Middlewich Road.
- 10.18. As a result, the proposed development (in terms of its design and layout) would not conflict with policies SD2, EG2 and SE1 of the CELPS, GEN1 of the SADPD, CE5 of the HCNP and the NPPF.

Built Heritage

- 10.19. From viewing the historic maps, the farmhouse, barn and Elm Cottage are considered to be Non-Designated Heritage Assets (NDHA's). To assess the impact of the proposed development on the setting of these NDHA's and the wider impact on Cotton Hall (a Grade II* listed building, which is approximately 320m to the east of the site) a Heritage Statement has been provided.
- 10.20. The proposed development would have an impact on the wider setting of Cotton Hall, the listed building, and its associated buildings. However, this building is some distance away

and is screened by dense tree cover and landscaping so this negative impact would be negligible.

10.21. The proposal would potentially have an impact on Cotton Farm and Elm Cottage which are positioned closer to the application site. These are both non designated heritage assets and have been altered and extended since their original build. Overall, there would be a negligible impact upon these properties and no issue was raised as part of the previous application on this site.

Landscape

10.22. The site is a long, relatively narrow field which extends northward, beyond the farm complex and into the Dane valley. The field is generally flat, but the levels fall quite steeply into the valley at the northern end. There's a high hedgerow on the roadside and a lower, gappy hedgerow along the eastern boundary with 5 mature trees at its southern end close to the road. There are 8 residential properties immediately opposite the site on Middlewich Road. The grade II* listed Cotton Hall and associated Cotton Hall Barns are located around 300m to the east and are well screened by mature vegetation.

10.23. The current proposals comprise three large industrial buildings separated by two service yards for HGV vehicles plus car parks to the north and south of the development. The layout and landscape scheme has been redesigned in response to the landscape concerns with the previous application, and further improvements to the landscape scheme have been made during this application. The amendments secured are summarised as follows:

- The building heights have been slightly reduced to just below 9m.
- Overall building footprints have been reduced.
- The length of the central building has been reduced from 70m to 51m
- The proposed buildings do not now extend as far north beyond the existing Cotton Farm buildings.
- The northernmost building and car park no longer encroach into the Dane valley. They have been pulled back 18m and 22m respectively. Regrading and retaining structures are no longer required to create a level platform.
- The width of all units has been reduced allowing space for a woodland belt along the eastern site boundary (varying from 4.7m to 9m in width to the side of the proposed buildings).
- A continuous hedge and woodland belt with standard tree planting now wraps around the northern and northwestern edges of the development.
- More standard trees are now proposed along the eastern site boundary
- The earth mound on the site frontage has been removed and the proposed plant species are now more appropriate for the rural setting.

10.24. The development would introduce large buildings into this flat open landscape. However, the development would not extend as far north beyond the existing farm complex and would not encroach into the Dane valley. The overall scale of the buildings has reduced, and the amount of proposed boundary planting (particularly around the northern building) has increased which would, in the medium to longer term, provide screening of the development. It is therefore considered that on balance the proposals are acceptable from a landscape perspective subject to appropriate landscape conditions.

Amenity

10.25. The nearest residential properties are Cotton Farm which is located to the west of the site and the dwellings fronting Middlewich Road to the south.

- 10.26. The dwelling to the west of the site at Cotton Farm. Plots 1 and 2 would have a separation distance of 25m from the side elevation of Cotton Farm. It is acknowledged that the side elevation of Cotton Farm includes a number of openings at ground floor, first floor and second floor (including rooflights to the outrigger), these are largely secondary and given the separation distance, intervening driveway and tall boundary treatment the proposal would not cause harm to the residential amenity of Cotton Farm.
- 10.27. In terms of the dwellings to the south, there would be a separation distance of 80m between the nearest parts of units 1 and 2 and the nearest dwellings. This separation distance would mean that there would be no harm in terms of loss of privacy, light or outlook.
- 10.28. The proposed development would comply with policy HOU12 of the SADPD.

Noise/Vibration

- 10.29. In support of this application a Noise Impact Assessment (NIA) has been provided. The NIA assesses the background noise levels which exist at the site, which are dominated by road traffic noise from traffic (Middlewich Road and the M6).
- 10.30. The NIA states that the predicted noise levels for the development for the proposed B8 use would be HGV movements, unloading/loading activities and car usage (a worse-case assessment for most operations especially B8). The predicted noise levels would fall below the existing typical background sound levels during daytime and night-time periods at the closest residential receptors. As a result, no noise mitigation measures are required for this development and no objection has been raised by the Councils Environmental Health Officer.
- 10.31. The issue of vibration has been raised by a number of residents objecting to the application. This is an existing issue arising from traffic using Middlewich Road and potentially the M6, it is not considered that demonstrable harm would arise in terms of vibration from this proposed development given the size of the development and the units proposed.
- 10.32. The proposed development complies with the policy SE12 of the CELPS and RUR10 and HOU12 of the SADPD.

Light Pollution

- 10.33. Should the application be approved, a condition could be imposed to secure details of any external lighting prior to its installation.

Air Quality

- 10.34. This application is of a small scale, and as such would not require an air quality impact assessment. However, there is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area and in particular, the impact of transport related emissions on Local Air Quality. The application has been considered by the Councils Environmental Health Officer who has raised no objection to the application subject to the provision of electric vehicle charging points.
- 10.35. In terms of the air quality impact the proposed development complies with the policy SE12 and ENV12 of the CELPS and RUR10 and HOU12 of the SADPD.

Contaminated Land

10.36. The application site has a history of agricultural use and therefore the land may be contaminated. The Councils Environmental Health Officer has also stated that she is aware of a potential Foot and Mouth burial pit for this farm, from the 1967 outbreak. According to available records 52 cattle were culled as part of this outbreak. The Environmental Health Officer has no records relating to the exact location of any burial pit, and as such further information regarding this possible pit should be obtained. A risk assessment should be undertaken into this aspect and submitted to us prior to development commencing, if the application is approved and this could be secured via the imposition of planning conditions.

Highways

10.37. This application proposes 6 units which would fall within use class B8 with a total floorspace of 4,422sq.m. There is no change to the existing access from the A54 Middlewich Road.

10.38. The previous approved development (18/6204C) indicated that the trip generation from 3,200sq.m would be 40 daily commercial vehicle trips and 40 light vehicles. The application would increase the floorspace by 1,222sq.m resulting in an additional 15 commercial trips and 15 light vehicles. As a result, there would be circa 55 daily commercial trips and 55 light vehicles trips to and from the site, these vehicle trips spread throughout the day and is not at a level that would cause capacity concerns at the site location on the A54. The level of traffic generation is well below the DfT criteria for the requirement of a ghost right turn lane to be provided at the access.

10.39. There are 59 car parking spaces in total on the site, and this includes 7 accessible spaces which meets parking standards for warehouse storage use. Cycle parking is provided in two locations for 12 cycles in total.

10.40. The site is located in a semi-rural location on the edge of Holmes Chapel on a principal road, the A54 and as such does not have good connections to sustainable travel modes. However, the site location does provide good access to the motorway network. As in the previous application, there is a requirement to connect the site to the existing footway network and a condition is required for a drop crossing on Middlewich Road as indicated on the site plan.

10.41. This application does not increase the floorspace significantly in comparison to the previously approved application and does not result in high levels of traffic generation that effects capacity on the local road network. The internal layout and car parking levels are acceptable for the proposed B8 use and as a result the highways officer has raised no objection to this application.

Trees

10.42. Policy SE5 of the CELPS sets out that development proposals which result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting.

- 10.43. Policy ENV6 of the SADPD sets out, amongst other criteria, that development proposals should seek to retain and protect trees, woodlands and hedgerows and that the layout of development proposals must be informed and supported by an arboricultural impact assessment and/or hedgerow survey. Trees, woodlands and hedgerows considered worthy of retention should be sustainably integrated and protected in the design of the development to ensure their long-term survival.
- 10.44. The site is not affected by the existence of tree preservation orders nor is it located within a Conservation Area. The submitted Arboricultural Statement has identified 2- individual trees, three groups of trees and four hedgerows within/adjoining the application site. The report details that one tree and one group of trees has been rated as being category A (High Quality and Value), 17 trees/groups rated as being category B (Moderate Quality and Value), four trees/groups rated as being category C (Low Quality and Value).
- 10.45. The latest layout has reduced the number of tree losses and extent of hedgerow loss from that formally appraised with refused application 22/4662C to which there were no formal objections in terms of Arboricultural impacts. None of the trees proposed for removal are of such significance that they would be worthy of formal protection.
- 10.46. Revised plans have been secured which include the amended drainage detail and have been supported by an updated Arboricultural Report. In addition, protection is now afforded to all retained hedgerows on site and the drainage route has been diverted away from trees located within G1.
- 10.47. The Councils Tree Officer has now reviewed the application and has advised that she has no objection to the application subject to the imposition of a tree protection condition. The application is considered to be acceptable in terms of its tree implications.

Ecology

Statutory Designated Sites

- 10.48. The application site falls within Natural England's SSSI impact risk zones. Natural England have been consulted as part of this application and raised no objection in respect of Sandbach Flashes SSSI.

Ecological Network

- 10.49. The application site falls partly within a Restoration Area of the CEC Ecological Network. Whether the site would lead to an enhancement of the CEC ecological corridor can be determined through the use of the biodiversity metric discussed below.

Other Protected Species

- 10.50. An updated survey has been undertaken in support of this application. A sett was recorded within the vicinity of the proposed development and an acceptable mitigation method statement has been submitted in support of the application. If planning consent this mitigation can be secured via the imposition of a planning condition.

10.51. Lighting

- 10.52. Whilst the application site offers limited opportunities for roosting bats, bats are likely to commute and forage around the site to some extent. To avoid any adverse impacts on bats resulting from any lighting associated with the development if planning permission is

granted a condition should be attached requiring any additional lighting to be agreed with the Local Planning Authority.

Nesting Birds

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

Hedgerows

10.54. Native hedgerows are a priority habitat and hence a material consideration. A section of hedgerow is proposed for removal to facilitate the site access. The loss of hedgerow habitat must be mitigated through compensatory planning. This can be assessed using the BNG metric discussed below.

Mandatory Biodiversity Net Gain

10.55. This application is subject to Mandatory Biodiversity Net Gain. In order to assess the overall loss/gains of biodiversity the applicant has undertaken a Biodiversity 'Metric' calculation.

10.56. The biodiversity net gain report as submitted states that the proposed development would result in a net gain of 10.14% for area-based habitats and 10.81% for hedgerows. The Councils Ecologist advises that a 10% net gain is realistically achievable on site delivered in accordance with both the Mitigation and Biodiversity Gain Hierarchies.

10.57. If planning consent is granted a condition must be attached to the decision notice relating to Biodiversity Net Gain.

Energy Efficient Development

10.58. Policy SE 9 (Energy Efficient Development) of the CELPS sets out that '*non-residential development over 1,000 square metres will be expected to secure at least 10 per cent of its predicted energy requirements from decentralised and renewable or low carbon sources, unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable.*'

10.59. It is considered reasonable to impose a condition on any planning approval for the submission of energy saving requirements in line with the above.

Jodrell Bank

10.60. This site is located within the Jodrell Bank consultation zone. Although no consultation response has been received from Jodrell Bank as part of this application, they did comment on the previous application 22/4662C and stated that they did not wish to comment on that application. As no objection has been received the proposed development is considered to be acceptable in terms of its impact upon Jodrell Bank.

Drainage/Flood Risk

10.61. The application site is located within Flood Zone 1 and as such has a low risk of flooding.

10.62. In this case the application has been considered by the Councils Flood Risk Team who have raised no objection subject to the imposition of a planning condition.

Health and Safety

10.63. The site is within the outer consultation zone for a hazardous pipeline. In this case the Health and Safety Executive have been consulted and advised that they 'do not advise against' the application. On this basis the application would not raise any health and safety issues associated with the pipeline.

11. Planning Balance/Conclusion

11.1. Following consideration of the updated Planning Statement and the planning history of this site. The proposed development is found to be acceptable in principle and complies with Policies PG6 and EG2 of the CELPS and ES2 of the HCNP.

11.2. The amended plans have reduced the amount of development on this site and reduced its projection to the north. The revised landscaping scheme would now mitigate the impact of this development in an acceptable manner. In design terms the proposal is now found to comply with the relevant policies of the Development Plan.

11.3. The applicant has provided additional drainage information, and the Councils drainage officer is now satisfied that the impact can be mitigated. Drainage details will be secured via the imposition of a planning condition.

11.4. The proposed development would not cause harm to highways, heritage assets, residential amenity, trees, ecology or Jodrell Bank and the proposed development complies with the relevant Development Plan policies in relation to these issues.

11.5. The proposed development is considered to comply with the relevant policies of the Development Plan and is now recommended for approval.

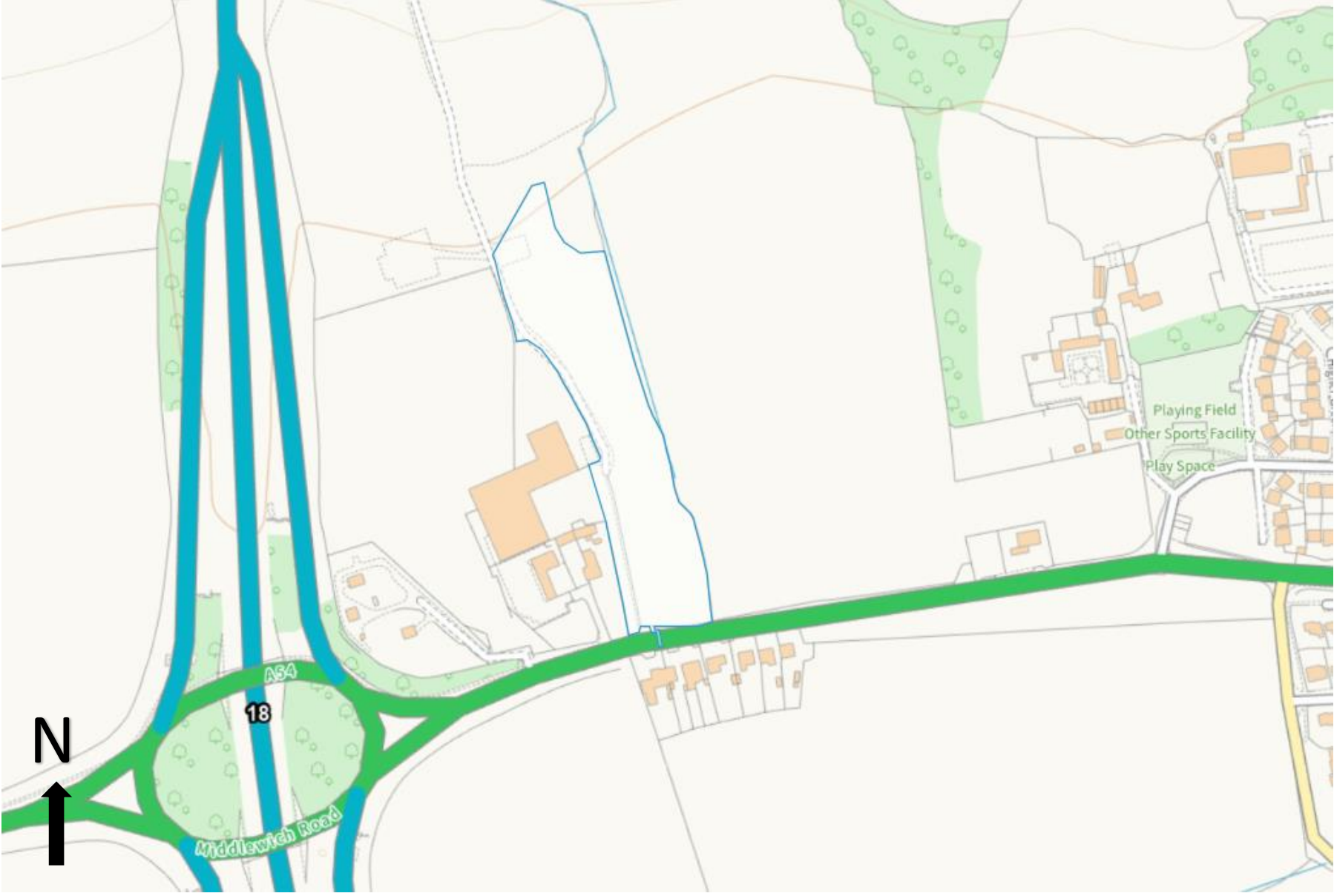
12. Recommendation

APPROVE subject to the imposition of the following conditions:

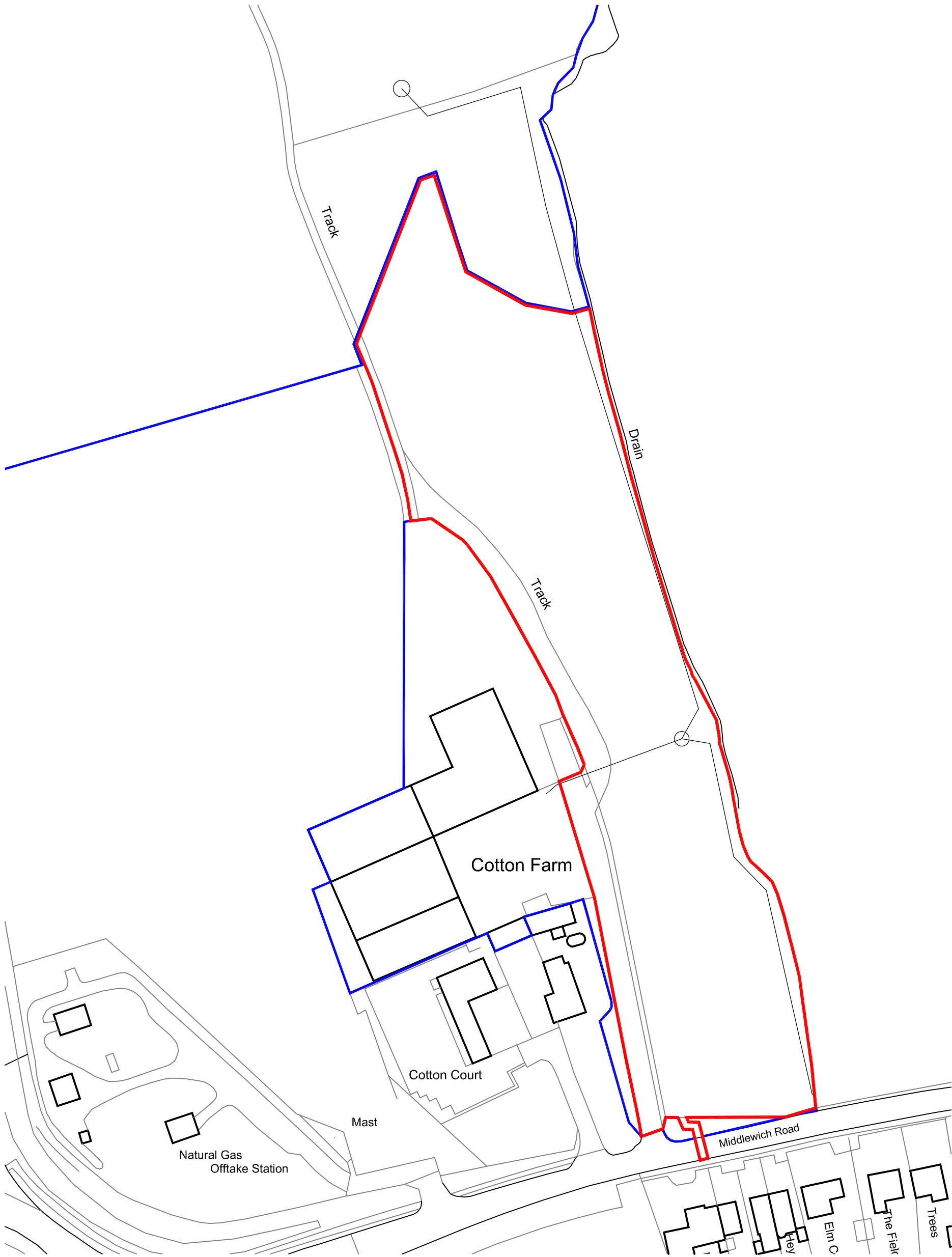
- 1. Standard Time – 3 years**
- 2. Approved Plans**
- 3. Implementation of the approved landscaping plan**
- 4. Materials to be submitted**
- 5. Cycle parking implementation**
- 6. Renewable/low carbon energy provision**
- 7. Drainage details to be submitted and approved**
- 8. Other protected species mitigation measures**
- 9. Lighting to be submitted and approved**
- 10. Nesting birds – timing of works**
- 11. Biodiversity Net Gain – submission and approval**
- 12. Compliance with the Arboricultural Report and Tree Protection Measures**
- 13. Prior to occupation a footway connection to the site and drop kerbs on the A54 shall be constructed.**
- 14. Contaminated land – Submission of a Phase I/Phase II Report**
- 15. Contaminated land – Verification**
- 16. Contaminated land – Importation of Soil**
- 17. Contaminated land – Unexpected contamination**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman

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



24/2080C
Cotton Farm
Middlewich Road
Holmes Chapel
Crewe
CW4 7ET



Rev	Revision	Date	Drwn	Chkd
D	Red & blue lines revised to include footpath	27/02/2023	BD	BD
C	PLANNING ISSUE	23/09/2022	BD	RG
B	Red line position altered	26/08/2022	BD	RG
A	PLANNING ISSUE	07/07/2022	TR	RG
-	FIRST ISSUE	02/11/2021	TR	RG

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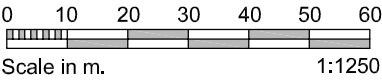
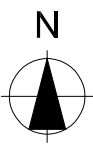
Residual Risks
In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Safety Health and Environmental Information Box

Project
**PROPOSED BUSINESS DEVELOPMENT
COTTON FARM, HOLMES CHAPEL**

Client
R. EVANS & S. CROKER

Layout Title
LOCATION PLAN



Drawing Number

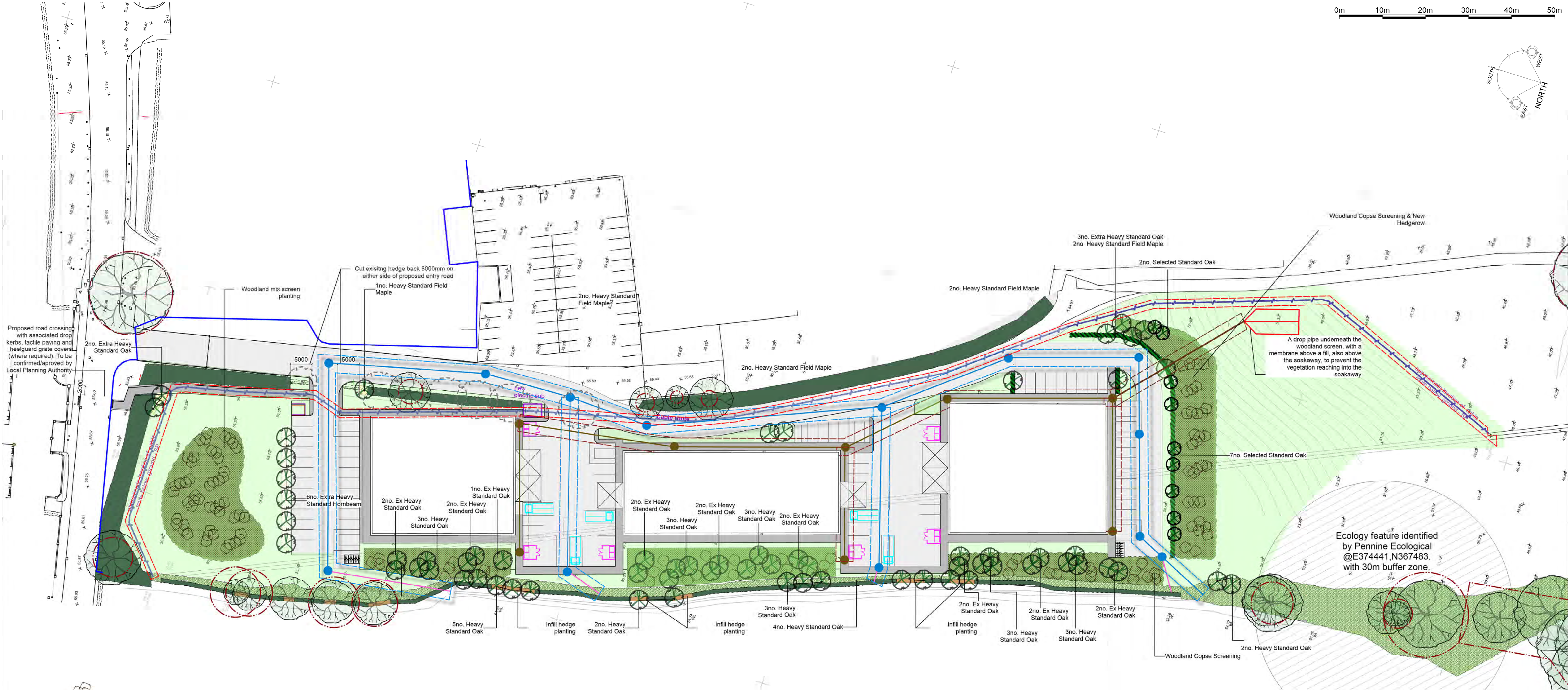
project	originator	zone	level	type	role	number	rev
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TNW Project No.	Scales @ A3	Status
2210062	1:1250	PLANNING

t: Chester: 01244 310388 / Newcastle (Head Office):
0191 265 7080 / 0191 213 0133
e: enquiries@tnw-architecture.co.uk
w: www.tnw-architecture.co.uk / www.architects-group.com
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Rev	Details	Date	Drawn
B	Pedestrian crossing over Middlewich Road added in response to highways planning comment.	20/02/23	LC
C	Planting proposals updated in line with Ecologist's requirements	23/02/23	LC
D	Units reduced in size, additional planting added	16/04/24	JML
E	Landscape planting proposals amended in line with LPA recommended amendments	04/10/24	JML
F	Routes of sewer and drainage added	11/10/24	JML
G	Slight change to annotation	15/10/24	JML
H	Woodland Belt extended around car parking area. Soakaway moved and services easements added	03/04/2025	MB
I	Trees moved out of services reserves	30/04/25	JML
J	Foul and Surface Water Pipe Amendment	12/05/2025	MB
K	Buildings reduced in size and additional woodland added to the eastern edge of development	16/10/2025	MB

Infill Hedgerow Planting*

* Plant to fill gaps in existing hedge. Locations as shown. 5 plants/ms nominal spacing

Cm	Crataegus monogyna	Hawthorn	Whip	2+1	200
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Tree Plant Schedule

Ac	Acer campestre	Field Maple	Heavy Standard	BR; 3.5-4.0m height, 12-14cm girth	7
CbF	Carpinus betulus	Hornbeam	Extra Heavy Standard	BR; 4.5-5.0m height, 14-20cm girth	6
Qr	Quercus robur	Oak	Extra Heavy Standard	BR; 4.5-5.0m height, 14-20cm girth	37
Qr	Quercus robur	Oak	Heavy Standard	BR; 3.6-4.2m height, 12-14cm girth	30
Qr	Quercus robur	Oak	Selected Standard	BR; 3-3.75m height, 10-12cm girth	9

Low Level Native Planting

Hh	Hedera helix	Common Ivy	1 litre	30-50cm long, min 3 brks	444
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Native Hedgerow With Trees Plant Schedule - Refer notes

Bp	Betula pendula	Silver Birch	Light Feathered	BR; 180-240cm	2
Ca	Corylus avellana	Hazel	Whip	2+1	246
Cm	Crataegus monogyna	Hawthorn	Whip	2+1	571
Cs	Cornus sanguinea	Common Dogwood	Whip	2+1	155
Ms	Malus sylvestris	Crab Apple	Light Feathered	BR; 180-240cm	2
Pa-1	Prunus avium	Bird Cherry	Light Feathered	BR; 180-240cm	2
Qr-1	Quercus robur	Oak	Light Feathered	BR; 180-240cm	3
Vo	Viburnum opulus	Gelder Rose	40-60cm	BR; min 3 brks	155

Screening Woodland Planting

Light Feathered at 4m Spacing, Other Plants At 1m Spacing

Ac	Acer campestre	Field Maple	Whip	2+1	207
Bp	Betula pendula	Silver Birch	Light Feathered	BR; 180-240cm	19
Ca	Corylus avellana	Hazel	Whip	2+1	207
Cm	Crataegus monogyna	Hawthorn	Whip	2+1	207
Cs	Cornus sanguinea	Common Dogwood	Whip	2+1	207
Il	Ilex aquifolium	Common Holly	3ltr	40-60cm, min 3 brks	207
Pp	Prunus padus	Bird Cherry	Light Feathered	BR; 180-240cm	19
Sa	Sorbus aucuparia	Rowan	Light Feathered	BR; 180-240cm	19
Vo	Viburnum opulus	Gelder Rose	40-60cm	BR; min 3 brks	207

Screening Woodland Planting - Trees Planted In Groups Of 3-5 @ 2m Spacings

Ac	Acer campestre	Field Maple	Light Feathered	BR; 180-240cm	31
Pa	Prunus avium	Wild Cherry	Light Feathered	BR; 180-240cm	31
Qr	Quercus robur	Oak	Light Feathered	BR; 180-240cm	60

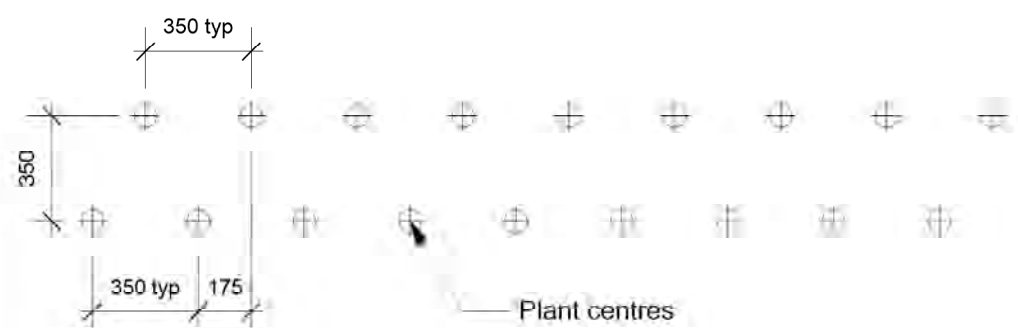
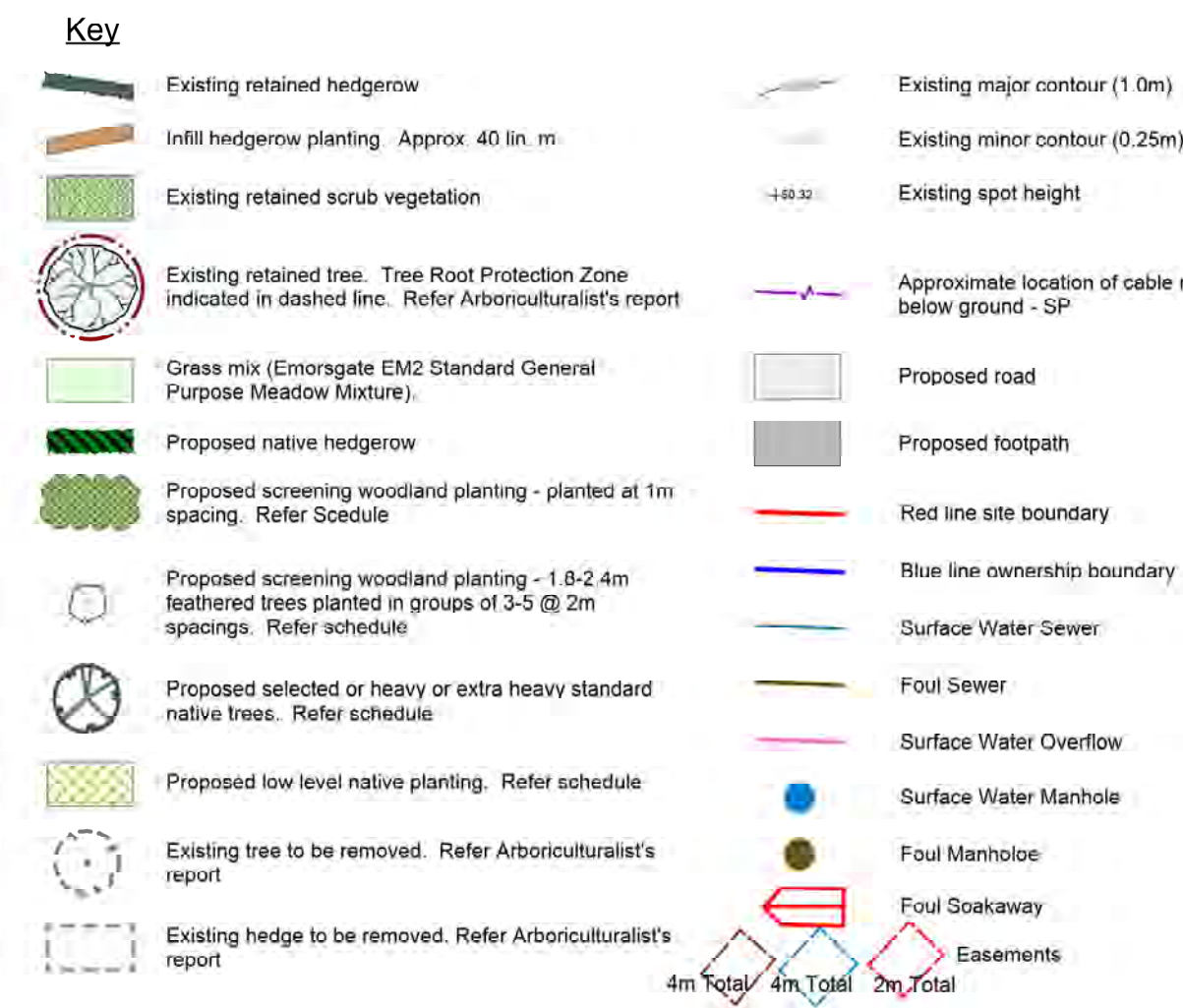
NOTES:

Refer Arboriculturalist's plans/report for detailed tree root protection zones and tree protection requirements.

Final route of SP electrical cable to be determined.

These plans are issued for planning purposes only.

Refer to Peak Associates plan 955 003 for full details of drainage and sewer proposals.



1 Plan: Typical Native Hedgerow With Trees Planting

NOTE RE: SCREENING WOODLAND PLANTING WHIPS AND NATIVE HEDGEROW WITH TREES

Native Hedgerow species are Hazel, Hawthorn, Dogwood and Gelder Rose. Hedgerow transplants height as per drawing. Planted at 350mm centres or otherwise as specified in drawing and in double staggered rows, mixing plant species so that there are no more than 5 plants of the same species abutting each other. Hedge plants are to be consistent in species, cultivar and clone to ensure a uniform hedge. Plant in trenches large enough to take full spread of roots. Set out plants evenly. Tree species are Birch, Crab Apple, Bird Cherry and Oak. These are to be planted interchangeably with the hedge species, but with minimum spacings of 6m between each tree instance.

- General notes:
1. All dimensions are in metres unless noted otherwise.
 2. All dimensions shall be verified on site before proceeding with the work.
 3. Environmental Associates shall be notified in writing of any discrepancies.
 4. All dimensions are nominal dimensions.
 5. Environmental Associates accept no liability for any expense loss or damage of whatever nature and however arising from any variation made to this drawing or in the execution of the work to which has not been referred to them and prior approval obtained.
 6. This drawing is for planning purposes only.

environmental associates
landscape architects • urban designers • environmental planners

Client: R. Evans & S. Croker

Project: Cotton Farm, Middlewich Rd, Crewe

Address: CW4 7ET

Project: Proposed Business Development, Cotton Farm

Title:

Project No: EA-5839

Drawing No: 001

Revision: K

Scale: 1:500

A1

Date: 16/09/22

Chapel House, City Road, Chester, CH1 3AE, UK

Tel: 01244 311666

email: ea@environmentalassociates.net

web: www.environmentalassociates.net

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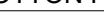
Indicative areas subject to design development

Site layout as shown is for Planning Application purposes only and subject to design development and vehicular tracking.

Parking is based on C.E parking recommendation for B8 (Warehouse Distribution), 1No space per 60m² and 1No disabled parking space minimum.

Cable diversion route TBC by Scottish Power.

For details of proposed landscaping refer to landscaping plans prepared by Environmental Associates.

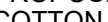
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	Drawing Number									
Client	R. EVANS & S. CROKER									
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CFH - TNW - XX - X - DR - A							AL(0)102		O	
	PROPOSED SITE PLAN						TNW Project No. Scales @: A1 Status 2210062 1:500 PLANNING			
	 Scale in m. 1:500						1. Chester: 01244 310388 / Newcastle (Head Office): 0191 200 7000 / 0191 213 0133 e: enquiries@tsw-architecture.co.uk w: www.tsw-architecture.co.uk Copyright: TNW Ltd			



Solar PV array amount and sizes are indicative only and subject to specialist design input.

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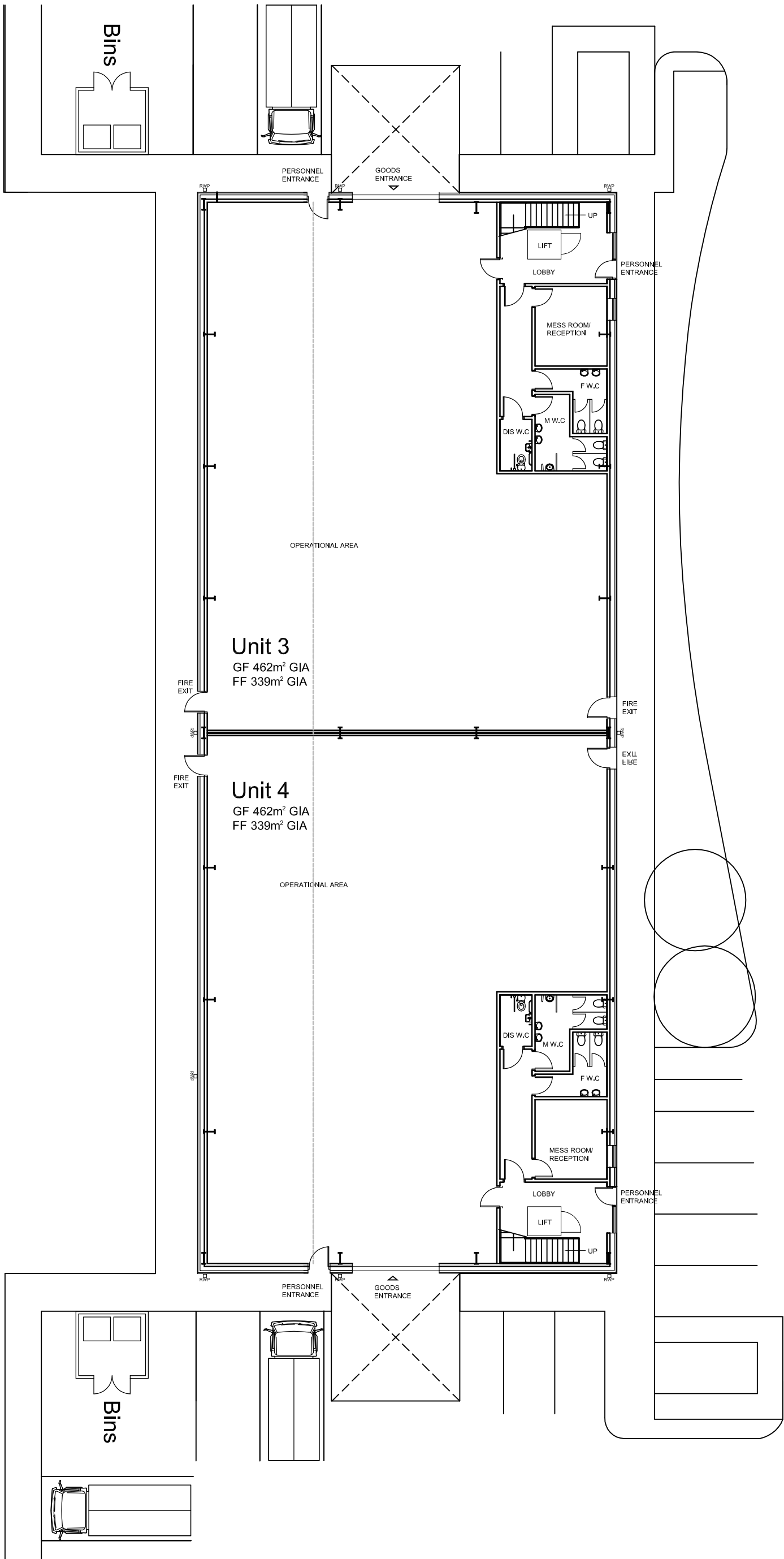
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											1 Chester (01244 310308) 1 Newcastle (Head Office) 0191 265 7080 / 0191 213 0133 e enquiries@tnewcastle.co.uk www.tnewcastle.co.uk 1 Newcastle (Sales Office) 0191 265 7080 / 0191 213 0133 e enquiries@tnewcastle.co.uk www.tnewcastle.co.uk									
																				



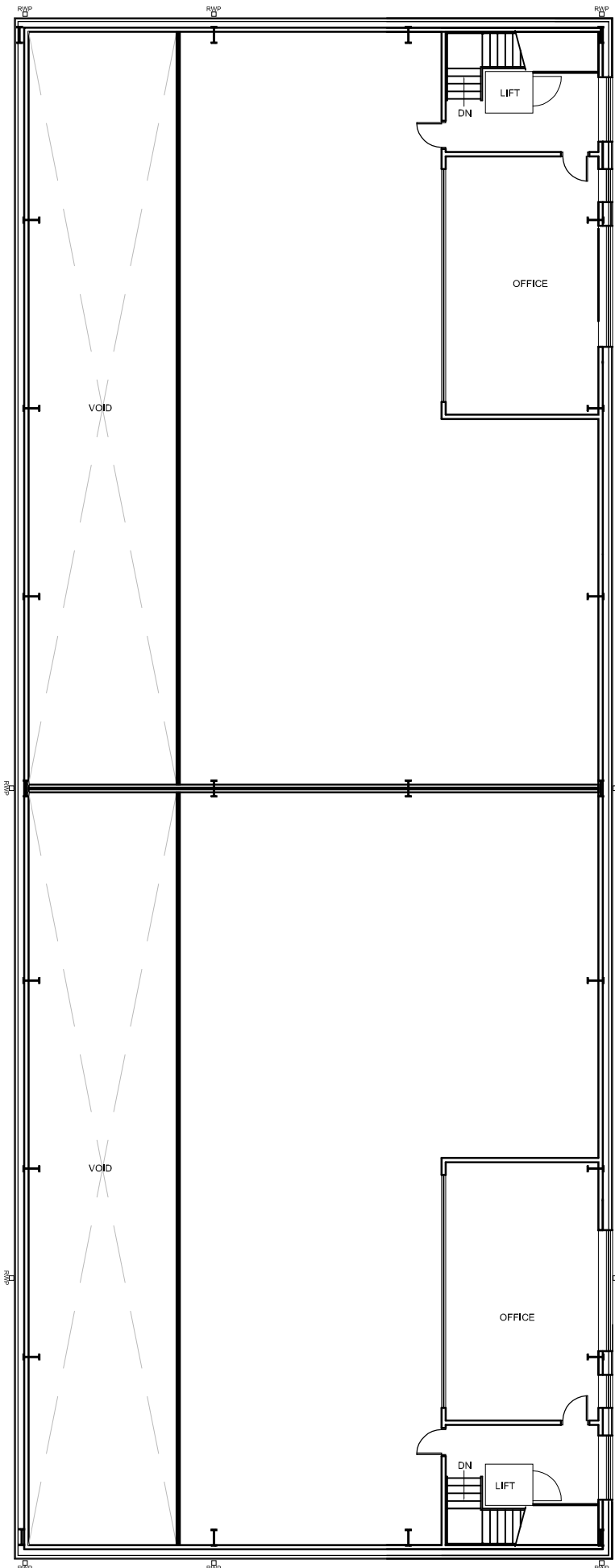
Structure shown is indicative only and subject to Structural Engineer design.

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2	2. PLANNING ISSUE	26/08/2022	RD	RD						
3	3. PLANNING ISSUE	22/03/2023	RD	RD						
4	4. REVISED PLANNING ISSUE	01/03/2024	CNP	RD						
5	5. REVISED PLANNING ISSUE	15/04/2024	CNP	TH						
6	6. REVISED TO ALIGN WITH AMENDMENTS TO UNIT SIZES	26/09/25	AS	MS						

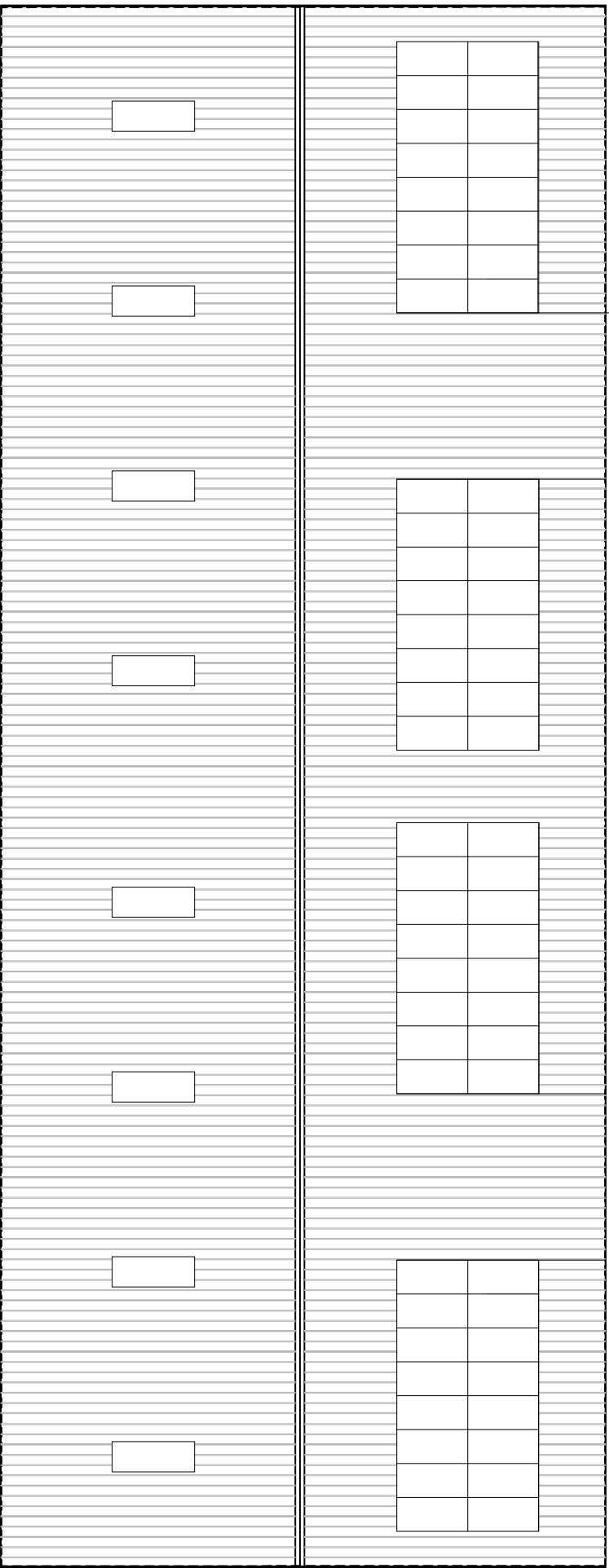
Ground Floor Plan



First Floor Plan



Roof Plan



Ground Floor Plan

Plans as shown are for Planning Application purposes only and are subject to design development.

Structure shown is indicative only and subject to Structural Engineer design.

Solar PV array amount and sizes are indicative only and subject to specialist design input.

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Architect's Note

In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Safety Health and Environmental Information Box

Rev	Revision	Date	Drawn	Chkd

Rev	Revision	Date	Drawn	Chkd
-	FIRST ISSUE	07/07/2022	MAM	RG
A	PLANNING ISSUE	26/09/2022	BD	RG
B	PLANNING ISSUE	23/09/2022	BD	RG
C	REVISED PLANNING ISSUE	01/03/2024	CHP	BD
D	REVISED PLANNING ISSUE	16/04/2024	CHP	TH
E	REVISED FOLLOWING AMENDMENTS TO UNIT DIMENSIONS	26.09.25	JE	MS

Project

Client

PROPOSED BUSINESS DEVELOPMENT
COTTON FARM, HOLMES CHAPEL

R. EVANS & S. CROKER

Layout Title

PROPOSED PLANS
UNITS 3 & 4

0 2 4 6 8 10

Scale in m.

Drawing Number

project originator zone level type pole number rev

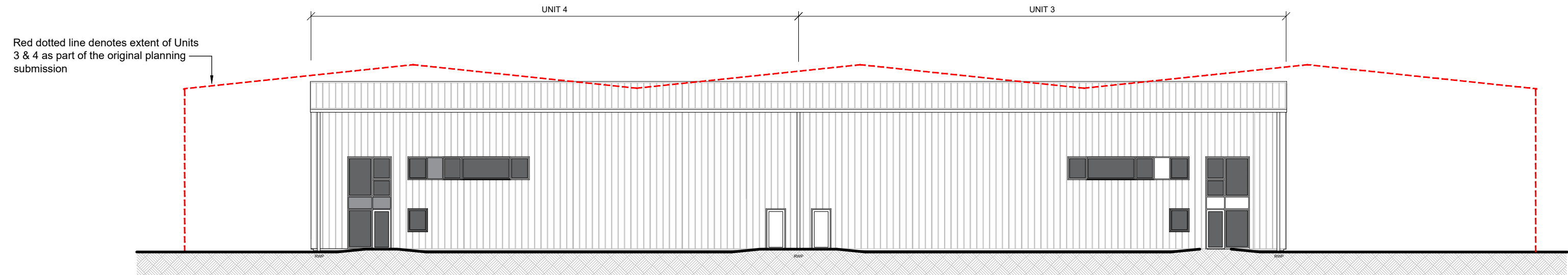
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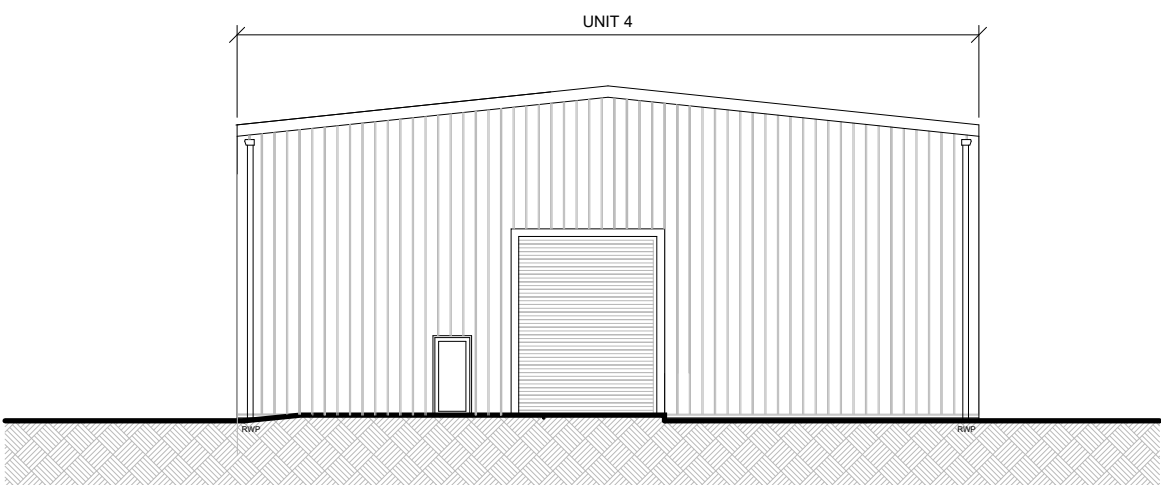
2210062 1:200 PLANNING

1, Chester, 01244 310380
Newcastle Head Office 0191 265 7090 / 0191 213 0133
e: enquiries@twm-architecture.co.uk
w: www.twm-architecture.co.uk / www.architects-group.com
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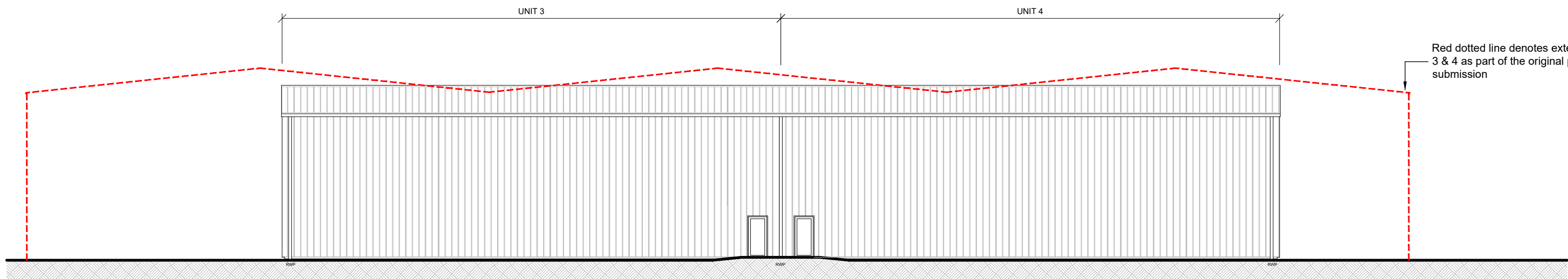
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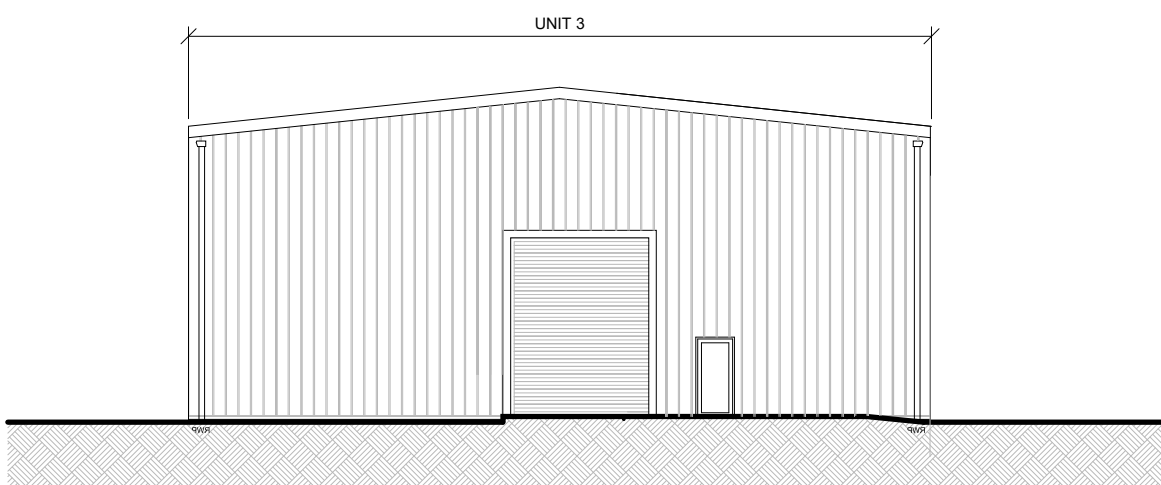
West Elevation



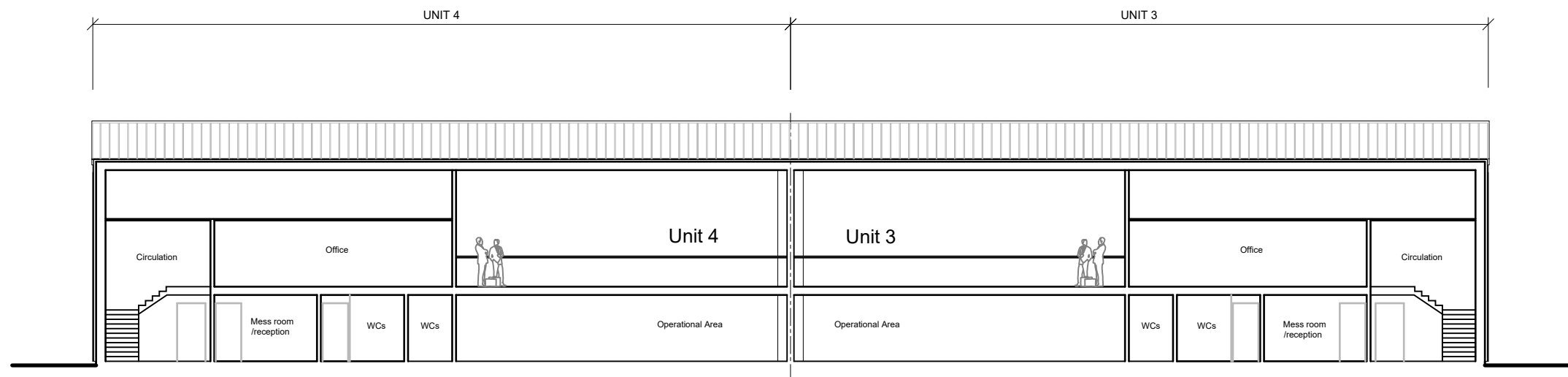
North Elevation



East Elevation



South Elevation



North-South Section

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R. EVANS & S. CROKER										R. EVANS & S. CROKER										
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Application No: 25/3510/PIP
 Application Type: Permission in Principle
 Location: Land Off Saddlers Wells, Bunbury,
 Proposal: Permission in principle for the erection of up to 2 No. dwellings (C3) and associated infrastructure works.
 Applicant: The Peckforton Estate
 Expiry Date: 29 October 2025

Summary

The site lies in the open countryside adjacent to the Bunbury Settlement Boundary. The proposed development would conflict with policies PG6 of the CELPS and H2 of the BNP; however, it would be acceptable in terms of H1 of the BNP.

The proposals are considered to be sustainably located, but despite this the proposals conflicts with the Development Plan as a whole.

Matters relating to design, impact upon trees, landscaping, residential amenity, ecology, flood risk/drainage and highways would be dealt at the technical details stage.

The Council is unable to demonstrate a five-year supply of housing, and paragraph 11d of the NPPF is engaged. The NPPF seeks to boost significantly the supply of housing, and the development of 2 houses would make a small contribution to meeting the Councils housing need.

Small and medium sized sites can make an important contribution and be built out very quickly (this is emphasised in Policy HOU16 of the SADPD and paragraph 73 of the NPPF). There would also be economic benefits through the construction and occupation of the proposed development.

The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development.

Summary recommendation

Approve

1. REASON FOR REFERRAL

- 1.1. The application relates to a departure from the development plan, which the Head of Planning is minded to approve, and under the terms of the Constitution it is required to be determined by the Southern Planning Committee.

- 1.2. Furthermore, the application was referred to Southern Planning Committee at the request of Cllr Posnett for the following reasons:

Open countryside application
loss of Agricultural land
Outside of settlement boundary
Unadopted track, access issues
Loss of privacy for properties next door.
BNG Negative

2. DESCRIPTION OF SITE AND CONTEXT

- 2.1. The application site is located off Saddlers Wells, Bunbury, within the Open Countryside. Residential properties are situated to the north and west, with a Local Wildlife Site and area Tree Preservation Order located to the south. The dwellings to the north and west of the site comprise of two-storey detached dwellings. To the northeast of the site the character of the area is predominantly residential with a mixture of bungalows and detached and semi-detached dwellings.
- 2.2. Saddlers Wells is a partially adopted road connected to The Highlands and leading to School Lane. As part of Saddlers Wells the unadopted sections to the north and south form a surfaced track and serve a number of existing residential dwellings. All boundaries of the application site comprise of low-level fencing and soft landscaping consisting of hedgerows.
- 2.3. There is field gate to the site which provides access from Saddlers Wells.
- 2.4. The site is directly outside the settlement boundary of Bunbury and within the Open Countryside as designated within the Local Plan.

3. DESCRIPTION OF PROPSAL

- 3.1. This application seeks Permission in Principle for the erection of up to 2 No. dwellings (C3) and associated infrastructure works.

4. RELEVANT PLANNING HISTORY

The site has no planning history

5. NATIONAL PLANNING POLICY

- 5.1. 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.

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 9: Settlement boundaries
- 2.SADPD Policy GEN 1: Design principles
- 3.SADPD Policy ENV 1: Ecological network
- 4.SADPD Policy ENV 16: Surface water management and flood risk
- 5.SADPD Policy ENV 2: Ecological implementation
- 6.SADPD Policy ENV 5: Landscaping
- 7.SADPD Policy ENV 6: Trees, hedgerows and woodland implementation
- 8.SADPD Policy HER 1: Heritage assets
- 9.SADPD Policy HOU 1: Housing mix
- 10.SADPD Policy HOU 12: Amenity
- 11.SADPD Policy HOU 13: Residential standards
- 12.SADPD Policy HOU 14: Housing density
- 13.SADPD Policy HOU 15: Housing delivery
- 14.SADPD Policy HOU 16: Small and medium-sized sites
- 15.SADPD Policy HOU 8: Space, accessibility and wheelchair housing standards
- 16.SADPD Policy INF 1: Cycleways, bridleways and footpaths
- 17.SADPD Policy INF 3: Highway safety and access
- 18.SADPD Policy INF 9: Utilities
- 19.CELPS Policy MP 1: Presumption in favour of sustainable development
- 20.CELPS Policy PG 1: Overall development strategy
- 21.CELPS Policy PG 2: Settlement hierarchy
- 22.CELPS Policy PG 6: Open countryside
- 23.CELPS Policy PG 7: Spatial distribution of development
- 24.CELPS Policy SD 1: Sustainable development in Cheshire East
- 25.CELPS Policy SD 2: Sustainable development principles
- 26.CELPS Policy IN 1: Infrastructure
- 27.CELPS Policy IN 2: Developer contributions
- 28.CELPS Policy SC 4: Residential mix
- 29.CELPS Policy SE 1: Design
- 30.CELPS Policy SE 12: Pollution, land contamination and land instability
- 31.CELPS Policy SE 13: Flood risk and water management
- 32.CELPS Policy SE 2: Efficient use of land
- 33.CELPS Policy SE 3: Biodiversity and geodiversity
- 34.CELPS Policy SE 4: The landscape
- 35.CELPS Policy SE 5: Trees, hedgerows and woodland
- 36.CELPS Policy SE 7: The historic environment
- 37.CELPS Policy CO 1: Sustainable travel and transport
- 38.CELPS Policy CO 2: Enabling business growth through transport infrastructure

6.3. Bunbury Neighbourhood Plan

Policies of the Neighbourhood Plan relevant to the consideration of this application are:

- H1 – Settlement Boundary
- H2 – Scale of Housing Development
- H3 – Design
- LC1 – Built Environment
- ENV3 – Environmental Sustainability of buildings

ENV4 – Landscape Quality, Countryside and Open Views
BIO 1 – Biodiversity
T3 – Pedestrian Footways

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:

- Biodiversity and Net Gain SPD
- Environmental Protection SPD
- SuDS SPD
- Cheshire East Design Guide SPD

8. CONSULTATIONS (External to Planning)

8.1. **Cheshire East Highways:** No objection

8.2. **Environmental Health:** No objection, informatives suggested.

8.3. **United Utilities:** No objection, letter for the applicant/ developer's attention

9. Views of the Town or Parish Council

9.1. **Bunbury Parish Council:** No comments received at the time of writing.

10. REPRESENTATIONS

10.1. Letters of objection have been received from 10 households which raise the following summarised points:

- Impact upon the character of the area
- Impact upon the rural setting
- Biodiversity and ecology
- Highway issues
- Utilising unadopted track
- Lack of suitable transport in Bunbury
- Lack of Flood Risk Assessment
- Drainage issues
- Setting of precedent
- Open countryside location
- Located outside of the settlement boundary for Bunbury
- Impact upon Sadlers Wells Wood
- Insufficient capacity at the local school
- Impact upon Bunbury Footpath 13 (FP13)
- Noise and congestion
- Loss of field for agricultural use
- Access not viable for construction traffic

11. OFFICER APPRAISAL

Principle of the development

- 11.1. The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.
- 11.2. The scope of Permission in Principle is limited to the following;
- Location
 - Land Use
 - Amount of Development
- 11.3. Issues relevant to these 'in principle' matters should be considered at the Permission in Principle Stage. Other matters should be considered at the technical consent stage (Local Authorities cannot list the information they require for applications for Permission in Principle in the same way they can for planning permission).
- 11.4. It is not possible for conditions to be attached to a grant of permission in principle, and its terms may only include the site location, the type of development and the amount of development. The LPA can inform the applicants what they expect to see at the technical details stage.
- 11.5. It is not possible to secure a planning obligation at the permission in principle stage.
- 11.6. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed. The granting of technical details consent has the effect of granting planning permission for the development. Other statutory requirements may apply at this stage such as those relating to protected species or listed buildings.
- 11.7. A local planning authority may not grant permission in principle for a major development. This means where the number of houses is 10 or more, the floor space created is 1,000sqm or more or the development is carried out on a site having an area of 1 hectare or more. The proposed development would not be classed as a major development.
- 11.8. The LPA may not grant Permission in Principle for Schedule 1 development. This proposal would not be Schedule 1 development (Schedule 1 is development which requires an Environmental Impact Assessment).
- 11.9. Local Planning Authorities must not grant permission in principle for development which is likely to affect a Habitat Site (as defined within the NPPF). The site does not trigger Natural England's SSSI impact risk zones so there are unlikely to be any issues with sites designated under the Habitat Regulations.

Development Plan

- 11.10. The site adjoins the settlement boundary of Bunbury to the northeastern most corner of the site but is located within the Open Countryside.
- 11.11. CELPS Policy PG6 (Open Countryside) states that within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation,

public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Exceptions include:

- where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built-up frontage elsewhere; affordable housing in accordance with Policy SC6 or a dwelling of exceptional design.
- for the replacement of existing buildings (including dwellings) by new dwellings not materially larger than the buildings they would replace.

11.12. The proposed development would not comply with the requirements of policy PG6 of the CELPS and as such would conflict with the Development Plan.

11.13. Whilst the development would not comply with policy PG6 of the CELPS the issue in question is whether there is other material considerations associated with this proposal, which are a sufficient material consideration to outweigh the policy support.

11.14. Policy H1 of the BNP advises that Planning permission will be granted for a minimum of 80 new homes to be built in Bunbury in the period from April 2010 to March 2030. Development in the Neighbourhood Plan Area will be focused on sites within or immediately adjacent to Bunbury village, with the aim of enhancing its role as a sustainable settlement whilst protecting the surrounding countryside.

11.15. Policy H2 also advises that new development will be supported in principle provided that it is small scale, and in character and when dealing with greenfield sites only a maximum of 15 new houses on any one available and deliverable greenfield site immediately adjacent to the village. Such developments should not be co-located with other new housing developments unless there are demonstrable sustainable benefits from doing so.

11.16. Concerning Policy H1 of the BNP and the 80 new homes figure quoted, it is noted that this figure is a minimum and thus not limiting. Furthermore, under appeal ref: APP/R0660/W/21/3281542 the inspector concluded that whilst proposals may result in more than 80 houses within the plan area *'this is not an upper limit'*.

11.17. Whilst the current proposal seeks 2 additional dwellings, following the inspector's conclusion that the figure of 80 is clearly not a ceiling point, the same conclusion can only be reached here. Therefore, the proposal complies with Policy H1. It is also noted that this policy is being removed under the draft revision of the revised BNP, although this draft has only reached pre-submission consultation and as such carries very limited weight.

11.18. The proposals consisting of 2 dwellings would be under the 15 dwellings threshold for greenfield sites as contained in Policy H2 of the BNP and would be co-located to a previously consented site to the north located off of The Orchards.

11.19. As such, there appears to be a partial conflict with Policy H2 which needs to be weighed in the overall planning balance against the benefits of the proposals.

Site Accessibility

11.20. Bunbury is a village with a separate settlement boundart, set in the Open Countryside as designated within the Local Plan.

11.21. The site is located on the edge of Bunbury (a Local Service Centre). A CELPS identifies that a Local Service Centre is a small town or large village which provide a range of services and facilities to meet the needs of local people, including those living in nearby

settlements. They typically have a range of shops, health and leisure facilities, and employment opportunities.

11.22. Whilst currently Bunbury does not currently have a dedicated bus service it is a local service centre with a good range of local services. This includes a school, health centre, public houses, shops, community facilities, sports provision and places of worship.

11.23. Although there is no pavement along the portion of Saddlers Wells which serves a number of existing dwellings there is an existing footpath adjacent to the site leading to the adopted section of Saddlers Wells leading to The Highlands. Furthermore, the adopted section of Saddlers Wells and The Highlands has provision of a footpath and streetlighting for pedestrians.

Efficient Use of Land

11.24. Policy HOU14 of the SADPD states that residential developments will generally be expected to achieve a net density of 30 dwellings per hectare. The proposed development would achieve a density of 5 dwellings per hectare and would fall below the density suggested within Policy HOU14.

11.25. However, the density would not be out of character with the character of development along Saddlers Wells and given the edge of settlement location is considered to be appropriate.

Housing Land Supply

11.26. 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.

11.27. 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.

11.28. 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.

11.29. 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.

11.30. 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%.

- 11.31. 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.
- 11.32. Please note that paragraph 11d) has been revised, particularly 11d) ii. which highlights the need have particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Character and Appearance

- 11.33. The application site is undeveloped and is located on adjacent to the settlement boundary for Bunbury. To the north of the site is a residential development with Bunbury Aldersey CE Primary beyond, to the east is a neighbouring field with residential properties located on both sides of Saddlers Wells, to the south there is an unadopted section of Saddlers Wells leading to an existing dwelling known as Ivy Cottage to the west. Beyond Saddlers Wells to the south there is an existing Local Wildlife Site and Area Tree Preservation Order known as Saddlers Well Wood.
- 11.34. The layout, scale, and appearance of the development is not for determination. There would be some loss of the rural character of the site through the proposed residential development (as there would be with any housing development located beyond a settlement boundary). However, the proposed development could be designed in a way that would not appear intrusive. The proposed development would be seen in the context of the adjacent housing, gardens to the north and west which are located on the edge of Bunbury and as such the impact upon the character and appearance of the countryside would be acceptable.

Amenity

- 11.35. Policy HOU 12 (Amenity) of the SADPD, requires that new development should not have an unduly detrimental effect on the amenities of nearby residential properties from loss of privacy, loss of sunlight or daylight, the overbearing and dominating effect of new buildings, environmental disturbance or pollution and traffic generation access and parking.
- 11.36. 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.
- 11.37. No layout plan has been provided at this stage and would be addressed at technical details stage; however the site appears large enough to allow for two dwelling to be located in the site without resulting in significant harm to living conditions of neighbouring dwellings.

Highways

- 11.38. The highways engineer has been consulted and has no objections in principle. The applicant would need to demonstrate at the technical details stage that any proposed access is sufficient.
- 11.39. In this case highways matters relating to access and layout would be dealt with at the Technical Details stage.

Trees

- 11.40. 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.
- 11.41. Policy ENV 6 advises that development proposals should seek to retain and protect trees, woodlands and hedgerows. There are no trees on the site covered by Tree Preservation Order. Whilst there are some trees located along the site edge boundary, the site appears large enough to accommodate two proposed dwellings away from these existing trees. In any case this would be assessed at technical details stage.
- 11.42. Concerns have been raised in relation Saddlers Well Wood, to the south of Saddlers Well which is protected via an area Tree Preservation Order. If permission in principle is granted, any future stage would need to demonstrate that the proposed development can be achieved without detriment to the health or amenity value of trees at the technical details stage.

Ecology

- 11.43. The Council's Ecologist has confirmed that the site is not covered by a statutory or non-statutory nature conservation designation. The proposed works are unlikely to have an impact on any statutory nature designated sites, including SSSI's and Ramsar Sites.
- 11.44. It is noted that the application site is adjacent to Saddlers Well Woodland, a Local Wildlife Site with deciduous woodland priority habitats listed under the National Forest Industry 2020. However, there is an existing track which creates a buffer between the existing woodland and proposed site.
- 11.45. The Council's Ecologist has confirmed that there are no anticipated ecological concerns in respect of the location, land use and amount of development proposed, further information and constraints may be required at the technical details stage.
- 11.46. The Council's Ecologist has advised that Hedgerow is a priority habitat and hence a material consideration. It is advised that any losses to hedgerow are avoided, with proposals for suitable compensation to mitigate for any losses to be submitted with any future application.
- 11.47. If permission in principle is granted a Ecological Impact Assessment and BNG assessment will be required at the technical details stage.

Flood Risk/Drainage

- 11.48. The application site is located within Flood Zone 1 (low probability of river/tidal flooding) according to the Environment Agency Flood Maps. The drainage implications can be considered at the Technical Details stage

Other Matters

- 11.49. The proposal would result in the loss of a small parcel of agricultural land but given its small size it is not considered that any harm would be determinative within the planning balance.
- 11.50. Concerns raised in terms of noise/disturbance would all be covered at the Technical Details stage and are not for determination as part of this application.

- 11.51. An objection has been raised by the Councils Landscape Officer due to the limited information that they can rely on at this stage and have requested a more detailed application. If permission in principle is granted, any future stage would need to demonstrate that the proposed development can be achieved without adverse visual harm in respect of Landscape, and general Landscape Character at the technical details stage.

12. PLANNING BALANCE/CONCLUSION

- 12.1. The proposed development would result in residential development located beyond the Bunbury Settlement Boundary and would conflict with policies PG6 of the CELPS and H2 of the BNP; however, would be acceptable in terms of H1 of the BNP. This would also result in a change to the rural character of the site and a small loss of agricultural land.
- 12.2. The proposal is considered to be sustainably located, but despite this the proposal conflicts with the Development Plan as a whole.
- 12.3. However, the Council is unable to demonstrate a five-year supply of housing, and paragraph 11d of the NPPF is engaged. The NPPF seeks to boost significantly the supply of housing and the development of 2 houses would make a small contribution to meeting the Councils housing need.
- 12.4. Small and medium sized sites can make an important contribution and be built out very quickly (this is emphasised in Policy HOU16 of the SADPD and paragraph 73 of the NPPF). There would also be economic benefits through the construction and occupation of the proposed development.
- 12.5. The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development. Therefore, the application is recommended for approval.

13. RECOMMENDATION

APPROVE

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.



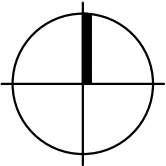
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25/3510/PIP

Land off Saddlers Wells
Bunbury



Existing Site Layout Plan 1:200



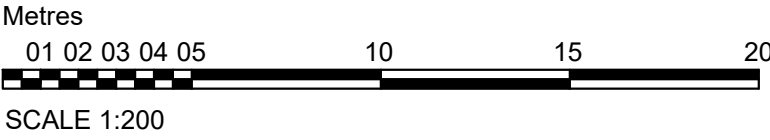
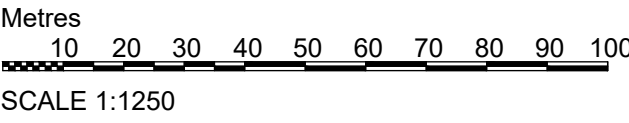
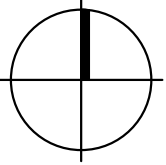
Land off Sadlers Wells

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Site Location Plan 1:1250



Rev	Date	Drawn	Checked	Description	Scale	Paper Size	Date
-	-	-	-	-	1:200/1250	A1	30.06.25
Client Peckforton Estates					Drawn NB	Checked JB	Stage PLANNING
Project Land off Sadlers Wells					Job Number 25034	Drawing No. 2	Revision -
Drawing Title Site Location and Site Layout As Existing							

Application No: 25/3507/PIP
Application Type: Permission in Principle
Location: Land West Of A49 Whitchurch Road, Bunbury,
Proposal: Permission in principle for erection of up to 3 No. dwellings and associated infrastructure works.
Applicant: The Peckforton Estate
Expiry Date: 12-December 2025

Summary

The proposed development would result in residential development located beyond the Bunbury Settlement Boundary and would conflict with policies PG6 of the CELPS and H1 and H2 of the BNP. This would also result in a change to the rural character of the site and a small loss of agricultural land.

The proposal is considered to be sustainably located, but despite this the proposal conflicts with the Development Plan as a whole.

However, the Council is unable to demonstrate a five-year supply of housing, and paragraph 11d of the NPPF is engaged. The NPPF seeks to boost significantly the supply of housing, and the development of 2 houses would make a small contribution to meeting the Councils housing need.

Small and medium sized sites can make an important contribution and be built out very quickly (this is emphasised in Policy HOU16 of the SADPD and paragraph 73 of the NPPF). There would also be economic benefits through the construction and occupation of the proposed development.

The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development. Therefore, the application is recommended for approval.

Summary recommendation

Approve

1. Reason for Referral

1.1. The application relates to a departure from the development plan, which the Head of Planning is minded to approve, and under the terms of the Constitution it is required to be determined by the Southern Planning Committee.

1.2. Furthermore, the application was referred to Southern Planning Committee at the request of Cllr Posnett for the following reasons

Outside of settlement boundary

Open countryside

Loss of privacy for neighbouring properties

access track not suitable

BNG Loss

Previous refusals on neighbouring land

2. Proposed Development

2.1. Permission in Principle (PiP) is sought for the erection of up to three dwellings and associated infrastructure works.

2.2. Indicative plans show three detached dwellings accessed from the existing private track off the A49.

3. Site Description

3.1. The application site is located to the west of the A49 (Whitchurch Road), on the western edge of Bunbury. It is bound by hedgerows and trees and lies immediately behind a row of detached dwellings fronting the A49, including Highdown, Leafield, Ivy House, Newcroft House, Homefield and Mycroft.

3.2. The land is divided into two parts - the northern field appears unkempt and rough in character, while the southern section comprises more closely managed grassland.

3.3. Access is via an unadopted lane leading west from the A49 between existing properties. The surrounding area is characterised by ribbon development along the A49 and open farmland beyond. The site is not within a Conservation Area and there are no listed buildings nearby.

4. Relevant Planning History

4.1. 18/2776N – Reserved Matters approval for 2 dwellings (approved 30/07/2018).

4.2. 16/2372N – Outline application for 2 dwellings (approved 27/10/2016).

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 9: Settlement boundaries
- 2.SADPD Policy GEN 1: Design principles
- 3.SADPD Policy ENV 1: Ecological network
- 4.SADPD Policy ENV 16: Surface water management and flood risk
- 5.SADPD Policy ENV 2: Ecological implementation
- 6.SADPD Policy ENV 5: Landscaping
- 7.SADPD Policy ENV 6: Trees, hedgerows and woodland implementation
- 8.SADPD Policy HER 1: Heritage assets
- 9.SADPD Policy HOU 1: Housing mix
- 10.SADPD Policy HOU 12: Amenity
- 11.SADPD Policy HOU 13: Residential standards
- 12.SADPD Policy HOU 14: Housing density
- 13.SADPD Policy HOU 15: Housing delivery
- 14.SADPD Policy HOU 16: Small and medium-sized sites
- 15.SADPD Policy HOU 8: Space, accessibility and wheelchair housing standards
- 16.SADPD Policy INF 1: Cycleways, bridleways and footpaths
- 17.SADPD Policy INF 3: Highway safety and access
- 18.SADPD Policy INF 9: Utilities
- 19.CELPS Policy MP 1: Presumption in favour of sustainable development
- 20.CELPS Policy PG 1: Overall development strategy
- 21.CELPS Policy PG 2: Settlement hierarchy
- 22.CELPS Policy PG 6: Open countryside
- 23.CELPS Policy PG 7: Spatial distribution of development
- 24.CELPS Policy SD 1: Sustainable development in Cheshire East
- 25.CELPS Policy SD 2: Sustainable development principles
- 26.CELPS Policy IN 1: Infrastructure
- 27.CELPS Policy IN 2: Developer contributions
- 28.CELPS Policy SC 4: Residential mix
- 29.CELPS Policy SE 1: Design
- 30.CELPS Policy SE 12: Pollution, land contamination and land instability
- 31.CELPS Policy SE 13: Flood risk and water management
- 32.CELPS Policy SE 2: Efficient use of land
- 33.CELPS Policy SE 3: Biodiversity and geodiversity
- 34.CELPS Policy SE 4: The landscape
- 35.CELPS Policy SE 5: Trees, hedgerows and woodland
- 36.CELPS Policy SE 7: The historic environment
- 37.CELPS Policy CO 1: Sustainable travel and transport
- 38.CELPS Policy CO 2: Enabling business growth through transport infrastructure

6.3. Relevant Policies of the Bunbury Neighbourhood Plan (BNP)

- H1: Settlement Boundary and Infill Development
- H2: Scale of Housing Development
- H3: Design
- LC1: Built Environment

- LC2: Backland Development
- BIO1: Biodiversity
- ENV4: Landscape Quality, Countryside and Open Views

7. Other Material Considerations

- Biodiversity and Net Gain SPD
- Environmental Protection SPD
- SuDS SPD
- Cheshire East Design Guide SPD

8. Consultation Responses

8.1. Highways: No objection in principle. Note absence of nearby bus routes or cycle infrastructure; access to be considered at TDC stage.

8.2. Environmental Protection: No objection, subject to standard informatives (construction hours, dust, EV charging, contaminated land).

8.3. United Utilities: No objection; surface water hierarchy and SuDS details required at TDC stage.

9. Views of the Town or Parish Council

9.1. Bunbury Parish Council: No comments received.

10. Representations

10.1. A total of 11 objections have been received from local residents. The key issues raised include:

- Conflict with Policies PG6, PG9, H1, and H2 as the site lies outside the settlement boundary within open countryside.
- Harm to rural character and the village's historic ribbon form, resulting in encroachment and suburbanisation.
- Loss of privacy, outlook, and amenity for adjacent dwellings.
- Highway safety and access concerns relating to the narrow private track and A49 junction.
- Ecological harm through loss of hedgerows and lighting impacts on wildlife.
- Fear of precedent for further expansion west of the A49 and increased development pressure.

11. Officer Appraisal

Principle of the development

11.1 The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.

11.2 The scope of Permission in Principle is limited to the following;

- Location
- Land Use
- Amount of Development

11.3 Issues relevant to these 'in principle' matters should be considered at the Permission in Principle Stage. Other matters should be considered at the technical consent stage (Local Authorities cannot list the information they require for applications for Permission in Principle in the same way they can for planning permission).

11.4 It is not possible for conditions to be attached to a grant of permission in principle, and its terms may only include the site location, the type of development and the amount of development. The LPA can inform the applicants what they expect to see at the technical details stage.

11.5 It is not possible to secure a planning obligation at the permission in principle stage.

11.6 Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed. The granting of technical details consent has the effect of granting planning permission for the development. Other statutory requirements may apply at this stage such as those relating to protected species or listed buildings.

11.7 A local planning authority may not grant permission in principle for a major development. This means where the number of houses is 10 or more, the floor space created is 1,000sqm or more or the development is carried out on a site having an area of 1 hectare or more. The proposed development would not be classed as a major development.

11.8 The LPA may not grant Permission in Principle for Schedule 1 development. This proposal would not be Schedule 1 development (Schedule 1 is development which requires an Environmental Impact Assessment).

11.9 Local Planning Authorities must not grant permission in principle for development which is likely to affect a Habitat Site (as defined within the NPPF). The site does not trigger Natural England's SSSI impact risk zones so there are unlikely to be any issues with sites designated under the Habitat Regulations.

Development Plan

11.10 The site is located within the Open Countryside approximately 134m from the Bunbury Settlement Boundary.

11.11 CELPS Policy PG6 (Open Countryside) states that within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Exceptions include:

- where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built-up frontage elsewhere; affordable housing in accordance with Policy SC6 or a dwelling of exceptional design.
- for the replacement of existing buildings (including dwellings) by new dwellings not materially larger than the buildings they would replace.

11.12 The proposed development would not comply with the requirements of policy PG6 of the CELPS and as such would conflict with the Development Plan.

11.13 Whilst the development would not comply with policy PG6 of the CELPS the issue in question is whether there is other material considerations associated with this proposal, which are sufficient material consideration to outweigh the policy support.

11.14 Policy H1 of the BNP advises that Planning permission will be granted for a minimum of 80 new homes to be built in Bunbury in the period from April 2010 to March 2030. Development in the Neighbourhood Plan Area will be focused on sites within or immediately adjacent to Bunbury village, with the aim of enhancing its role as a sustainable settlement whilst protecting the surrounding countryside.

11.15 Policy H2 also advises that new development will be supported in principle provided that it is small scale, and in character and when dealing with greenfield sites only a maximum of 15 new houses on any one available and deliverable greenfield site immediately adjacent to the village. Such developments should not be co-located with other new housing developments unless there are demonstrable sustainable benefits from doing so.

11.16 Concerning Policy H1 of the BNP and the 80 new homes figure quoted, it is noted that this figure is a minimum and thus not limiting. Furthermore, under appeal ref: APP/R0660/W/21/3281542 the inspector concluded that whilst proposals may result in more than 80 houses within the plan area *'this is not an upper limit'*.

11.17 Whilst the current proposal seeks 3 additional dwellings, following the inspector's conclusion that the figure of 80 is clearly not a ceiling point, the same conclusion can only be reached here. It is also noted that this policy is being removed under the draft revision of the revised BNP, although this draft has only reached pre-submission consultation and as such carries very limited weight.

11.18 The proposals consisting of 3 dwellings would be under the 15 dwellings threshold for greenfield sites as contained in Policy H2 of the BNP.

11.19 As such, there appears to be conflict with Policies H1 and H2 which will be weighed in the overall planning balance against the benefits of the proposals.

Site Accessibility

11.20 Bunbury is a village with a separate settlement boundary, set in the Open Countryside as designated within the Local Plan.

11.21 The site is located on the edge of Bunbury (a Local Service Centre). The CELPS identifies that a Local Service Centre is a small town or large village which provide a range of services and facilities to meet the needs of local people, including those living in nearby settlements. They typically have a range of shops, health and leisure facilities, and employment opportunities.

11.22 Whilst currently Bunbury does not currently have a dedicated bus service it is a local service centre with a good range of local services. This includes a school, health centre, public houses, shops, community facilities, sports provision and places of worship.

11.23 Although there is no pavement along this side of Whitchurch Road, there is a pavement on the opposite side. Whitchurch Road is not considered to represent a barrier to sustainable travel and the speed limit is 30mph. Directly opposite the site on Whitchurch Road is PROW Bunbury FP12 which provides a direct link to School Lane and a more direct route to the services and facilities within Bunbury.

Efficient Use of Land

11.24 Policy HOU14 of the SADPD states that residential developments will generally be expected to achieve a net density of 30 dwellings per hectare. The proposed development would achieve a density of 25 dwellings per hectare and would fall below the density suggested within Policy HOU14.

11.25 However, the density would not be out of character with the character of development along Whitchurch Road and given the edge of settlement location is considered to be appropriate.

Housing Land Supply

11.26 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.

11.27 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.

11.28 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.

11.29 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.

11.30 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%.

11.31 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.

11.32 Please note that paragraph 11d) has been revised, particularly 11d) ii. which highlights the need have particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Character and Appearance

11.33 The application site is undeveloped and is located between the existing ribbon development fronting Whitchurch Road and a detached dwelling to the rear

11.34 The layout, scale, and appearance of the development is not for determination. There would be some loss of the rural character of the site through the proposed residential development (as there would be with any housing development located beyond a settlement boundary). However, the proposed development could be designed in a way that would not appear intrusive.

11.35 Although outside the boundary, the site is immediately behind existing frontage dwellings and forms part of the village's transitional edge rather than open, undeveloped countryside. It is also well-contained by boundary vegetation, neighbouring curtilages and the existing built form along Whitchurch Road. Importantly, whilst the development would introduce built form to the rear of existing properties, it would remain broadly aligned with the depth of surrounding residential curtilages. As a result, it would read as a contained addition within the existing settlement envelope rather than a noticeable westward push into the wider open countryside. These characteristics significantly moderate the landscape and countryside impact.

11.36 The 2023 refusal under 23/3348N, located on the opposite side of the access track, is materially different. That scheme positioned a single dwelling deeper into an open paddock, visually separate from the built form and perceived as an isolated encroachment into the countryside. By contrast, the current site is more visually contained and lies directly behind a group of established residential curtilages. Although the development would sit further west than some nearby properties, it would do so in a manner that remains closely related to the existing pattern of backland depth and does not appear as a detached or isolated projection into open fields. Its spatial and visual connection to the village is significantly stronger than in the 2023 case, meaning the circumstances of that refusal are not directly comparable and do not indicate that similar harm would arise here.

11.37 Given the site's contained nature, its relationship with surrounding development, and the modest scale of up to three dwellings, any residual landscape effects are limited and manageable. At the TDC stage, the use of:

- native planting,
- sensitive boundary treatments,
- considered building orientation, will ensure the development integrates appropriately with the surrounding landscape.

11.38 Accordingly, the proposal is judged to represent a modest rounding-off of the settlement rather than a harmful expansion into open countryside.

Ecology

11.39 The Councils Ecologist has confirmed that the site is not covered by a statutory or non-statutory nature conservation designation. The proposed works are unlikely to have an impact on any statutory nature designated sites, including SSSI's and Ramsar Sites.

11.40 If permission in principle is granted a Ecological Impact Assessment and BNG assessment will be required at the technical details stage.

Flood Risk/Drainage

11.41 The application site is located within Flood Zone 1 (low probability of river/tidal flooding) according to the Environment Agency Flood Maps. The drainage implications can be considered at the Technical Details stage

Other Matters

11.42 The proposal would result in the loss of a small parcel of agricultural land but given its small size it is not considered that any harm would be determinative within the planning balance.

11.43 Other matters such as amenity, design and the highways implications have not been considered in detail at this Permission in Principle stage but would need to be fully addressed at the Technical Details Consent (TDC) stage.

12. Planning Balance/Conclusion

12.1. The proposed development would result in residential development located beyond the Bunbury Settlement Boundary and would conflict with policies PG6 of the CELPS and H1 and H2 of the BNP. This would also result in a change to the rural character of the site and a small loss of agricultural land.

12.2. The proposal is considered to be sustainably located, but despite this the proposal conflicts with the Development Plan as a whole.

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12.5. The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development. Therefore, the application is recommended for approval.

13. Recommendation

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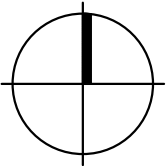


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25/3507/PIP
Land West of
A49 Whitchurch Road
Bunbury



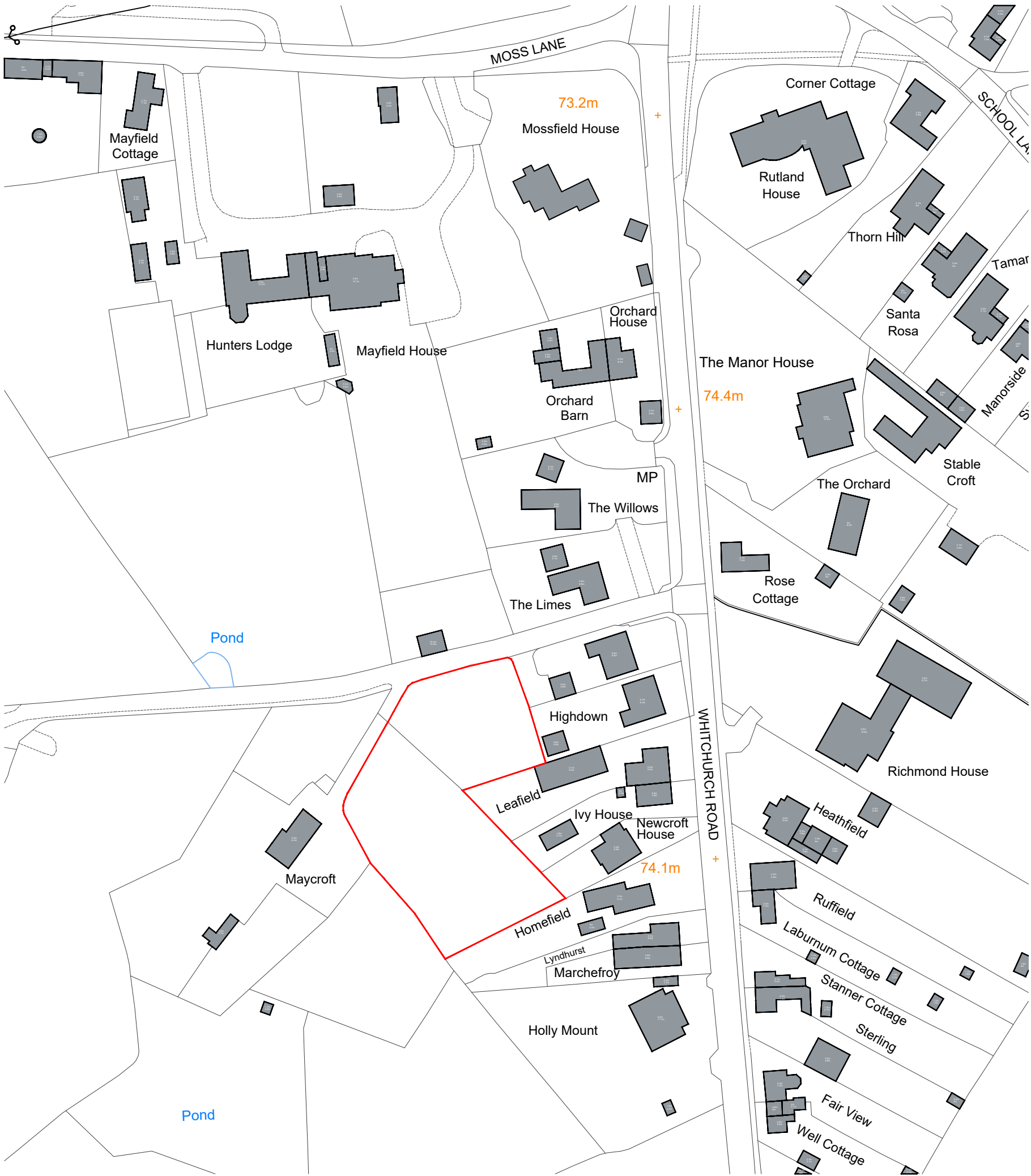
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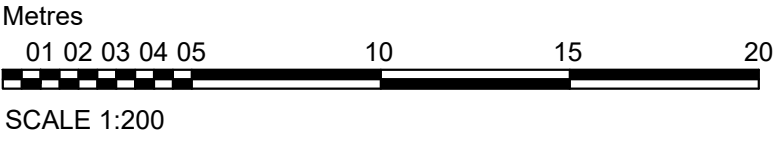
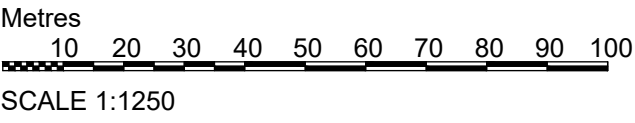
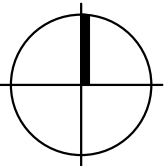
Land off Whitchurch Road

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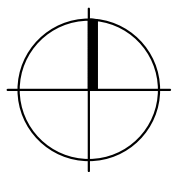
Site Location Plan 1:1250



Rev	Date	Drawn	Checked	Description			
Client Peckforton Estates					Scale 1:200/1250	Paper Size A1	Date 30.06.25
Project Land off Whitchurch Road					Drawn NB	Checked JB	Stage PLANNING
Drawing Title Site Location and Site Layout					Job Number 25034	Drawing No. 1	Revision -
As Existing							



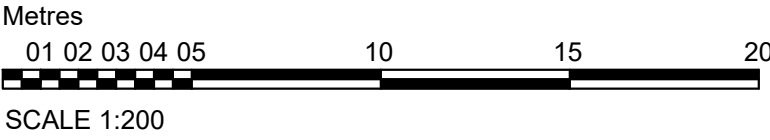
Proposed Site Layout Plan 1:200



Land off Whitchurch Road

Notes

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2. The builder is to familiarise himself and fully understand the drawings before any work commences on site



Rev	Date	Drawn	Checked	Description	Scale	Paper Size	Date
-	-	-	-	-	1:200	A1	30.06.25
Project					Drawn	Checked	Stage
Land off Whitchurch Road					NB	JB	PLANNING
Drawing Title					Job Number	Drawing No.	Revision
Site Layout					25034	5	-
As Proposed							

James Bell Architecture Ltd

Rural Architecture & Residential Property
Barn Studio, Lightfoot Green Farm, School Lane, Brereton, Cheshire, CW11 1RT, Tel: 01477 500155, admin@jamesbellarchitecture.com

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Application No: 25/3269/FUL
Application Type: Full Planning
Location: 523 West Street, Crewe, Cheshire East
Proposal: Conversion from two flats to one C4 6 person HMO
Applicant: Meera Ananadakumar, MPA Property Investments Ltd
Expiry Date: 22 October 2025

Summary

The proposed development is compliant with adopted planning policy and the HMO SPD. The scheme would not result in overconcentration of HMOs and offers acceptable living conditions for future occupiers. Issues around parking, waste, and environmental health can be addressed through appropriate conditions. The proposal contributes to housing choice and affordability in a sustainable location.

Summary recommendation

Approve subject to conditions.

1. Reason for Referral

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

'As the ward councillor for St Barnabas, I object to this application, which was previously refused by the Southern Planning Committee.

It appears that nothing has fundamentally changed in the proposals to address the reasons for the previous refusal at the committee. My specific concerns remain:

The proposals still constitute overdevelopment of the site, demonstrating a lack of sustainability.

Internal amenity space is inadequate. In particular, the second-floor bedroom has such low head height that a tenant would be unable to stand upright in approximately half of the room.

There is insufficient external amenity space for potential residents.

The development would result in a loss of amenity for neighbouring properties, particularly due to likely noise and issues arising from on-street waste.

There is a continued lack of off-street parking, which will adversely impact existing residents and local traffic given the already limited on-street parking. No measures have been proposed to resolve this.

For these reasons, I strongly oppose the application'

2. Proposed Development

- 2.1. This application seeks full planning permission to convert the existing building from two self-contained flats into a single six-person House in Multiple Occupation (HMO), falling within Use Class C4. No increase in the building's footprint or height is proposed.
- 2.2. Revisions since the previous application (25/1642/FUL) include:
 - Submission of a sectional drawing confirming the ceiling height of the second-floor bedroom exceeds 2.13m across more than 50% of the usable floor space.
 - Addition of two roof lights to the attic room.
 - Reconfiguration of the rear yard to provide a covered, secure six-space cycle store, a screened bin storage area, and dedicated clothes drying space.

3. Site Description

- 3.1. The property is located within the settlement boundary of Crewe and lies near the Merrill's railway bridge. The area is predominantly residential, with some nearby commercial units.
- 3.2. West Street is a busy through-route with double yellow lines immediately outside the property, limiting on-street parking.
- 3.3. The site lies within an Ecological Network Restoration Area but is not subject to heritage or environmental constraints.
- 3.4. The site is located outside of the Article 4 Direction areas.

4. Relevant Planning History

- 4.1. 25/1642/FUL: Conversion from two flats to one C4 6-person HMO – Refused 30 July 2025 for the following reasons:
 1. *The proposed development in terms of the second-floor bedroom would not provide an adequate level of amenity for the future occupiers due to insufficient information in terms of ceiling heights, the irregular shape/layout of the room and the lack of a window to serve the bedroom. The proposal would be contrary to policies HOU12 and HOU4 of the Site Allocations and Development Policies Document 2022.*
 2. *The proposed development would not provide a sufficient level of private amenity space due to the requirements for off-street parking, bin storage, cycle storage and clothes drying. The proposal would not provide an adequate level of amenity for the future occupiers and would be contrary to policies HOU12 and HOU4 of the Site Allocation Development Policies Development 2022.*
- 4.2. 14/4937N: Change of use of B1 (Business) Office and ground floor to D1 childcare use - Approved

- 4.3. 14/2555N: Prior approval for change of use from B1 to children's day nursery to ground floor - Withdrawn
- 4.4. 09/1205N: Change of Use from Office Use to Revert Back to Domestic Use Only. Internal Decoration Works Only to be Undertaken - Approved

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.

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)

MP 1: Presumption in Favour of Sustainable Development
PG 2: Settlement Hierarchy
SD 1: Sustainable Development in Cheshire East
SD 2: Sustainable Development Principles
SC 3: Health and Wellbeing
SC 4: Residential Mix
SE 1: Design
SE 2: Efficient Use of Land
SE 12: Pollution, Land Contamination and Land Instability
CO 1: Sustainable Travel and Transport

Appendix C: Parking Standards

Site Allocations and Development Policies Document (SADPD)

PG 9: Settlement Boundaries
GEN 1: Design Principles
ENV 1: Ecological Network
ENV 7: Climate Change
HOU 1: Housing Mix
HOU 4: Houses in Multiple Occupation
HOU 8: Space, Accessibility and Wheelchair Housing Standards
HOU 12: Amenity

HOU 13: Residential Standards

INF 3: Infrastructure and Developer Contributions

5.3. Neighbourhood Plan

5.3.1. There is no Neighbourhood Plan in Crewe

6. Other Material Considerations

6.1. Cheshire East Design Guide SPD (2017)

6.2. HMO SPD (2021)

7. Consultation Responses

7.1. **Highways:** No objection. One off-street parking space and cycle provision acceptable in this sustainable location.

7.2. **Environmental Protection:** No objection. Recommend conditions re: ultra-low NOx boilers and construction hours.

7.3. **Housing Standards:** No objection in principle. Loft room ceiling height meet HMO standards.

8. Views of the Town or Parish Council

8.1. **Crewe Town Council:** Reiterated objection on grounds of overdevelopment, lack of internal and external amenity, loss of neighbour amenity (noise and waste), and inadequate off-street parking.

9. Representations

9.1. One representation in support made the following points in response to Cllr Pratt's objections:

- the HMO would not extend the building footprint or height.
- all bedrooms exceeded size standards, and the attic room met head height and daylight requirements.
- the rear yard had been redesigned to include cycle storage, bin storage and drying space.
- Queen's Park provided alternative outdoor space.
- The Highways Officer had raised no concerns with the level of parking or cycle provision.

9.2. One letter of objection has been received which raises the following points:

- Nothing has changed since the earlier application to overcome the parking issues.
- Cycle parking will not overcome parking issues
- Overdevelopment.

10. Officer Appraisal

Principle of Development

10.1. The site is located within the Crewe settlement boundary, identified as a Principal Town in the CELPS (Policy PG 2), where development to support a sustainable mix

of housing is acceptable in principle. Policy SD 1 of the Local Plan Strategy seeks to ensure that development is appropriately located and encourages the reuse of existing buildings, which this proposal achieves by converting an existing residential building.

- 10.2.** Policy HOU 4 of the SADPD sets out criteria for the assessment of Houses in Multiple Occupation. The proposal meets the threshold criteria in that fewer than 10% of residential properties within a 50m radius are currently in HMO use (0% based on Council records), and there is no "sandwiching" of non-HMO residential dwellings. As such, the proposed use would not result in an overconcentration of HMOs or create an adverse cumulative impact on the character of the area.
- 10.3.** The proposal also complies with the aims of Policy SC 4 (Residential Mix), which seeks to promote choice and affordable housing across Cheshire East, and is consistent with national objectives in the NPPF (para. 63) to create inclusive and mixed communities. While concerns regarding intensification and perceived harm to neighbourhood character have been raised in public and councillor representations, no policy conflict or quantifiable harm has been identified by consultees. The proposal is therefore considered acceptable in principle, subject to an assessment of amenity, design, highways and infrastructure implications.

Internal Amenity

- 10.4.** Each of the six bedrooms exceeds the minimum room size standard as set out within the Nationally Described Space Standards (the proposed bedrooms range from 10.1 m² to 15.8m²). The communal kitchen/dining space measures 16.5m², which exceeds the 15m² standard for a six-person HMO.
- 10.5.** The second-floor bedroom, previously a reason for refusal, is now served by two rooflights and a sectional plan has been provided demonstrating that over 50% of the usable floor area exceeds 2.13m in ceiling height.
- 10.6.** The Councils Amenities and Facilities Standards in HMOs states that '*any part of the floor area where the floor to ceiling height measures less than 1.5m and any floor area associated with an ensuite bathroom will be disregarded from the gross internal room area*'. For the second-floor bedroom the room area above 1.5m is 10.1sqm and this meets the required standard for a single bedroom within the NDSS (7.5sqm).
- 10.7.** The guidance then goes on to state that '*a minimum floor to ceiling height of 2.13m (7ft) will be required over at least 50% of the measured floor area*' within all habitable rooms, bathrooms and kitchens. This proposal shows that over 50% of the second-floor bedroom would exceed this requirement.
- 10.8.** This proposal complies with guidance in the CEC HMO Standards and addresses the earlier reason for refusal. The proposal therefore accords with SADPD Policies HOU12 and HOU13.

External Amenity

- 10.9.** Although the rear yard is modest, it has been functionally reconfigured to provide all necessary facilities for six residents: a secure covered cycle store, screened bin storage, and clothes drying space. Based on this revised plan there is no objection to this layout for the external amenity space.

- 10.10.** Furthermore, Queen's Park lies within a 5-minute walk, offering high-quality open space. In addition, the adjacent Hulme Street Allotments offer potential external space for residents to apply for a plot. In this context, the level of private outdoor amenity is considered acceptable, in line with Policy HOU12.

Neighbouring Amenity

- 10.11.** No external work is proposed that would result in loss of light or privacy. The HMO will be licensed and subject to ongoing management. Environmental Protection has raised no objection in terms of noise or waste, and bin storage is contained within a dedicated screened area.
- 10.12.** The proposed use is not considered to give rise to any material harm to neighbouring properties in terms of amenity.

Highways

- 10.13.** The site provides one off-street parking space and a secure cycle store for six residents. Highways officers raised no objection, noting the sustainable location and fallback position (two flats).
- 10.14.** The proposal is considered to comply with CELPS Policy CO1 and Appendix C.

Energy and Climate Considerations

- 10.15.** The Environmental Health Officer has recommended the installation of an electric vehicle (EV) charging point in the parking area and ultra-low NOx boilers to mitigate the environmental impact of the development. EV Charging is now dealt with via Building Regulations, but the low emission boiler can be secured by planning condition and will support the Council's broader objectives for sustainable and low-emission development under Policies SE 12 (Pollution, Land Contamination and Land Instability) and INF 3 (Sustainable Transport and Infrastructure) of the development plan.

11. Planning Balance/Conclusion

- 11.1.** The proposed development is compliant with adopted planning policy and the HMO SPD. The scheme would not result in overconcentration of HMOs and offers acceptable living conditions for future occupiers. Issues around parking, waste, and environmental health can be addressed through appropriate conditions. The proposal contributes to housing choice and affordability in a sustainable location.

12. Recommendation

Approve subject to the following conditions:

- 1. 3-year commencement**
- 2. Development in accordance with approved plans**
- 3. Maximum 6 persons (use class C4 only)**
- 4. Provision of secure 6-space cycle shelter before occupation**
- 5. Provision and retention of bin storage before occupation**
- 6. Installation of ultra-low NOx boilers (max 40mgNOx/kWh)**

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.



25/3269/FUL

523 West Street

Crewe



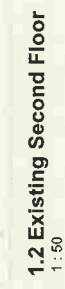
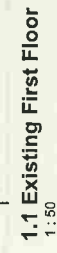
0.3 Existing Site Plan
1:200



0.2 Existing Block Plan



0.1 Location Plan



NOT SURVEYED



0.3 Pro
1:200

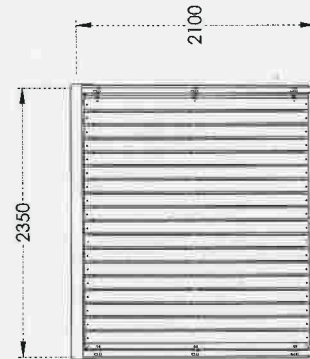
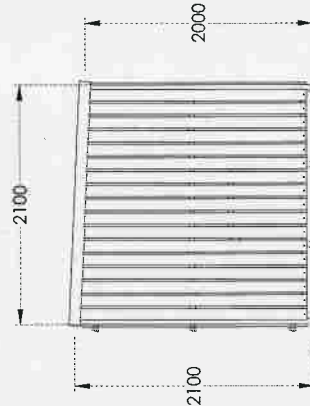
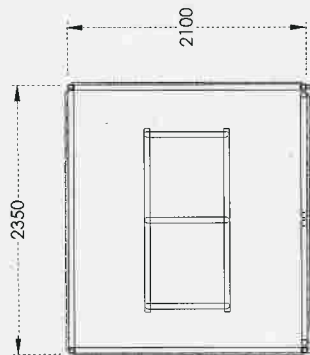
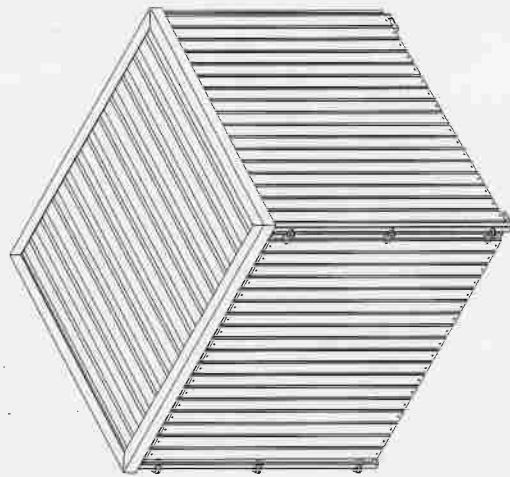
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The Bike Storage Company

6 Space Amazon Eco Cycle Shelter

Tel: 0800 246 1723



- Standard dimensions: 2350mm x 2100mm x 2100mm
- Open fronted or gate options (swing or sliding)
- Variety of locking options
- Choice of 9 timber clad finishes
- Modular design, can be extended or amended to suit almost any size
- Underground or overground fix
- Sedum living roof option



THE BIKE STORAGE COMPANY
0800 246 1723

Legend:

Project: 6 Space Amazon Eco Cycle Store Drawing
Title: 138C_06SpaceAmazonEcoCycleShelter_00-1
Status: Approval
Date Drawn: 29/08/2023
Drawn by: W Mann
Scale: 1:45
DWG No: 1.0
Revision: 00