

Northern Planning Committee

Agenda

Date:	Wednesday 20th August 2025
Time:	10.30 am
Venue:	The Capesthorpe Room - Town Hall, Macclesfield, SK10 1EA

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

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

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

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

1. Apologies for Absence

To receive any 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 a pre-determination in respect of any item on the agenda.

For requests for further information

Contact: Rachel Graves

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

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

3. **Minutes of the Previous Meeting** (Pages 3 - 8)

To approve the Minutes of the meeting held on 25 June 2025 as a correct record.

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

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

5. **23/2348M - WILMSLOW RUGBY UNION FOOTBALL CLUB KINGS ROAD, WILMSLOW, CHESHIRE EAST, SK9 5PZ: Full planning permission for engineering works comprising site reprofiling works, new drainage and installation of 3G sports pitch and associated external works** (Pages 9 - 24)

To consider the above planning application.

6. **24/4391/FUL - LAND WEST OF ALDERLEY ROAD, WILMSLOW SK9 1PZ: Demolition of existing buildings and erection of care home with associated parking, landscaping and access improvements.** (Pages 25 - 58)

To consider the above planning application.

7. **25/1064/OUT - LAND ADJOINING JENNY HEYES, HEYES LANE, ALDERLEY EDGE, CHESHIRE EAST, SK9 7LH: Outline planning application for 9 dwellings (access considered all other matters reserved).** (Pages 59 - 86)

To consider the above planning application.

Membership: Councillors M Beanland, S Bennett-Wake, T Dean, K Edwards, A Farrall, A Harrison, S Holland, T Jackson, J Smith, J Snowball, F Wilson (Vice-Chair) and M Warren (Chair)

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 25th June, 2025 in the Capesthorne Room, Town Hall,
Macclesfield, SK10 1EA

PRESENT

Councillor F Wilson (Vice-Chair, in the Chair)

Councillors M Beanland, S Bennett-Wake, C Browne, T Dean, K Edwards,
A Farrall, A Harrison, S Holland, T Jackson and B Puddicombe

OFFICERS IN ATTENDANCE

Robert Law, Planning Team Leader
Tim Poupart, Senior Planning Officer
Matthew Keen, Senior Planning Officer
Neil Jones, Highways Officer
Andrew Poynton, Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Smith, J Snowball and M Warren. Councillors C Browne and B Puddicombe attended as substitutes.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to application 24/2602M, Councillor A Harrison declared that he was the ward councillor for this application.

In relation to application 24/4944/FUL, Councillor C Browne declared that he would speak as the ward councillor on this application and would then leave the meeting.

3 MINUTES OF THE PREVIOUS MEETING**RESOLVED:**

That the minutes of the meeting held on 23 April 2025 be approved as a correct record.

4 PUBLIC SPEAKING

The public speaking procedure was noted.

5 **24/2602M - NEW BARN FARM, CHELFORD ROAD, OLLERTON, KNUITSFORD, CHESHIRE EAST, WA16 8SZ: DEMOLITION OF EXISTING EQUESTRIAN BUILDINGS, CONSTRUCTION OF DWELLINGS AND ALTERATIONS TO ACCESS**

Consideration was given to the above planning application.

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

Ollerton with Marthall Parish Councillor Nick Speakman and Mr Nick Smith (agent).

Councillor A Harrison left the meeting during the consideration of this item and took not part in the debate or vote on this application.

RESOLVED:

That for the reasons set out in the report the application be APPROVED, subject to a s106 agreement to secure the following:

S106	Amount	Trigger
Affordable Housing	30% (4 units as proposed as intermediate tenure)	Not more than of 50% of open market dwellings shall be occupied until all affordable units within have completed and made ready for occupation
Education (primary/secondary)	Formula of £19,425.00 per child for Primary, and £26,717.00 per child for Secondary	Prior to first occupation of the development
POS – Arrangements for transfer to management company of all areas of planting/landscaping, POS/incidental open space, Children’s play space, allotments/orchards, and ecological areas		Prior to first occupation of the development
Contribution to outdoor sports facilities	TBC	Prior to first occupation of the development

and the following conditions/informatives:

Outline:

- 1 Outline – commencement of development
- 2 Outline – approval of details (*access*)
- 3 Outline – time limit for reserved matters (*appearance, landscaping, layout, and scale*)
- 4 Accordance with Approved Plans (*access to be built in accordance with the plans in the highways statement*)
- 5 Removal of Permitted Development rights (*Class A, B and E*)
- 6 Notwithstanding Submission – Public Open Space Scheme
- 7 Dwellings no higher than two-storey with a max ridge of 7.8 metres

Reserved Matters:

- 8 Notwithstanding Submission - Housing Mix Assessment
- 9 Notwithstanding Submission – Affordable Housing Scheme
- 10 Details of Cycle and Bin Storage
- 11 Details of Boundary Treatments
- 12 Submission of Samples of Materials
- 13 Provision for Parking

Sustainability:

- 14 Residents Sustainable Travel Information Pack
- 15 Electric Vehicle Infrastructure
- 16 Low Emission Boilers

Living Conditions:

- 17 Submission of a Construction Management Plan (*prior to commencement*)
- 18 Implementation of Noise Survey

Highways:

- 19 Access to be constructed in accordance with approved plans (*prior to first occupation*)
- 20 A 2m footway be provided along the site frontage to the A537 (*prior to first occupation*)

Drainage:

- 21 Flood Risk Assessment and detailed Drainage Strategy (*prior to commencement*)
- 22 Sustainable Surface Water Drainage, Management and Maintenance (*prior to commencement*)
- 23 Surface Water Flooding Drainage Strategy (*prior to commencement*)
- 24 CCTV Survey (remediation, repair, and maintenance strategy) (*prior to commencement*)

Ecology:

- 25 Biodiversity Net Gain (*prior to commencement*)
- 26 Protection of Nesting and Breeding Birds (*compliance condition*)
- 27 Ecologically Sensitive Lighting Scheme (*prior to first occupation*)

28 Biodiversity Enhancement Plan (*prior to first occupation*)

Contamination:

- 29 Contaminated Land Assessment, Investigation and Remediation (*prior to commencement*)
- 30 Verification of Contaminated Land (*prior to first occupation*)
- 31 Unexpected Contamination (*compliance condition*)
- 32 Importation of Soil (*compliance condition*)

Trees:

- 33 Tree Protection (*prior to commencement*)
- 34 Retention of retained trees (*compliance condition*)
- 35 In accordance with Arboricultural Impact Assessment/Method Statement (*compliance condition*)

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

Should this application be the subject of an appeal, authority be delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of the Northern Planning Committee, to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

The meeting adjourned for a short break, during which Councillor A Harrison returned to the meeting.

6 **24/4944/FUL - HEYES LANE TENNIS CLUB, THE CIRCUIT, ALDERLEY EDGE, CHESHIRE EAST, SK9 7LT: INSTALLATION OF NEW COURT LIGHTING FOR ALL 3 COURTS**

Having previously declared an interest in this application; Councillor C Browne moved to the public gallery.

Consideration was given to the above planning application.

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

Councillor Criag Browne (ward councillor), Alderley Edge Parish Councillor Vince Fogharty, Mr David Carey (objector), Mr Dave Barraclough (supporter) and Mr Viren Gandhi (applicant).

After speaking as the ward councillor, Councillor C Brown left the meeting and did not return. Councillor T Dean left the meeting during consideration of this application and did not return.

RESOLVED:

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

- 1 Commencement of development
- 2 Development in accord with approved plans
- 3 Limitation of hours of lighting to no later than 22:00 hours (incl Sundays and Bank Holidays)
- 4 Accordance with submitted light spillage information
- 5 Accordance with submitted Ecological Assessment

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

The meeting commenced at 10.30 am and concluded at 1.40 pm

Councillor F Wilson (Vice-Chair, in the Chair)

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Application No: 23/2348M
Application Type: Full Planning
Location: Wilmslow Rugby Union Football Club Kings Road, Wilmslow, Cheshire East, SK9 5PZ
Proposal: Full planning permission for engineering works comprising site reprofiling works, new drainage and installation of 3G sports pitch and associated external works
Applicant: Mr J Laverick Wilmslow Rugby Union Football Club Ltd,
Expiry Date: 16 August 2023

Summary

The application site comprises Wilmslow Rugby Club which is designated as an existing open space within the Green Belt.

It is considered that the proposals for a replacement of a grass playing pitch with an Astroturf, all weather surface pitch with associated fencing and lighting are in compliance with the aims of enhancing and protecting an existing outdoor sports venue with established on site associated infrastructure, within an existing open space.

Following revisions to the proposals during the course of the application and subject to the use of planning conditions to secure further details, it is considered there are no significant adverse impacts in regard to design, amenity, highways, accessibility, ecology, trees, residential amenity or flood risk.

It considered that the proposals would address the highlighted need for further all-weather, multi-sport, Astro-turf pitches within this area of Cheshire East to support the provision of outdoor sporting offer and promote healthy lifestyles for Cheshire East residents as per the Council's Playing Pitch Strategy document.

Summary Recommendation

Approve subject to conditions

1. REASON FOR REFERRAL

1.1. This application has been called in to committee at the request of Cllr Mark Goldsmith on the 23rd July 2023 due to the following concerns:

"The application letter mentions "A noise survey is provided to support the assessment in relation to noise from the premises and associated with the proposed engineering works and use of the 3G pitch." However, this does not seem to have been provided, nor has a flood risk assessment. Nor is there a report on the flood lighting and how this may affect local residents.

Residents are concerned that this all-weather pitch will be rented out continually and will not just be used by the rugby club. They have questioned why the application is shown as 2 x 5-a-side pitches, not as a rugby pitch. Their concerned is that this will primarily be a commercial 5-a-side centre that will generate considerable noise 7-days a week and up to 10pm at night."

2. DESCRIPTION OF SITE AND CONTEXT

2.1. The application site relates to an existing Rugby Club located within the Green Belt, adjacent to an area of residential properties. The site comprises a match pitch and a training pitch with the training pitch adjacent to the rear elevations of residential properties on Woodlands Road. The properties on Woodlands Road are situated at a higher level than the rugby club and these properties enjoy large rear gardens. The River Bollin lies immediately to the north of the application site.

3. DESCRIPTION OF PROPSAL

3.1. The application seeks full planning permission for an all-weather pitch that would be for multi-sport usage and would have steel mesh enclosures up to 1.2m in height in green, with associated landscaping, and replacement flood lighting masts.

4. RELEVANT PLANNING HISTORY

14/5158M - Installation of floodlighting to training and match level pitches - Approved 10 March 2015

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 11: Green Belt
2. SADPD Policy GEN 1: Design principles
3. SADPD Policy GEN 2: Security at crowded places
4. SADPD Policy ENV 14: Light pollution
5. SADPD Policy ENV 15: New development and existing uses
6. SADPD Policy ENV 16: Surface water management and flood risk
7. SADPD Policy ENV 3: Landscape character
8. SADPD Policy ENV 6: Trees, hedgerows and woodland implementation
9. SADPD Policy INF 3: Highway safety and access
10. SADPD Policy REC 1: Open space protection
11. SADPD Policy REC 3: Open space implementation
12. SADPD Policy REC 5: Community facilities

- 13.CELPS Policy MP 1: Presumption in favour of sustainable development
- 14.CELPS Policy PG 3: Green Belt
- 15.CELPS Policy SD 1: Sustainable development in Cheshire East
- 16.CELPS Policy SD 2: Sustainable development principles
- 17.CELPS Policy SC 1: Leisure and recreation
- 18.CELPS Policy SC 2: Indoor and outdoor sports facilities
- 19.CELPS Policy SC 3: Health and well-being
- 20.CELPS Policy SE 1: Design
- 21.CELPS Policy SE 12: Pollution, land contamination and land instability
- 22.CELPS Policy SE 13: Flood risk and water management
- 23.CELPS Policy SE 2: Efficient use of land
- 24.CELPS Policy SE 3: Biodiversity and geodiversity
- 25.CELPS Policy SE 4: The landscape
- 26.CELPS Policy SE 5: Trees, hedgerows and woodland
- 27.CELPS Policy SE 9: Energy efficient development
- 28.CELPS Policy CO 1: Sustainable travel and transport

6.3. Neighbourhood Plan

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

Wilmslow Neighbourhood Plan:

NE2: River Valley Landscapes
LSP1: Sustainable Construction
LSP2: Sustainable Spaces.
NE1: Countryside around the Town
NE5: Biodiversity Conservation
TA2: Congestion and Traffic Flow
A3: Traffic Management
CR1: Community Facilities
CR4: Public Open Space

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:

National Planning Policy Framework (NPPF)
National Planning Practice Framework (NPPG)
Cheshire East Design Guide.

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

United Utilities: No objections subject to conditions relating to surface water drainage and SuDS

Environment Agency: no objection subject to condition protecting the River Bollin and Styal Woods

Sport England: No objection subject to conditions relating to the pitch design and construction, the management and maintenance of the pitch, a community use agreement, the running path design and construction and the continuity of sport during construction.

Highways: no objection

Environmental Protection: no objection

LLFA: no objection subject to conditions relating to a drainage strategy and updated Flood Risk Assessment

Wilmslow Town Council: *“Wilmslow Town Council recommend refusal of this application. The proposal will result in significant loss of amenity to adjacent properties and disturbance from noise and light pollution.*

This proposal is inappropriate development in the Greenbelt without special circumstances and will be detrimental to the openness of the Greenbelt, the light and noise harming the residential area and countryside including Pigginsshaw Brook a scheduled local wildlife site.

The proposal is contrary to Wilmslow Neighbourhood Plan Policy NE1 ‘Countryside Around the Town’ as it fails to respond the Wilmslow Landscape Character Assessment Area A5 Lower Bollin’s characteristics.

The proposal is also contrary to Wilmslow Neighbourhood Plan Policy NE2 ‘River Valley Landscapes’ Lower Bollin Valley A5 including built development in a visually prominent landscape, and Policy CR4 ‘Public Open Space’ with the significant adverse effect on the adjacent local community.

Wilmslow Town Council also raised strong concerns regarding the lack of Flood Risk Assessment, Topographical Survey, detailed Arboricultural Report, Planning Statement, Noise Survey and Traffic Generation and Parking Report.

The Town Council also notes the proposed site layout and plan does not show all of the houses in Woodlands Road whose back gardens overlook the proposed development.

Wilmslow Town Council also believes the statement that there will be sufficient on-site parking is untrue.”

9. REPRESENTATIONS

Representations from 67 no. properties were received with two in support and the remainder objections. The following provides a summary of the responses:

- Noise and light pollution to the surrounding properties from the new pitch which would intensify the use.
- Would result in significant harm to the Green Belt resulting in encroachment
- Would not conserve or enhance the character of the Bollin Valley.
- Traffic and parking issues.
- Potential pollution to the river from microplastics.
- A reasonable hours of usage must be conditioned.
- The proposals would be a massive enhancement for both the club and the wider community, providing much needed all weather sports facilities. At a time when we need to encourage more people of all ages, but especially children, to do more exercise and enjoy the social and mental benefits of playing sport (as the all-weather pitch is not just for rugby)
- The fencing will have a detrimental effect on the character of the landscape.

n.b. Following the receipt of amended proposals, there has been a further consultation exercise which is still open at the time writing this report. Should any further representations be received in the meantime, these will be reported to Members by way of an update

10. OFFICER APPRAISAL

Principle of the Development

- 10.1. The application site is in the Green Belt. The Framework states that the construction of new buildings within the Green Belt is inappropriate development, but Paragraph 154 of the NPPF lists certain forms of development which are not regarded as inappropriate.
- 10.2. One such exception is criterion b), “the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; providing the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it”.
- 10.3. CELPS Policy PG3 of the Cheshire East Local Plan Strategy 2010-2030 (July 2017) replicates the Framework approach to development within the Green Belt, listing the same exceptions to inappropriate development, being in this case Policy PG3(3)(ii).
- 10.4. The proposals relate to the provision of new facilities for outdoor sport. Specifically, the proposals would make provision for an all-weather pitch to facilitate and encourage participation in sport.
- 10.5. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and the essential characteristics of Green Belts are their openness and their permanence. Openness in terms of the Green Belt has a spatial aspect as well as a visual aspect.
- 10.6. The proposed all-weather pitch will provide a permanent developed feature in place of the existing open playing field and the fencing would be lightweight and only 1.2m in height. Whilst the proposal would extend the developed area of the existing sports club, it would be entirely within the curtilage of the club, replacing an existing grass pitch, and would not amount to encroachment into the countryside. The built form would therefore consist of the pitch and associated enclosure and replacement lighting columns. In light of the context in which the area would be experienced, it is considered that views into the site would not be materially altered, and the existing character would be preserved subject to enhanced landscape proposals. Consequently, from both a visual and spatial perspective, this proposal (as amended) would not harm the openness of the Green Belt.
- 10.7. There are five purposes for the Green Belt set out at Paragraph 143 of the Framework, these are of a strategic nature which in brief seek to check unrestricted sprawl, prevent neighbouring towns merging, safeguard the countryside from encroachment, preserve the setting and special character of historic town and assist in urban regeneration. Due to its scale, location and setting the development would not conflict with the purposes of Green Belt.
- 10.8. It is therefore concluded that it would not represent inappropriate development within the Green Belt, and that accordingly, it would comply with the Green Belt protection aims of the Framework as well as CELPS Policy PG3 identified above.

Protected Open Space

10.9. The application site is located on protected open space and Local Plan Policies SE 6 and REC 1 aim to safeguard open space from inappropriate development. Policy SE 6 of the LPS states that:

4. Strengthening the contribution that sport and playing fields, open space and recreation facilities make to Cheshire East's green infrastructure network by requiring all development to;

- i. Protect and enhance existing open spaces and sport and recreation facilities;*
- ii. Encourage multiple use and improvements to their quality;*
- iii. Provide adequate open space*
- iv. Contribute to the provision of outdoor sports facilities in line with Policy SC 2*
- v. Create or add to the networks of multi-functional green infrastructure;*
- vi. Secure new provision to help address identified shortages in existing open space provision, both in quantity, quality and accessibility;*
- vii. Locate open space facilities in appropriate locations, preferably within development; and*
- viii. Promote linkages between new development and surrounding recreational networks, communities and facilities.*

Policy REC 1 sets out that:

Development proposals that involve the loss of open space, as defined in Criterion 2 below, will not be permitted unless:

- i. an assessment has been undertaken that has clearly shown the open space is surplus to requirements; or*
- ii. it would be replaced by a or better open space in terms of quantity and quality and it is in a sustainable location; or*
- iii. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.*

WNP policy CR4 repeats these requirements. This proposal seeks to create an enclosed pitch which would be constructed over a section of public open space which is currently in use as a rugby pitch.

Paragraph 104 (b) of the NPPF 2024 states:

104. Existing open space, sports and recreational buildings and land including playing field and formal play spaces, should not be built on unless; b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Sport England policy, and the NPPF all align with the requirements of Policy REC 1 in terms of loss of pitch provision, and it is therefore considered that whilst there would be a loss to the provision of a grass pitch at this location, as set out above Sport England have confirmed that this loss meets exception 5 of the Playing Fields Policy, which states that:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

The proposed pitch would be used first and foremost by the rugby club to enable greater year-round use, however, will also be able to provide a broader range of sport and leisure opportunities within the community. The provision proposed is therefore considered to be of sufficient benefit to outweigh the harm caused by the loss. Sport England stated that; 'there is an identified local need for a World Rugby compliant artificial grass pitch to support the demand of Wilmslow Rugby Club and local community football clubs.' A condition has been included by Sport England for further details of the running path relocation to be submitted. Subject to 5 proposed conditions Sport England have no objections to the proposal.

The site will still have the 1st team grass pitch available for use and this additional multi use pitch which is a positive benefit of the scheme. It is therefore considered that the proposed development is acceptable in principle. The main issues therefore are the impact of the proposal in terms of design, amenity, flood risk and highway safety terms.

Design / Character

- 10.10. CELPS Policy SE1 states that "development proposals should ensure a retained sense of place and management of design quality". CELPS Policy SD2 further details the design matters that should be considered, including height, scale, form and grouping of development, choice of materials, external design features, massing of development and impact upon the streetscene.
- 10.11. CELPS Policy SE4 states that "The high quality of the built and natural environment is recognised as a significant characteristic of the borough. All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural, and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes."
- 10.12. The application site is host to numerous structures that are associated with the rugby club use, the clubhouse, gym and car park. Therefore, the location of the proposed pitch and 1.2m high chain link fence would be experienced within this well-established enclosed context.
- 10.13. The pitch would be viewed within the context of the existing sports club and would not dominate nor be imposing to the character of the wider site.
- 10.14. Consequently, it is concluded that the proposals would not harm the character and appearance of the surrounding area. They would therefore comply with CELPS Policies SE1, SE4 and SD2, which taken together, seek amongst other things, development of a high standard of design which conserves the character of the district's landscape.

Ecology

10.15. Protected Species:

In accordance with the BCT Guidance Note 08/18 (Bats and Artificial Lighting in the UK), any external lighting should be designed sensitively. A lighting condition is suggested which includes dark areas and avoid light spill upon bat roost features, bat commuting and foraging habitat, aiming for a maximum of 1lux light spill on those features.

10.16. Ecological Enhancement

CELPS Policy SE3(5) requires all developments to aim to positively contribute to the conservation of biodiversity. The Council's Nature Conservation Officer has raised no objection to the scheme. This planning application, however, does provide an opportunity to incorporate features to increase the biodiversity value of the final development in accordance CELPS Policy SE3.

10.17. A Condition is suggested which requires the submission of an Ecological Enhancement Strategy. The strategy would include proposals for the provision of features for nesting birds (including house sparrows) and roosting bats, provide for the movement of hedgehogs, and native species planting.

10.18. It is considered that the application proposed complies with CELPS Policy SE3.

Living Conditions

10.19. CELPS policy SE1 seeks to ensure appropriate levels of privacy for new and existing residential properties. Policy SD 2 also expects all development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of its relationship to neighbouring properties.

10.20. SADPD policy HOU 12 seeks to ensure development does 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.

10.21. The nearest residential properties on Woodlands Road back onto the training pitch and are positioned at a higher level than the pitches. These properties benefit from large rear gardens which means that the dwellings of the nearest properties at numbers 4 and 6 are sited over 35 metres from the closest proposed flood light and are screened by mature trees. The flood lights would be similar to existing and positioned 5m further away from neighbours than the existing floodlights. Following the applicant's noise impact assessment, it was decided to move the development a further 5m away from the neighbouring properties in order to help mitigate noise impacts on these neighbours.

10.22. The Environmental Protection Division has assessed the application. They note that the construction work will have some impact but by using the controls in the submitted management plan, they should be minimal.

10.23. By moving the pitch 5 metres away from the adjacent residential properties it should keep noise from the pitch to a minimum. Also making sure the spectators are on the opposite side of the pitch to the houses and signage asking people to keep quiet will help. Based on the findings of the acoustic assessment, noise should be within acceptable limits to the neighbours. The site is an existing sports pitch with floodlighting so there is already an impact on neighbours and by moving the pitch further from the neighbours it is considered that there would be no significantly greater impact than existing.

10.24. Within the submitted Noise Impact Assessment (NIA), ambient noise levels from the pitches external to the nearest residential properties on Woodlands Close have been predicted using CadnaA® environmental noise modelling software. Source noise levels are based on the levels presented in AGPA and AEC's experience of similar pitches and uses. The NIA concluded that noise levels would not exceed suggested noise level limits, and this has been agreed with the Council's Environmental Protection Team. As such, the independent noise assessment submitted by some objectors would not sustain a refusal of planning permission.

- 10.25. The existing floodlights are conditioned to not be lit after 9pm on any weekday evening of the week and 6pm at weekends and it is considered that providing an hours of use condition in line with these hours, the proposed development would not have a detrimental effect on the amenity of neighbouring properties.
- 10.26. Regarding contamination, subject to appropriate contaminated land conditions, the Council's Environmental Protection Team have offered no objection. Any pollution from microplastics is not controlled by planning legislation.

Highways/Accessibility

- 10.27. CELPS Policy CO 1 deals with sustainable travel and transport. It supports a shift from car travel to public transport and seeks to guide development to sustainable and accessible locations. Policy CO2 of the CELPS details that for new residential development, where there is a clear and compelling justification that it is necessary to manage the road network, proposals should adhere to the current adopted Cheshire East Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards). Policy SD1 of the CELPS refers to sustainable development and point 7 advises that development should, wherever possible provide sufficient car parking in accordance with adopted highways standards. Policy TA2 of the WNP requires that applications which significantly increase vehicle usage and traffic flows within the town (both during the construction and operational phases) will not be supported, unless it can be demonstrated that appropriate and effective mitigation measures will be provided. SADPD policy INF3 requires that amongst other things, proposals provide safe access to and from the site for all highway users and incorporate safe internal movement in the site to meet the requirements of servicing and emergency vehicles. Development traffic should be satisfactorily assimilated into the operation of the existing highway network so that it would not have an unacceptable impact on highway safety, incorporating measures to assist access to, from and within the site by pedestrians, cyclists and public transport users and meets the needs of people with disabilities.
- 10.28. Appendix C of the CELPS sets out the parking standards for the area which will only apply where there is clear and compelling justification that it is necessary to manage the road network. It indicates that the standards can be varied on a site-by-site basis with reference to evidence obtained locally or from a suitable data source (e.g. TRICS).
- 10.29. A Transport Technical Note has been received stating that there are about 120 car parking spaces within the site. Currently it is anticipated that the peak weekly demand for spaces is approx. 50 vehicles. It is not anticipated to increase significantly over this figure because training and matches would not be scheduled at the same time, however, even if the current peak demand was to double there would still be more than enough spaces to accommodate the vehicles.
- 10.30. There are no significant highway implications associated with this proposal for the conversion of one of the playing areas to a 3G all-weather pitch, as pedestrian and vehicular access to the site remains unchanged and off street car parking provision is largely unaffected by the proposal. The site benefits from a large existing car park. The Head of Strategic Transport has no objection to the planning application.

Flood Risk and Drainage

- 10.31. Policy SE13 of the CELPS states that developments must integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within the borough and provide opportunities to enhance biodiversity, health and recreation.

- 10.32. The site is located within Flood Zone 2 and 3, which is land defined by the planning practice guidance as having a medium / high probability of flooding. The National Planning Policy Framework (paragraph 167, footnote 55) states that an FRA must be submitted when development is proposed in such locations.
- 10.33. The Lead Local Flood Authority have commented on the application and raised no objections to the proposals subject to conditions relating to detailed drainage design. United Utilities (UU) and the Environment Agency (EA) have no objections subject to the inclusion of conditions with any approval.
- 10.34. It is considered that conditions could appropriately deal with drainage design and management at the site and that the proposals accord with Policy SE13 of the CELPS and the NPPF in this regard.

11. PLANNING BALANCE/CONCLUSION

- 11.1. It is considered that the proposals for a replacement of a grass playing pitch with an Astroturf, all weather surface pitch with associated fencing and lighting are in compliance with the aims of enhancing and protecting an existing outdoor sports venue with established on site associated infrastructure, within an existing open space. Sport England have no objection subject to conditions.
- 11.2. Following revisions to the proposals during the course of the application and subject to the use of planning conditions to secure further details it is considered there are no significant adverse impacts in regard to design, amenity, highways, accessibility, ecology, trees, residential amenity or flood risk.
- 11.3. It is considered that the proposals would address the highlighted need for further all-weather, multi-sport, Astro-turf pitches within this area of Cheshire East to support the provision of outdoor sporting offer and promote healthy lifestyles for Cheshire East residents as per the Council's Playing Pitch Strategy document.

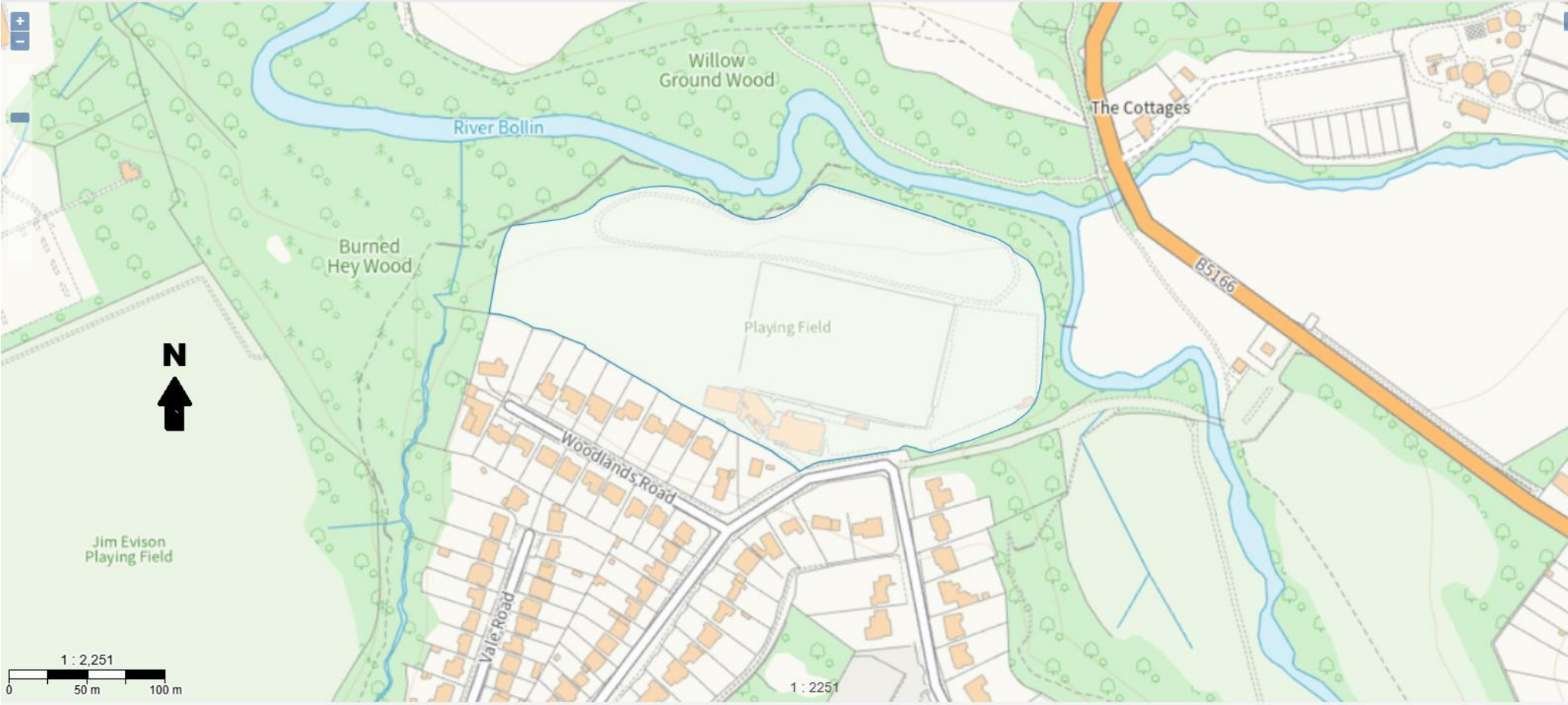
12. RECOMMENDATION

Approve subject to following conditions

1. 3-year Time Limit
2. Development in accord with approved plans
3. Materials to be submitted
4. Bird nesting season avoidance
5. Biodiversity enhancement scheme to be submitted
6. Construction Environmental Management Plan (Ecology)
7. Sensitive lighting scheme (wildlife)
8. Landscaping scheme to be submitted including boundary treatments
9. Landscaping details and maintenance to be submitted
10. Levels to be submitted
11. Sustainable surface water drainage scheme to be submitted prior to commencement
12. Management and maintenance of Sustainable Drainage Systems (SuDS)
13. Updated flood risk assessment to be submitted prior to commencement
14. Contamination phase 1 assessment to be submitted
15. Verification and remediation (contamination) to be submitted
16. Reporting of unexpected contamination
17. Noise impact assessment to be implemented
18. Artificial Grass Pitch design and construction

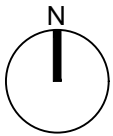
19. Artificial Grass Pitch management and maintenance
20. Community Use Agreement
21. Running Path design and construction
22. Continuity of sport
23. Updated protected species survey required if development commences after 17th Jan 2026
24. Plan detailing the protection of River Bollin waterbody and linking Styal Wood to be submitted prior to commencement

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



23/2348M

Wilmslow Rugby Union
Football Club,
Kings Road,
Wilmslow,
SK9 5PZ



REV	DESCRIPTION	DATE	DRAWN
A	Revised site boundary line	22-02-23	AF

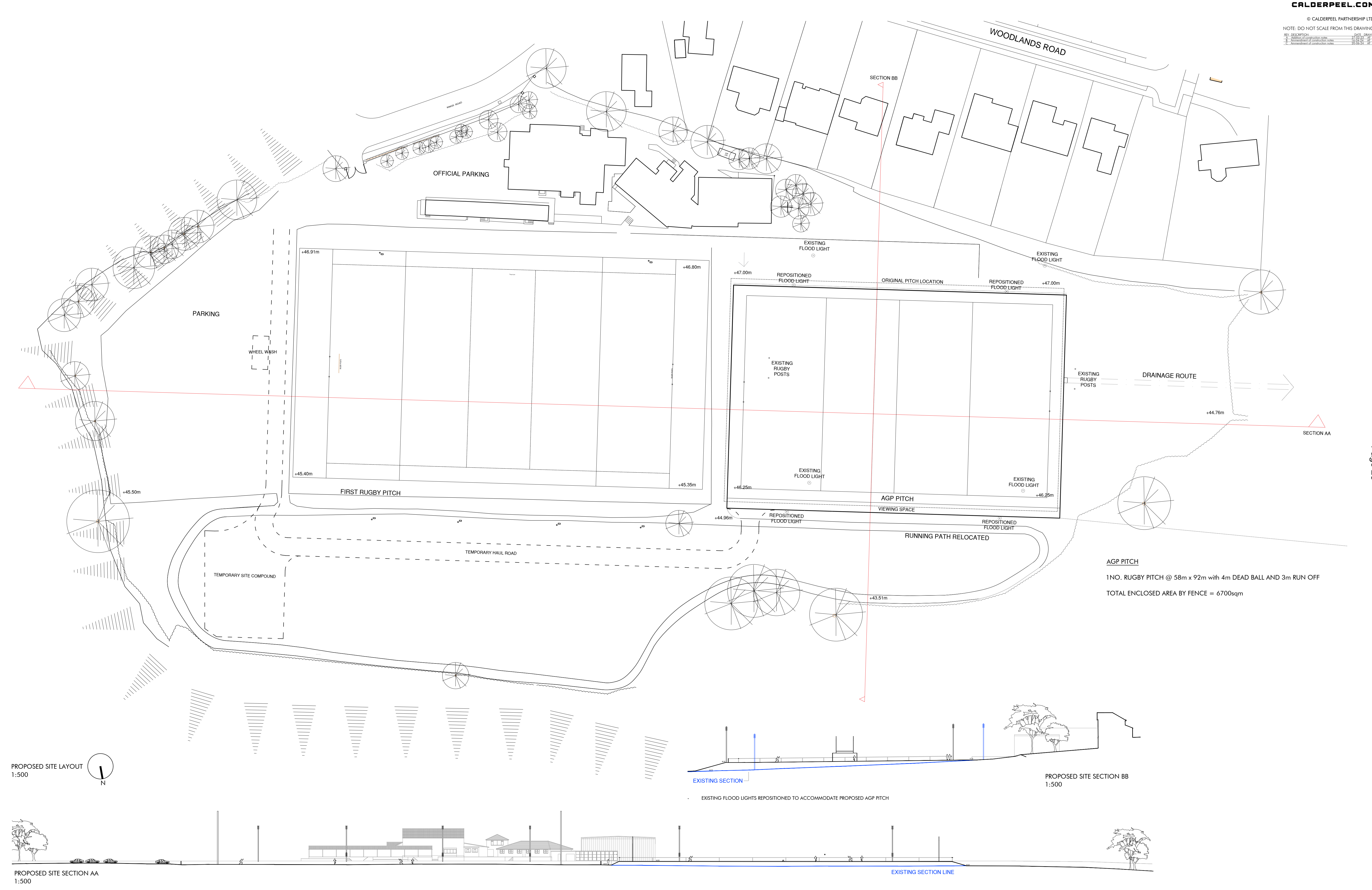


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CHESHIRE	SURREY	SHEFFIELD
Market Court 20-24 Church St Altrincham WA14 4DW 0161 929 7622	100 High St Esher Surrey KT10 9QJ 01372 203 335	Electric Works 3 Concourse Way Sheffield S1 2BJ 0114 250 7983

WILMSLOW RUGBY UNION FOOTBALL CLUB
WRUFC

SITE LOCATION PLAN
DWG: 20043 (PL) 001 A
DATE: 01.06.22
SCALE: 1:1250 @ A3 DRAWN: CP



PROPOSED SITE LAYOUT
1:500

PROPOSED SITE SECTION AA
1:500

EXISTING SECTION
- EXISTING FLOOD LIGHTS REPOSITIONED TO ACCOMMODATE PROPOSED AGP PITCH

PROPOSED SITE SECTION BB
1:500

CHESHIRE	SURREY	SHEFFIELD	MANCHESTER	LIVERPOOL
Market Court 20-24 Church St Altrincham WA14 4DW 0161 929 7622	100 High St Esher Surrey KT10 9QJ 01372 203 335	Electric Works 3 Concourse Way Sheffield S1 2BJ 0114 250 7983	All Work and Social XYZ Building 2 Hardman Boulevard M3 3AQ 0161 929 7622	AvenueHQ 17 Mann Island Liverpool L3 1BP 0151 662 0122

WILMSLOW RUGBY UNION FOOTBALL CLUB -
NEW AGP PITCH ON SITE OF LEVELLED SECOND TEAM PITCH
WRUFC

PROPOSED SITE LAYOUT AND SECTIONS
DWG: 20043 (PL) 010 C
DATE: 22.02.23
SCALE: 1:500 @ A1
DRAWN: AF

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Application No: 24/4391/FUL
Application Type: Full Planning
Location: Land West of Alderley Road, Wilmslow, SK9 1PZ
Proposal: Demolition of existing buildings and erection of care home with associated parking, landscaping and access improvements.
Applicant: Mr J P Singleton (McGoff Group Properties Ltd)

Summary

The proposal is demolition of existing buildings and erection of a new residential care home with associated parking, landscape and access. The development would include 66 bedrooms providing nursing, residential and dementia care. The site is currently in use as a builder's merchant and car wash.

There have been questions in relation to the Council's 'Home First' strategy of care aimed at keeping people living independently for as long as possible. However, the delivery of 66 bed care units would help relieve an identified unmet need including the provision of specialist dementia care and would also add to the Council's housing land supply.

Concerns have been raised over the parking provision being below the required standards in CELPS Appendix C and regarding land contamination, following previous use as a petrol filling station. There is further information relating to contamination requested by condition. Following receipt of justification within a Highways Technical Note, the parking has been found to be acceptable.

The proposals have been considered at pre-application stage and several matters addressed. The submitted design, although taller than immediately surrounding buildings is found to be acceptable within the street context. Separation distances are acceptable and no significant amenity issues are identified. Landscaping is considered acceptable subject to conditions. Further information is required to confirm acceptable drainage. The proposal would be exempt from Biodiversity Net Gain and ecological enhancements can be secured by condition. Additional conditions are required including relating to airport safety, noise mitigation and tree protection.

Summary recommendation

Approve subject to conditions

1. REASON FOR REFERRAL

1.1. The application relates to a 'Small-Scale Major Development' and under the terms of the Constitution, it is required to be determined by the Northern Planning Committee.

2. DESCRIPTION OF SITE AND CONTEXT

2.1. The application site is 0.38 hectares, within the settlement boundary of Wilmslow, a Key Service Centre as identified in the Cheshire East Local Plan Strategy. The site lies between two main roads, Alderley Road and Knutsford Road B5086, converging at the roundabout to the north. It is at the northern end of the area known as Fulshaw Park, a roughly triangular

area bounded by these two roads. The site is currently in use as a builder's merchant and carwash, having previously been used as a petrol station.

3. DESCRIPTION OF PROPOSAL

- 3.1. The proposal is for demolition of the existing buildings and construction of a new build 66 bed care home to provide nursing and residential care for a range of needs including dementia care within a specialist unit.

4. RELEVANT PLANNING HISTORY

- 4.1. 21/2921M Partial change of use of building into café with external decking, ancillary to existing car wash. Approved with conditions 25 Oct 2022.
- 4.2. 19/4940M Variation of condition 8 (Opening hours) on application 18/5937M. Allowed at appeal ref APP/R0660/W/20/3257633 11 Jan 2021.
- 4.3. 18/5937M Change in use of land from former petrol station to a hand car wash and valet business with associated single-storey building and canopy (amendments to 16/5610M) Approved with conditions 24 Sep 2019.
- 4.4. 16/5610M Change of use of land from a former petrol filling station to a hand car wash and valet business with associated single-storey building and canopy. Allowed at appeal APP/R0660/W/17/3186936 7 March 2018.
- 4.5. 08/1783P Retention of portacabin for storage sales and office use. Approved with conditions. 8 Oct 2008.
- 4.6. 99/1333P Retention of portacabin for storage office and sales use. Approved with conditions 15 Sep 1999.
- 4.7. 99/0633P Retrospective application for extension to portacabin and new racking for storage. Approved with conditions 23 Jun 1999
- 4.8. 78900P Four replacement petrol storage tanks lines vents and fills. Approved 19 Sept 1994.
- 4.9. 64059P Proposed new access from Alderley Road and seal off existing access from Donkey Lane. Approved 29 Aug 1990.
- 4.10. 63129P Demolish existing cement store and erect portal frame building to replace. Approved 06Jun 1990
- 4.11. 60869P Demolish existing prefab showroom/trade counter and erect modular units to replace. Approved 13 Dec 1989.
- 4.12. 34343P New diesel facility including a 4000 gallon underground tank service station. Approved 28 Jul 1983
- 4.13. 23331P Installation of 8000 Gallon underground spirit storage tank. Approved 30 Jul 1980.
- 4.14. 20609P Redevelopment of Garage. Approved with conditions 02 Jan 1980

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.
- 5.2. The latest version of the NPPF was released in December 2024, with further amendments in February 2025. Of particular relevance are chapters in relation to: Achieving sustainable development, Decision making, Promoting healthy and safe communities, Making effective use of land, Achieving well designed places and Conserving and enhancing the historic environment.

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 Document 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)

Cheshire East Local Plan Strategy (LPS)

MP1 Presumption in Favour of Sustainable Development
 PG1 Overall Development Strategy
 PG2 Settlement Boundaries
 PG7 Spatial distribution of development
 SC3 Health and Wellbeing
 SC4 Residential Mix
 SD1 Sustainable development in Cheshire East
 SD2 Sustainable development principles
 SE 1 Design
 SE 3 Biodiversity and Geodiversity
 SE 4 The Landscape
 SE 6 Green Infrastructure
 SE 7 The Historic Environment
 SE 8 Renewable and Low Carbon Energy
 SE12 Pollution Land Contamination and Land Instability
 CO 1 Sustainable Travel and Transport
 CO 2 Enabling Business Growth Through Transport Infrastructure
 Appendix C Parking Standards

Site Allocations and Development Policies Document (SADPD)

PG 9 Settlement boundaries
 GEN 1 Design Principles
 GEN 5 Aerodrome safeguarding
 ENV 5 Landscaping
 ENV 6 Trees, hedgerows and woodland implementation
 ENV 7 Climate Change

ENV 12 Air Quality
ENV 14 Light Pollution
ENV 15 New development and existing uses
ENV 16 Surface water management and flood risk
HER 1 Heritage assets
HER 7 Non-designated heritage assets
HOU 1 Housing Mix
HOU 2 Specialist Housing Provision
HOU 8 Space, accessibility and wheelchair housing standards
HOU 12 Amenity
HOU 13 Residential standards
INF 3 Highway safety and access
INF 9 Utilities

6.3. Wilmslow Neighbourhood Plan

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

LSP2 Sustainable Spaces
LSP3 Sustainable Spaces
NE 5 Biodiversity Conservation
TH1 Gateways into Wilmslow
TA1 Residential Parking Standards
TA5 Cycling in Wilmslow
H2 Residential Design
H3 Housing Mix
REC 3 Open Space Implementation

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. SuDS SPD
Ecology and Biodiversity Net Gain SPD
Developer Contributions SPD
Cheshire East Design Guide SPD
Housing SPD
Housing Strategy 2013-2023
Vulnerable and Older Persons' Housing Strategy 2020-2024

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

- 8.1. **United Utilities:** Drainage strategy acceptable in principle, further detail needed. Condition requested.
- 8.2. **Environmental Protection:** Noise impact assessment accepted, to be conditioned. Informatives/ conditions provided in relation to hours of construction, dust management, floor floating, piling. Conditions for travel plan prior to first occupation. Insufficient information submitted in relation to contaminated land (see also below).
- 8.3. **Contaminated Land:** Contamination is present, proposal is sensitive end use. Site is on a Principal Aquifer, Environment Agency comments should be reviewed. Phase 1 & Phase 2

reports received but some concerns remain. Unknown costs associated with remedial works. No formal objection raised, conditions requested.

8.4. **Environment Agency:** Consulted, no response received.

8.5. **Highways:** Concern over amount of parking provision for staff and visitors. Parking provision accepted on receipt of Technical Note (revised).

8.6. **Adult Social Care:** The Council promotes a 'Home First' strategy to optimise independence as long as possible. Queries over the data that has informed the modelling for the submission, pricing policy and staff recruitment. Financial model should not rely on local authority funding.

8.7. **Strategic Housing:** No objection

8.8. **NHS** – consulted, no response received.

8.9. **GreenSpaces:** Revisions following preapp acceptable, no further comments.

8.10. **Archaeology:** Unlikely to disturb below ground archaeological deposits, no recommendations.

8.11. **Cheshire Constabulary** – Advises Secured by Design application. Advice on specific elements and features provided.

8.12. **Airport safeguarding** – conditions requested relating to exterior lighting, solar panels, landscaping and dust. An informative is requested in relation to crane and tall equipment notification.

9. REPRESENTATIONS

9.1. **Wilmslow Town Council** - Recommends refusal. Key points summarised:

- significant over development of the plot contrary to WNP H2
- parking significantly below recommended for a care home of this size, contrary to WNP TA 1 and CEC local plan, no acceptable alternative available in the area.
- out of character for the area, contrary to WNP T4.
- If minded to approve - construction vehicles on-site condition.

9.2. **Travis Perkins**

- Concerns over description of development, no notice served on client with an interest in the land. Loss of builders merchant and associated jobs.
- air quality concerns
- Passive ventilators – query over appropriateness in warmer weather
- Noise from adjacent public house and roads
- Shading to gardens
- Very little soft landscaping, over development

9.3. **Representations from Members of the public**

Objections received from two individual members of the public, plus one letter on behalf of Residents of Wilmslow (ROW). Key points summarised as follows:

- Parking concerns , query over assumption that most staff will walk from the local area. Surrounding roads subject to parking restrictions. Parking standards not met. No acceptable alternative car parking in the area.
- Queries over traffic assessment – proximity of cycle routes and railway stations, provision of cycle parking.
- Efficient use of the site – housing units rather than carehome.
- Queries in Planning Need Assessment - No mention of other nearby carehome site, other nearby homes with dementia care/ dementia friendly.
- Wilmslow Manor Care home – numerous applications, confusing.
- Inconsistency in impermeable area and drainage strategy
- Query over land contamination
- Construction vehicle parking concerns. Working hours need to be enforceable conditions.
- Staff on existing businesses unlikely to remain employed on the site.
- Distances to nearest builders merchant and hand car wash.
- No mention of future of trade counter / offices for TP.
- Scale of building – footprint and height, much higher than surroundings (except for chapelwood, mostly screened). Over development on constrained site.
- Built form/hard landscaping to external amenity space ratio does not reflect similar developments in the area.
- Concerns over provision on site external amenity space for the needs of occupants/visitors/staff.
- Concern over shaded areas of gardens.

Procedural Matters

9.4. Neighbours have been consulted and a site notice was erected by the site boundary.

10. OFFICER APPRAISAL

Principle of the Development

- 10.1. SADPD Policy PG9 states that within settlement boundaries, development proposals (including change of use), will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan. Policy SD 1 seeks to provide appropriate infrastructure to meet needs of the local community among other criteria. The site is within the settlement boundary of Wilmslow, a key service centre as defined in policy PG 2 of the CELPS. The site is considered to be in a sustainable location. It is a previously developed site within walking distance of public transport links and to services. Policy EG3 of the CELPS seeks to retain existing employment sites for employment use which needs to be addressed in an application submission.
- 10.2. Policy SC 4 of the Cheshire East Local Plan Strategy states the following : *Development proposals for accommodation designed specifically for the elderly and people who require specialist accommodation will be supported where there is a proven need; they are located within settlements; accessible by public transport; and within a reasonable walking distance of community facilities such as shops, medical services and public open space.*
- 10.3. The proposal is for a 66 bed home offering some nursing and dementia care. The site is brownfield in nature and therefore its redevelopment to provide residential accommodation for older persons in a sustainable location aligns with general principles of national and local policy. The principle of the development is found to be acceptable.
- 10.4. Comments made in a representation include reference to the application description and notification. The application description would not be required to specifically reference

individual existing businesses on the site. The application form includes certificate B relating to notification.

Housing Land Supply

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

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

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

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

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

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

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

Need for Care Home

10.11. Policy HOU2 of the SADPD advises that the delivery, retention and refurbishment of supported and specialist housing, which meets an identified need, will be supported. Supported and specialist housing should be designed to satisfy the requirements of the specific use or group it is intended for, whilst being adaptable and responsive to changing needs over the lifetime of the development and meet the requirements of other relevant local plan policies.

10.12. Cheshire East Council's strategy is 'Home First' to optimise independence for as long as possible, supporting people to remain in their own home. Adult services have commented that the proposals do not appear to consider alternative provision such as extra care housing or more specialist care. Furthermore, that the layout did not appear to offer a great deal of flexibility and operational considerations for the increasing complexity of service users.

- 10.13. The applicant is advised that the financial model should not rely on the local authority funding places and would have no obligation if a service user can no longer cover the weekly care fees. A query was raised over the demand and capacity data that informed the modelling for the submission.
- 10.14. The needs assessment states that it has considered other recent applications for care home beds to take into account other provision, with a need for beds outstanding. This is particularly relating to dementia care. The current proposal would relieve some of this unmet need having regard for the unmet need including provision of specialist dementia care and as such it is considered to comply with policy HOU 1.
- 10.15. Matters such as staff recruitment and retention policies and demonstration of viability issues would not be determinative in the planning assessment. The proposal is to include dementia care within the development as well as more general residential and nursing care.

Design and Impact on the Character of the Area

- 10.16. New development should respect and enhance the existing architectural design themes, materials and scale within the immediate area and also not to detrimentally impact built heritage assets without clear and convincing justification given to outweigh any defined harm. The most applicable policies for consideration are SD1, SD2, SE1 and SE7 of the CELPS and GEN 1, HER 1, HER 4 of the SADPD, as well as chapters 12 and 16 of the NPPF.
- 10.17. The location is on a key entry point into Wilmslow. It is within an area where buildings are predominantly 2 storey, some with an additional storey within the roof space, maintaining lower eaves than on full three storey buildings. The site lies at the north of the Fulshaw Park area as identified on appendix 6 map in the Wilmslow Neighbourhood plan. Policy TH4: Three Wilmslow Parks is therefore relevant.
- 10.18. The character of Fulshaw Park is described in WNP Appendix 7 as *“essentially a quiet residential area that has many mature trees and landscaping creating green tunnels of foliage over the roads in places. Dwellings are mostly 2-storey detached houses, but there are also examples of 3-storey dwellings, purpose built apartments, detached bungalows and dormer bungalows, semi-detached houses and apartments formed by subdividing large detached properties. They are from a mixture of periods and occur in groups with some having direct access onto the road and some being accessed via a cul-de-sac”*
- 10.19. The Local Area Assessment in the Design and Access Statement are noted as selective and not all appear to be taken from the public realm and so do not give a clear sense of setback or screening. Many buildings in the area are setback from the main road and many benefit from mature planting and trees for screening. Some of this screening is from planting adjacent to the highway within tree lined streets, nonetheless even where not within the respective sites the general character is of mature trees and hedges providing a soft landscaped frontage.
- 10.20. Although at the northern end of this area and bounded by the busy Alderley Road, much of this character is evident in the trees and scale of buildings around the site. The approach from the south is sylvan in character with trees and hedges defining frontages. The Kings Arms public house is immediately to the north, and buildings related to the builder's merchant use to the west of the site. To the east and south are mainly residential properties, some larger properties set within spacious gardens. Development character intensifies in terms of density/scale in proximity to the Fulshaw Cross roundabout, but this is mitigated and enriched by the mature trees on and around the roundabout. Beyond this landscape buffer, to the north, the Chapelwood scheme introduces a larger footprint/taller building typology but it is heavily screened in key views. The roundabout is a transition point in terms of character and the sense

of approaching the town centre, rather than an outlying suburb . There is mixed architectural character/detailing ranging from traditional Victorian to post war within proximity of the site. Donkey Lane retains an informal character. The site boundary to southwest is defined by mature conifers, with limited landscaping including self-set trees on the Donkey Lane frontage. The current appearance and use of the site is a visual detractor in the area.

- 10.21. The proposal is a reverse T shaped building with garden area to the north west and parking to the south. The applicant has sought pre-application advice and a number of design alterations have been included in response to this, in terms of scale, layout on the site and boundaries. The proposed building would be a three-storey building, with the second floor within the roof space with dormer windows which brings the eaves level lower than a full three storey building. The southern element of the site projects close to the road frontage but is set back above ground floor level, which would help to reduce the visual scale as seen from the road. There is some visual interest provided in the layering and variation of details to the elevational treatments, incorporating some traditional features. Street scene drawings are provided. A levels plan has been submitted which indicates acceptable proposed site levels. Although the building is taller than those surrounding there is a visual separation particularly with the carpark to the Kings Arms pub to the north, and the sites own car park to the south. Taking account of the varied elevational treatment creating the upper floor partially within the roof space and the variation in the building line between the blocks set back of above ground floor level at the southern end, it would be acceptable visually in the street context. The proposed materials of brick with cladding for the walls appears acceptable in this location subject to conditions for specifications, including for the roof covering.
- 10.22. Donkey Lane to the south is a narrow one-way route with a semi-rural character, despite its proximity to the busier roads and the existing use on the site. It is characterised by one and a half and two storey buildings, one of which, opposite the site is identified as a non-designated heritage asset. The existing boundary includes self-seeded trees and bushes which help to provide screening of the existing uses on the site. Landscaping is proposed on the southern edge of the car parking adjacent to Donkey Lane and includes planting to soften this boundary. The layout has been amended since pre-app stage with the relocation of the substation away from the prominent southeast corner, replacing this with tree planting.
- 10.23. An energy report is included setting out proposals to incorporate sustainable energy solutions within the scheme. Details of such measures would be subject to assessment under building regulations. The proposal includes solar panels. These would need to be shown on proposed elevations which can be by condition.

Parking, Highways safety and Traffic Generation

- 10.24. The site is proposed for a 66 bed care home where most vehicle trips would typically be for staff and visitors. Submitted information indicates 65 full time and 20 part time staff although they would work shift patterns. The parking provision is for 30 spaces with 1 space for ambulance drop off, 3 accessible spaces and 4 electric vehicle charging. The site is located on a busy road within a residential area. The access to the site would be to the south, off Alderley Road. Refuse and service delivery vehicles would use this access and a turning area is proposed within the site.
- 10.25. The Strategic Highways team raised concern over the parking provision being 10 spaces below the standards within the CELPS appendix C for this type of development. There are parking restrictions on roads around the site with the exception of a single track one way route Donkey Lane to the south of the site, and a residential cul-de-sac off this, The Stablings. Concerns over parking are also reflected in representations from members of the community and the town council.

- 10.26. In comparing developments, it is necessary to distinguish between different types which may all provide residences for older people but would have different needs in terms of car parking requirements. The current application is for a C2 care home where there would be several staff accessing the site but residents would not have their own transport, compared to retirement complexes comprising flats where occupants are more likely to own and use vehicles themselves.
- 10.27. A review of care home applications within Cheshire East includes the following. Recently approved 24/0999M at The Towers in Macclesfield was a 74 bed C2 use care home, a ratio of 0.3 spaces per bed, in a town centre accessible location with a public car park opposite. Wilmslow Manor House ref 22/4163M was allowed at appeal with a cumulative ratio of 0.38 spaces per bedroom. The Inspector noted the full carpark but surrounding roads without parking restrictions.
- 10.28. The current application would equate to around 0.45 spaces per bed. This is a higher ratio than those cited above, but for a site between two main roads with limited potential for on street parking to accommodate overspill.
- 10.29. The 130 bus stop is adjacent to the site, with buses 7 days a week. These run approximately hourly services during the daytime Monday to Friday and a reduced timetable at weekends. Wilmslow Train Station is approximately 0.9 miles from the site. It is noted that staff working shifts outside of office hours would be less well served by public transport. There would be some balance in the likelihood of fewer visitor cars late at night, although evenings may be periods more popular for visitors outside of working hours, with more limited public transport alternatives. The revised submitted Technical Note references a typical staff profile being at its busiest on weekdays between 9 and 5. This corresponds with the period when the site would be best served by the bus service. It is noted that the site is approximately 0.4 miles (around 10 minutes walk as calculated by google maps) from several town centre car parks to the north which could serve visitors to residents.
- 10.30. Details are included for a covered cycle storage facility for 6 cycles. The requirement under Appendix C for C 2 uses is 1 space per 10 units for sheltered residential accommodation or 1 space per 10 staff for hospitals. The care homes use would not fall within either of these categories but taking into account the anticipated number of staff at any one time this would be considered acceptable.
- 10.31. A Technical Note was submitted by the agent (and subsequently revised). It is likely that there would be 25 staff on site at any one time, and some of these may walk/cycle or use public transport to get to work. An estimation is provided equating to 18 staff cars being on site leaving 12 for visitors. Strategic Highways have responded noting that there are other public car parks within walking distance of the site which could be used for visitors if the site car park is full. A Traffic Regulations Order has been suggested by the agent to introduce parking restrictions on Donkey Lane / The Stablings. It is considered however that such restrictions could also adversely affect residents on these roads and their visitors and is considered not necessary. The Strategic Transport consultee has raised no objection, given the staffing ratio and information submitted.
- 10.32. The building to the east of the site is part of the current use by Travis Perkins. It is understood that this use would remain. It is currently served for deliveries through the site which is used as a builder's merchant. The nature of the use of the retained building and access would therefore change, with access off the Knutsford Road. No objection has been raised by Highways in this regard.
- 10.33. Taking into account the above it is considered that the proposals would be acceptable under policies SD 1 and CO 2 of the CELPS and INF 3 of the SADPD.

Landscaping and Trees

- 10.34. CELPS policy SE 5 requires that all developments should ensure the sustainable management of trees, woodlands and hedgerows including the provision of new planting within new development to retain and improve canopy cover, enable climate adaptation resilience and support biodiversity.
- 10.35. The application has been supported by an Arboricultural Statement confirming the presence of one tree of arboricultural significance within influencing distance of the development, and which is located outside the south west corner of the site. The tree is afforded formal protection by group G1 of the Macclesfield Borough Council (Wilmslow – 9 Knutsford Road) Tree Preservation Order 2005. Lower quality tree cover is located along the southern Donkey Lane boundary and the western boundary of the site. Only low-quality trees which are not considered worthy of formal protection will be lost to development.
- 10.36. The submitted drainage layout does not appear to raise any significant issues for retained trees.
- 10.37. A landscaping masterplan has been submitted, indicating new tree planting will result in an increase in existing tree cover around the boundaries and within landscaped areas to that which already exists. The Arboricultural Statement provides a working methodology which will minimise the effects of development on retained trees and is accepted as appropriate to condition should the application be approved as submitted. The arboricultural officer has provided suggested conditions relating to tree protection and construction measures, and requirement for engineered no dig hard surfaces for areas of hardstanding indicated on the tree protection plan.
- 10.38. Following preapp, changes have been made to the initial design to provide a range of outdoor amenity spaces, sun terraces and balconies that would benefit from a variety of sun and shade with areas of planting. Wide paths and seating areas are included. The Landscape officer has commented that the submitted landscaping plan is acceptable in landscaping terms. A condition is requested for implementation of landscaping. Further comments regarding boundary design in terms of designing out crime is considered below.

Cheshire Constabulary

- 10.39. Cheshire East Residential Design Guide volume 2, section 124-136 (page 31) sets out a summary of key issues for designing out crime through the police initiative 'Secured by Design'. The Cheshire Constabulary have advised the applicant to apply for a Secured by Design Award to ensure that the development meets police preferred standards of safety and security for the occupants. The applicant/developer is advised to address the recommendations within the consultation response on the application file, many of which are not specifically relevant to the planning application but would help to promote safety and security. As a minimum, the constabulary recommends Secured by Design standard doors and windows.
- 10.40. Details relating to boundaries and bench positions can be addressed at landscape detail stage by condition.

Amenity

- 10.41. SADPD Policies HOU 12 and HOU 13 between them require that 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. Policy HOU13 provides standards for housing allow light and privacy between buildings, with reference to Table 8.2 in the SADPD. Policy SE1 of the CELPS states that development should ensure an appropriate level of privacy for new and existing residential properties.

- 10.42. It is understood that the buildings to the west are to remain commercial premises. There are a number of nearby residential properties, the closest are No. 9 Knutsford Road and those on the eastern end of Donkey Lane, facing the site. The Kings Arms Hotel is situated to the north. The separation distances are considered acceptable under the above policy and it is not considered that there would be significant harm to neighbouring amenity.

Environmental Protection

- 10.43. Policy ENV15 relates to new development and existing uses. New development must effectively integrate with existing uses and existing uses must not have unreasonable restrictions placed on them as a result of it. A principal consideration in this instance would be possible environmental disturbance.

Noise mitigation

- 10.44. The proposal includes demolition of existing buildings and construction of a new care home. The site is located in close proximity to a main road, a public house, commercial premises and will have new mechanical plant fitted.
- 10.45. A noise impact assessment (NIA) has been submitted which corresponds to the proposed layout. Any amendments to the layout must comply with the NIA or the NIA may need to be reviewed accordingly. The impact of the noise from traffic noise, commercial noise and installed mechanical plant on the proposed development has been assessed in accordance with BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound.
- 10.46. The report recommends noise mitigation measures designed to achieve BS8233: 2014 and WHO guidelines; to ensure that future occupants of the properties are not adversely affected by noise from commercial activity / noise from the development/ transportation noise sources.
- 10.47. The report's methodology, conclusion and recommendations are accepted. Conditions are requested for implementation of the recommendations of the report prior to occupation, and for the mitigation to be maintained for the purpose originally intended throughout the use of the development.

Environmental disturbance during construction.

- 10.48. Informatives are requested for hours of construction, demolition and grounds works and associated deliveries to and from the site. Pile foundations should be undertaken using a system which will cause the least possible degree of noise and vibration to the occupiers of nearby dwellings. Recommendations are provided including notification of the Regulatory and Health services of the commencement and times of piling work. Floor floating, the polishing of large surface wet concrete floors is proposed, should be notified prior to the commencement of work. A site specific dust management plan is required to be retained at the development site. Details of what the plan should include can be found within the Environmental Protection consultation response on the application file and to form part of an informative to a decision in the case of an approval.

10.49. A resident group representation has requested enforceable conditions relating to noise. The Environmental Protection consultation response sets out that noise generative works outside of the restricted hours may result in action to serve a legal notice on the property or construction site under the Control of Pollution Act 1974. Paragraph 56-57 of the NPPF sets out criteria for planning conditions, including that they should be kept to a minimum and only imposed where they are necessary. As the matter of construction noise is covered by separate legislation outside of the planning process it would not be necessary to duplicate this within a planning condition and as such would not be in line with the NPPF. Informatives can be included to remind developers of their responsibilities.

10.50. Wilmslow Town Council have requested a condition for construction vehicles to be on-site which can be included in the case of an approval.

Air Quality

10.51. The scheme is considered not to be of a scale that would require an air quality impact assessment, however, there is a need for consideration of the cumulative impact of a larger number of developments in a particular area. A travel plan condition is requested prior to first occupation with a means of promoting low carbon transport options for staff. Transport options are also considered within the Highways section of the report.

Contaminated Land

10.52. The site has a history of use as a petrol filling station, builders' yard and commercial use and planning history. Contamination has been identified within the site. The proposed end use is a sensitive use and could be affected by contamination present or brought to the site. Initial comments referenced receipt of a Phase II ground investigation report, and the need for a Phase I Preliminary Risk Assessment.

10.53. Additional information has been provided in support of the application. The Phase I assessment was carried out retrospectively. A conceptual model should be formulated prior to undertaking intrusive works, in order to inform the scope of the site investigation. A conceptual model should include risks to potable water supplies and off site receptors as well as on site development. The Environmental Protection Team advised that the Conceptual Model requires updating.

10.54. The Phase II ground investigation was constrained by a number of factors. It is evident from more recent ground investigation works that contamination is still present on the site. Works were previously undertaken to render the site suitable for a commercial use. The Environmental Protection Team note in their comments that it would have been useful to have an overlay of the former petrol filling station with the ground investigation locations as it is not clear whether areas of potentially more significant contamination have been suitably investigated. Additional queries are raised including in relation to grounding gas risk assessment and groundwater monitoring.

10.55. Contamination has been encountered within soils and shallow groundwater on the site. It is currently unclear from the information provided as to whether the extent is limited to certain areas or whether it is more widespread, given the constraints of the site investigation.

10.56. The site is on a Principal Aquifer. Environmental Protection Team have advised that the Environment Agency will have comments on the Controlled Waters assessment. The Environment Agency have been consulted but no response received.

- 10.57. Additionally, a condition relating to soil or soil forming conditions to be brought to the site is requested, due to the sensitive proposed end use.
- 10.58. Given the uncertainties there may be unknown costs associated with remedial works which would have an impact on the financial viability of the scheme. The Environmental Protection Team have advised that further information prior to determination of the application would reduce uncertainties and provide more clarity. It is considered that the viability of the scheme would be a matter for the applicant / developer and not a material consideration for the determination of the application. There is no in principle objection with regard to contaminated land, the issue being about the potential unknown costs of remediation. In the event of an approval of the application, conditions have been provided by the Environmental Protection team for the outstanding information which would need to be satisfactorily provided prior to commencement of development on the site. As such even if approved subject to conditions, the scheme would not be developed unless pre-commencement condition requirements are met. It is therefore considered that it would not be justified to refuse the application on the grounds of the missing information relating to the contamination and remediation.

Drainage and Flood Risk

- 10.59. The site is within flood zone 1 where there is a low risk of flooding. It is within a settlement location where there are existing public sewers which the proposal is intended to connect into. The Proposed Impermeable Area drawing does appear to represent a slightly different layout to that of the proposed site plan and landscaping plan, however these differences are not of significance in the determination of the proposal, particularly as the drainage strategy plan does reflect the proposed site and landscaping plans.
- 10.60. United Utilities have provided comment that the proposals are considered acceptable in principle but there is insufficient information on the detail of the drainage design. A condition is requested for further information and additional advice is provided in the consultation response, including sustainable drainage systems (SuDS), water efficiency and United Utilities infrastructure.

Developers Contributions

- 10.61. Under Policy IN2 of the CELPS, developer's contributions will be sought to make sure that the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development, and to mitigate adverse impacts of development.
- 10.62. Based on the floor plan for C2 accommodation with bedrooms rather than independent living units, housing contributions would not be required. Due to the type of care home proposed, requirements of SE6 and REC 3 are not required on the basis that residents would be typically remaining at the facility with less use of off-site provision. The NHS have been consulted and no response received.

Nature Conservation

- 10.63. An ecology report was submitted in support of the application. The existing building on the site was found to offer negligible potential to support roosting bats. It is considered that bats should not present a constraint on the proposed development and sufficient information has been submitted for the Local Planning Authority to reach an informed decision in accordance with Circular 06/2005.
- 10.64. The proposed works are accepted as exempt from mandatory BNG through the de-minimis exemption. The deemed BNG condition therefore does not apply and a biodiversity metric is not considered necessary in this instance.

10.65. The submitted landscape masterplan indicates that general birdboxes, sparrow terraces and bat boxes are proposed to be installed. Further with details are to be submitted following advice from an ecologist. It is advised that bird and bat box locations and models are included within the landscape plan and secured through an appropriate compliance condition. It is recommended that any proposed bird boxes are not positioned on south facing elevations, to safeguard the chicks from overheating.

10.66. Subject to conditions to for appropriate bird and box locations and details, the proposal is considered to comply with Policy SE3 of the CELPS and policies ENV1, ENV2 of the SADPD

11. PLANNING BALANCE / CONCLUSION

11.1. The proposal would provide increased level of employment on an existing brownfield site within a key service centre.

11.2. The 64 bed care home would provide residential care for older persons including nursing and dementia care. The principle of the proposed development is found to be in accordance with the Development Plan and would deliver 1- bedroom spaces in an appropriate highly sustainable location. The delivery of 66 bed care units would help relieve an identified unmet need including the provision of specialist dementia care and would also add to the Council's housing land supply.

11.3. Although taller than immediately surrounding buildings, the proposed design is found to be acceptable in design, incorporating landscaping and tree planting to boundaries.

11.4. Following receipt of additional justification the proposal is considered on balance to be acceptable in terms of parking provision and impact on the local highway network.

11.5. There is some outstanding information required with regards to mitigation of contamination on the site. This could have significant financial implications for developers but can be addressed by condition and is therefore not considered to be an in-principle matter to the decision.

11.6. Other environmental matters including impact on amenity, ecology, trees, air quality, noise and environmental disturbance are acceptable subject to conditions. Outstanding drainage matters can be conditioned.

11.7. On this basis the proposal is considered to represent economic, environmental and social benefits, acceptable under relevant policies of the development plan and the NPPF. The proposal is recommended for approval.

12. RECOMMENDATION

Approved subject to conditions

1. Plans
2. Time for commencement
3. Materials
4. Cycle parking
5. Drainage details
6. Landscaping details and implementation including boundaries
7. Accordance with submitted noise mitigation measures
8. Method statement for piling and floor floating to be submitted

9. Dust Management Plan for minimising dust emissions during demolition / construction
10. Details of external energy efficiency measures eg solar panels
11. Biodiversity enhancements
12. Tree protection and special construction measures
13. Engineered designed 'no dig' hard surface construction
14. Contaminated land – updated Phase I, Phase II and where necessary, Remediation Strategy
15. Contaminated Land – Verification Report.
16. Contaminated Land – soil forming materials
17. Contamination not previously identified
18. Construction vehicles on-site
19. Accordance with Travel Plan
20. 10% of energy to be secured from decentralised and renewable or low carbon sources
21. Parking provided in accordance with submitted details prior to first occupation
22. Details of a sustainable surface water drainage scheme and a foul water drainage
23. Nesting Birds

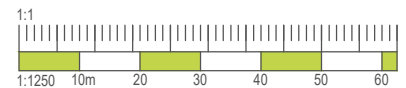
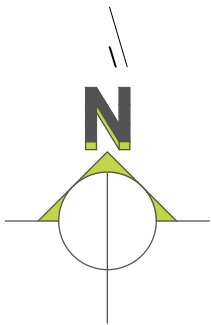
In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation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



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24/4391/FUL

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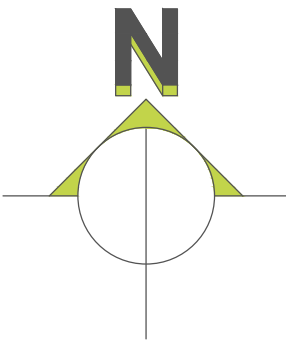
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A	24/09/24	Issued for Planning	HPC	HPC
B	08/10/24	Issued for Planning	HPC	HPC

Client	
McGoff Group Projects Ltd.	
Project	
Proposed Care Home Alderley Road, Wilmslow	
Drawing Title	
Location Plan	
Scale	Date
1:1250 @ A4	09/09/24
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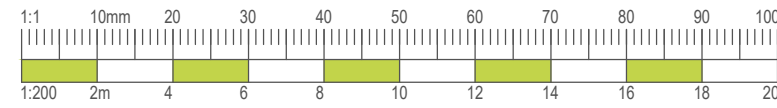


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Project
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Alderley Road, Wilmslow

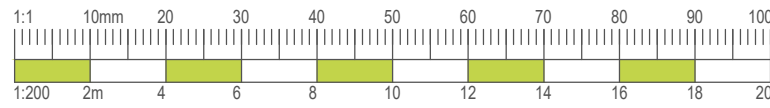
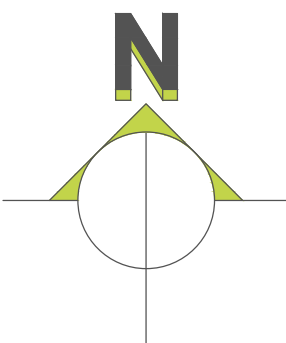
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Existing Site Plan

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Project
Proposed Care Home
Alderley Road, Wilmslow

Drawing Title
Proposed Site Plan
With Roof Plan

Scale
1:200 @ A1

Drawn by
JO

Drawing No.
M0209 - 104

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Drawing Title
Proposed Site Plan
With Roof Plan

Scale
1:200 @ A1

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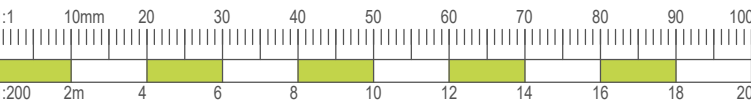
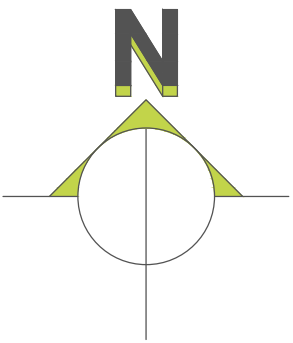
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Project
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Alderley Road, Wilmslow

Drawing Title
Proposed Coloured Site Plan

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South Site Section



East Site Section

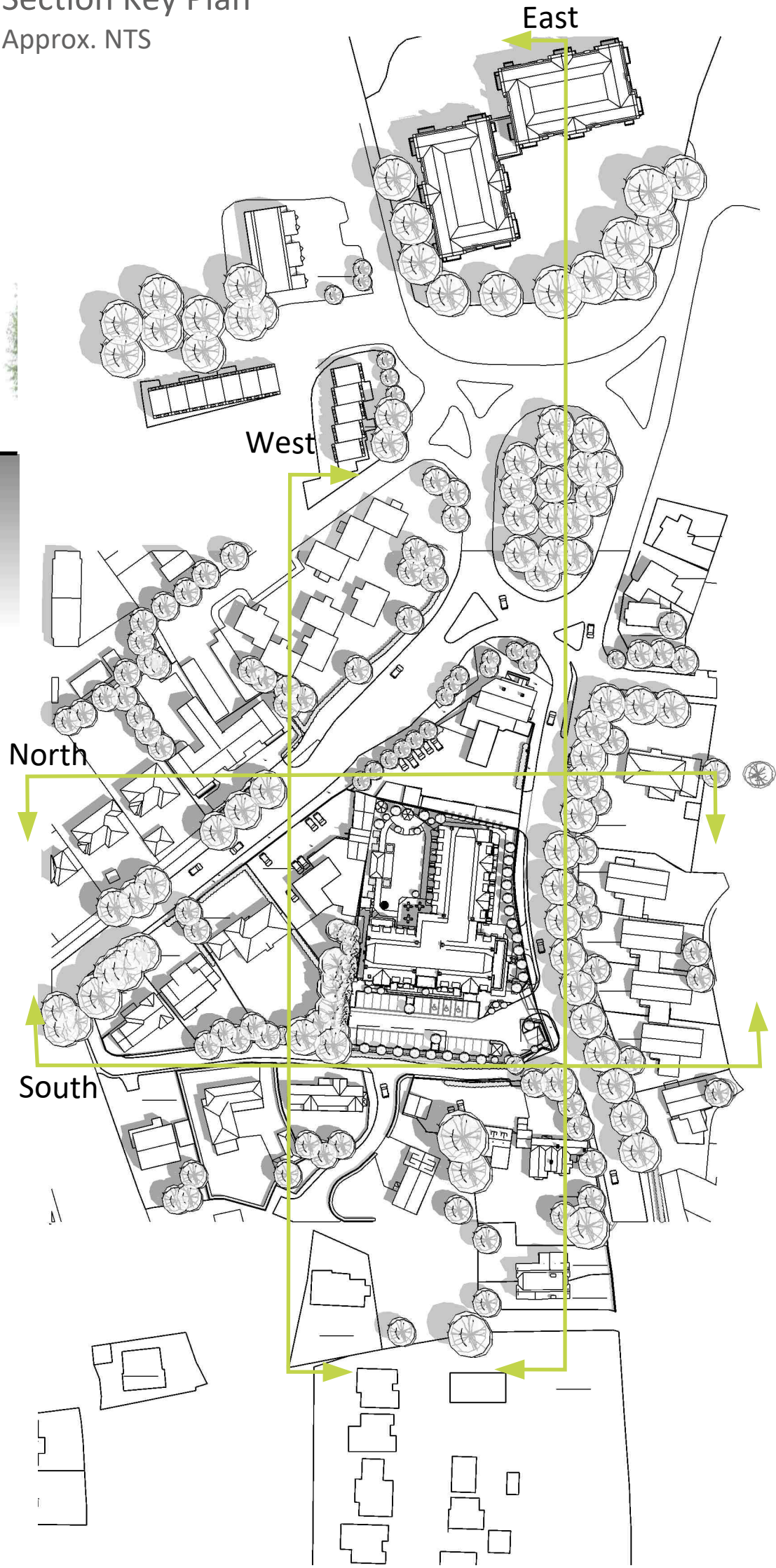


West Site Section



North Site Section

Section Key Plan
Approx. NTS



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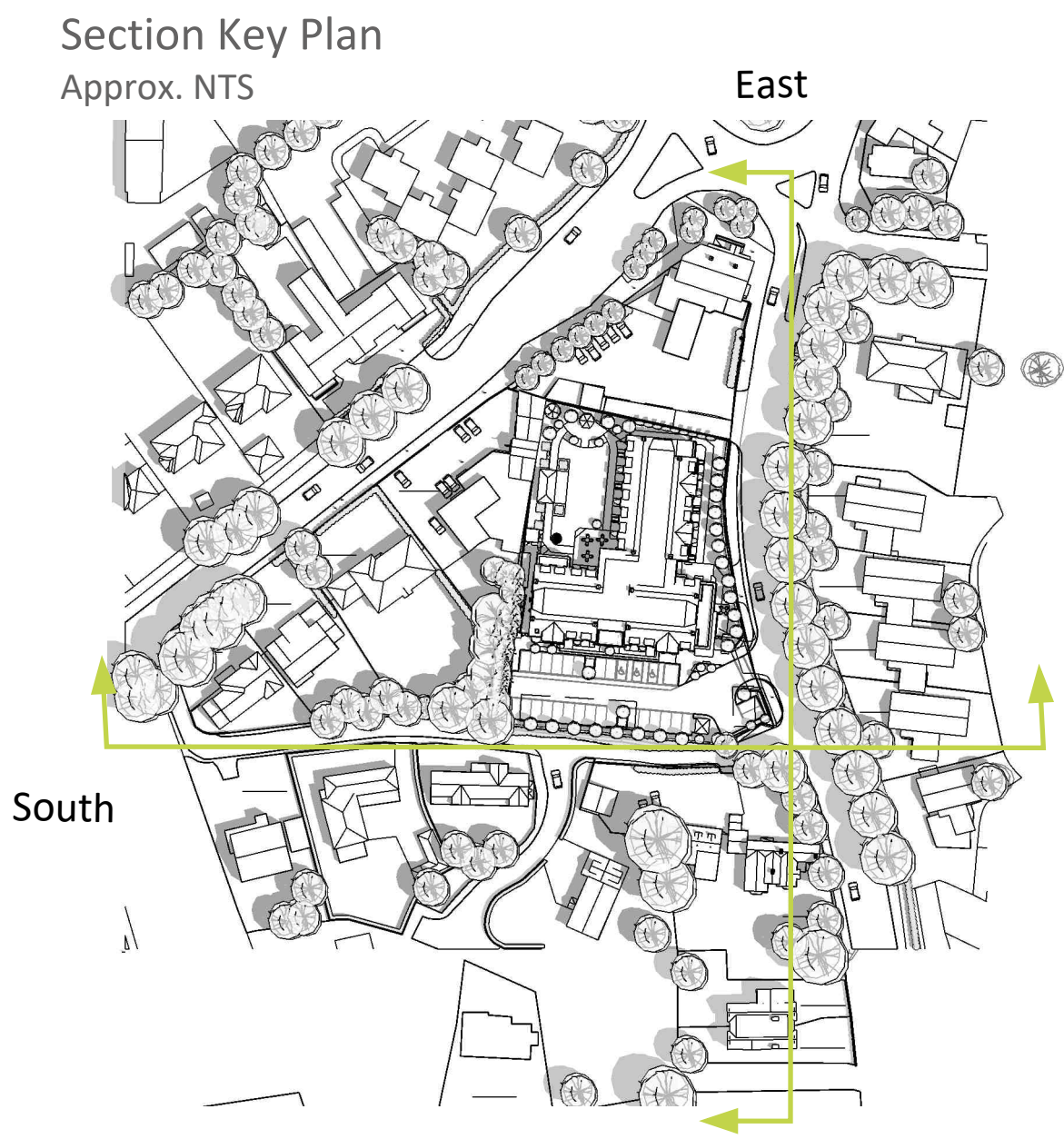
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Site Sections - Sheet

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Project
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Site Sections - Sheet

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Drawing No.	Revision
M0209 - 124	B

PLANNING



Legend

Hard landscape

- Parking bays**
to be surfaced in Tarmac Hydrogave Pedesta block paving (or similar approved) in contrasting block for delineation
- Tarmac vehicular access**
to be surfaced in black tarmac with 125mm concrete kerb
- Tarmac Main Access Path 1800mm wide**
to be surfaced in black tarmac with 50mm concrete pin kerb
- Main Entrances**
to be surfaced in 600x200mm natural stone effect block paving in buff, beige and white tones
- Bench base surfacing**
Dutch block paving
- Pavlos**
Rectangular flags in silver, grey and white tones
- Timber Seating**
Seat tops made from FSC certified hardwood timber
- Timber pavilion**

Boundary Treatments

- Brick Signage Plinth 2.0m**
2m high brick signage plinth with brick piers
- Metal railings 2.0m**
Metal railings, 2000mm high with 2.0m high double leaf touch pad lockable gate
- Metal Railings 1.8m**
Metal railings, 1800 mm high with access gate for maintenance
- Jacksons Timber Fence 1.8m**
Traditional featherboard 1.8m high
- Timber Fence 1.8m**
Close boarded timber fence, 1.5m high on 300mm concrete gravel board and top fixed security comb with 1.8m high CB lockable gate
- Metal Railings 1.5m**
Metal railings, 1500 mm high

NB: Please refer to C Squared Architects Proposed Boundary Treatments drawing M0209-105 for further detail

Levels

- +20.03** Existing levels
- +20.03** Proposed levels (refer to Engineer's drawings)



Soft landscape

- Existing trees and vegetation retained**
- Existing trees/vegetation thinned & maintained**
- Existing trees/vegetation removed**
- Large Feature Tree Planting**
Extra-Heavy Standard (18-20cm girth) feature tree
- Large Feature Conifer Tree Planting**
300-400cm tall feature tree
- Medium size Tree Planting**
Heavy Standard (14-16cm girth) native tree
- Small size Tree Planting**
Standard (12-14cm girth) tree
- Multi-stem Tree Planting**
Ornamental multi-stem tree with minimum 1.5m clear stem
- Pleach box headed Tree Planting**
Standard (12-14cm girth) tree
- Pleached Espalier Tree Planting**
Standard (12-14cm girth) tree
- Ornamental Shrub Planting**
Shade and drought tolerant ornamental planting contained stock with 10L specimens
- Native Shrub Planting**
Shade and drought tolerant planting. Bare root with 2-7L containerised stock
- Native Hedge planting 1.5m tall**
Shade and drought tolerant planting. Bare root with 2-7L containerised stock
- Species rich lawn**

Ecology

- BIRD** Bird Boxes to be supplied and installed on proposed tree planting (exact location subject to advice from the project ecologist)
- SPA** Sparrow terraces to be supplied and installed on the buildings (exact location subject to advice from the project ecologist)
- BAT** Bat Boxes to be supplied and installed on the buildings (exact location subject to advice from the ecologist)

3034 100



colour green landscape architects ltd

The Dog House, 167 Marsland Rd, Sale M33 3WE
t: 0161 9763252 m: 07974026791
e: rory@colourgreen.org w: www.colourgreen.org

Client
McGoff Group Projects Ltd

Project
Alderley Road, Wilmslow

Description
Landscape Masterplan

Scale
1:200 @ A1

Project number
3034

Drawing number
100

Date
Sept 24

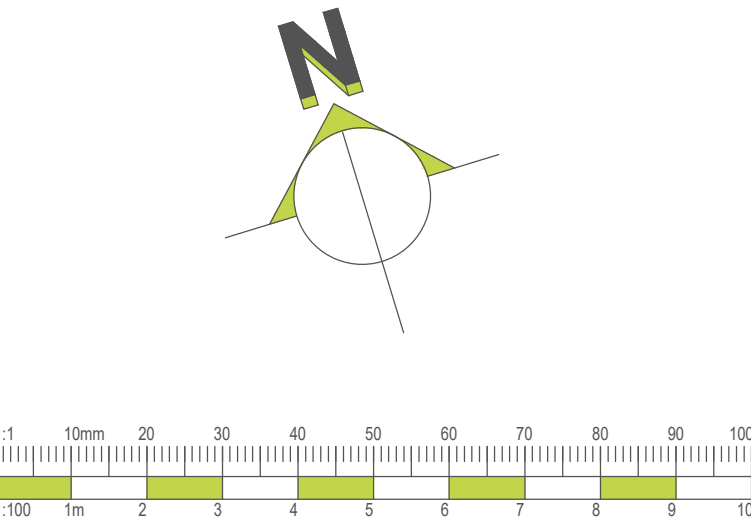
Status
Planning
Designer
RCM
Revision
B


Landscape Masterplan Alderley Road, Wilmslow

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A	24/09/24	Issued for Planning	HPC	HPC
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C Squared architects

Client
McGoff Group Projects Ltd.

Project
Proposed Care Home
Alderley Road, Wilmslow

Drawing Title
Proposed Ground Floor Plan

Scale
1:200 @ A1

Drawn by
HPC

Drawing No.
M0209 - 110

Address
The Barns
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Telephone
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Website
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Date
09/09/24

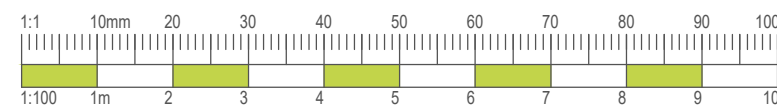
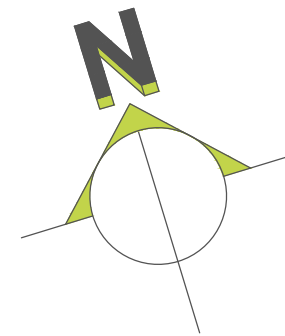
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HPC


Revision
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PLANNING



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C Squared architects

Client
McGoff Group Projects Ltd.

Project
Proposed Care Home
Alderley Road, Wilmslow

Drawing Title
Proposed First Floor Plan

Scale
1:200 @ A1

Drawn by
HPC

Drawing No.
M0209 - 111

PLANNING

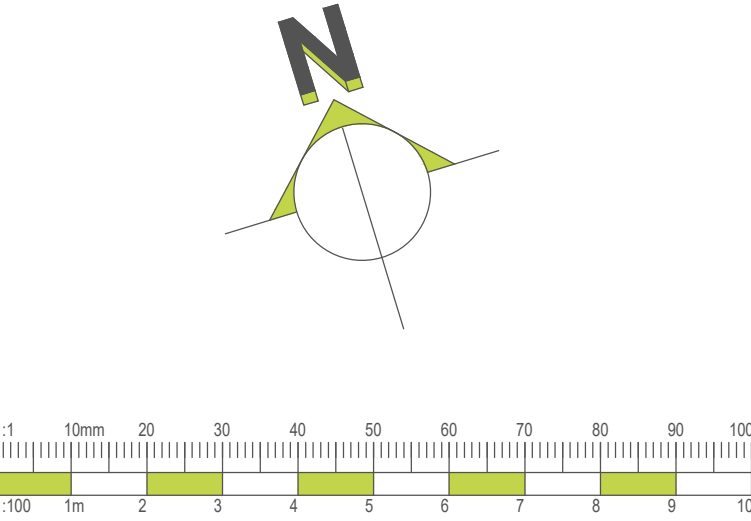
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Client
McGoff Group Projects Ltd.

Project
Proposed Care Home
Alderley Road, Wilmslow

Drawing Title
Proposed Second Floor Plan

Scale
1:200 @ A1

Date
09/09/24

Drawn by
HPC

Checked by
HPC

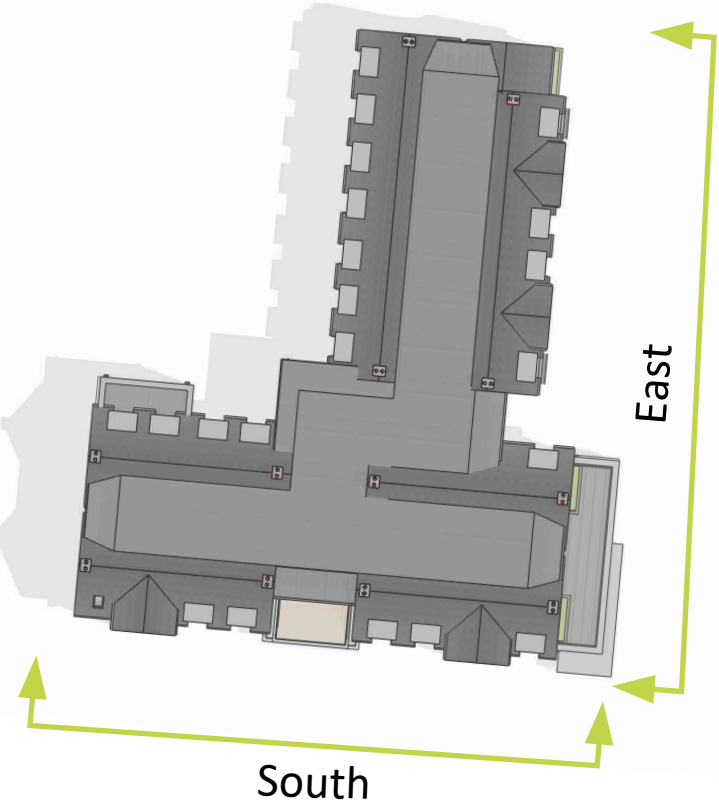
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M0209 - 112

Revision
B

PLANNING



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B	11/10/24	Issued for Planning	JO	HPC



- Material Finishes**

Facing brick Plinth and Bays -Darkish Red Multi

Facing brick of Rear Building -Red Multi

Feature Panels -Timber Effect

Feature Chimneys -Red Multi

Roof -Grey Composite Slate Tile
- Window Heads** -Red Multi

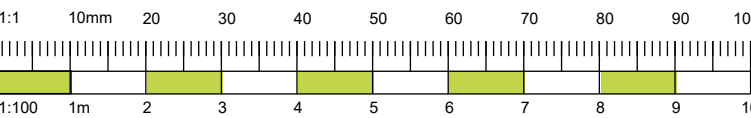
Rainwater Goods -Dark Grey

Fascia and Soffits -Dark Grey

Windows, Doors -Dark Grey

Louvre's -Dark Grey

Dormers and Link Building - Dark Grey





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Client
McGoff Group Projects Ltd.

Project
Alderley Road, Wilmslow

Drawing Title
Elevations - Sheet 1 of 3

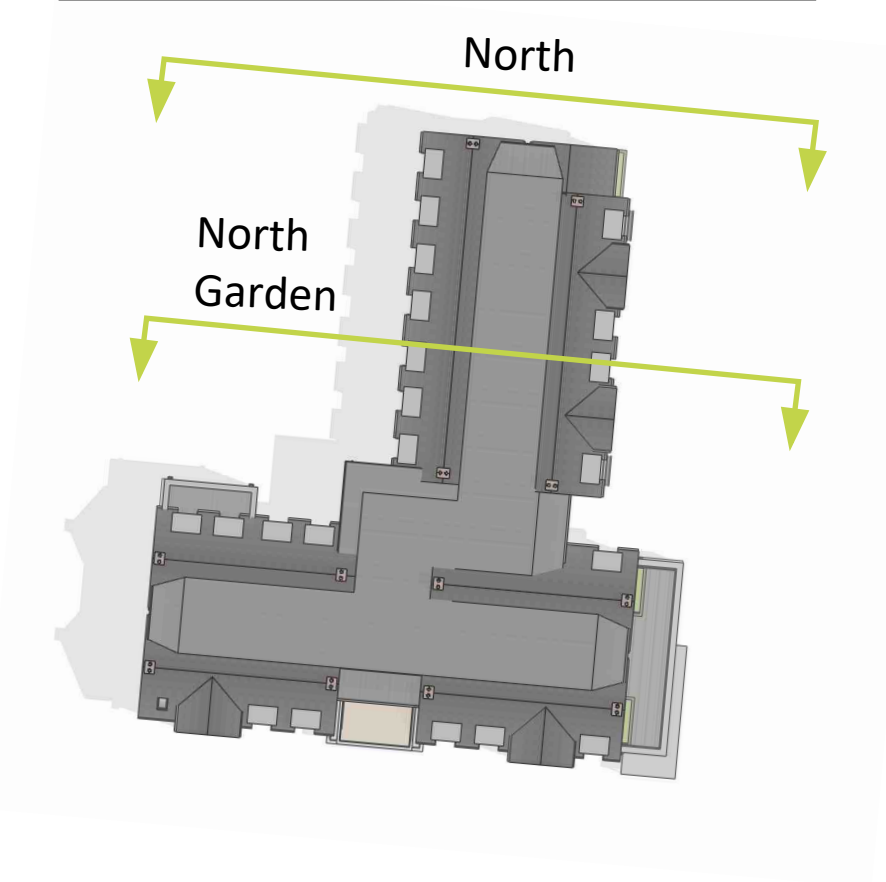
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1:100 @ A1	06/09/24
Drawn By	Checked By
JO	HPC

Drawing No.	Revision
M0209 - 120	B

PLANNING



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B	11/10/24	Issued for Planning	JO	HPC



- Material Finishes**

Facing brick Plinth and Bays -Darkish Red Multi

Facing brick of Rear Building -Red Multi

Feature Panels -Timber Effect

Feature Chimneys -Red Multi

Roof -Grey Composite Slate Tile
- Window Heads** -Red Multi

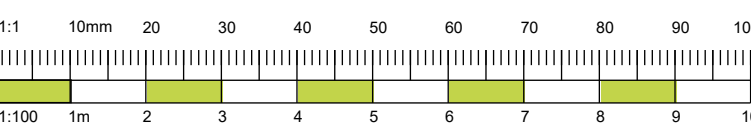
Rainwater Goods -Dark Grey

Fascia and Soffits -Dark Grey

Windows, Doors -Dark Grey

Louvre's -Dark Grey

Dormers and Link Building - Dark Grey





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Client
McGoff Group Projects Ltd.

Project
Alderley Road, Wilmslow

Drawing Title
Elevations - Sheet 2 of 3

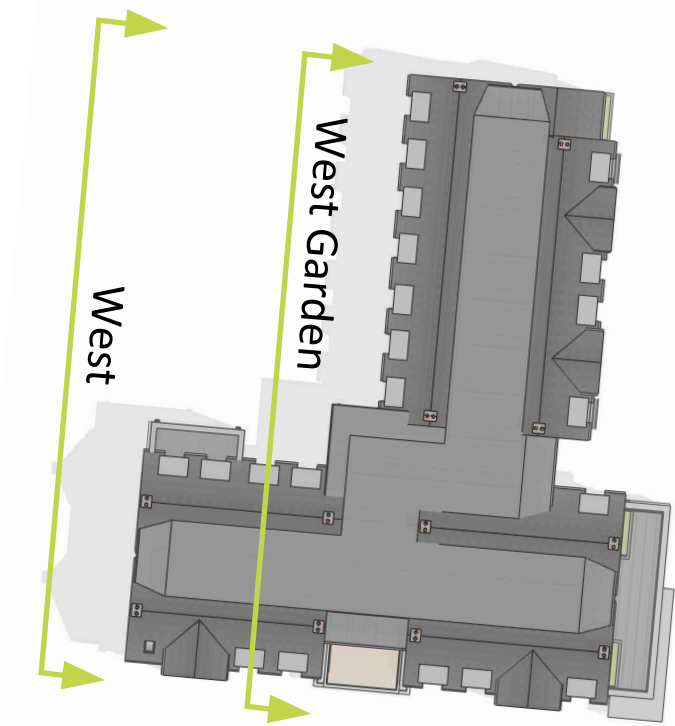
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Drawn By	Checked By
JO	HPC

Drawing No.	Revision
M0209 - 121	B

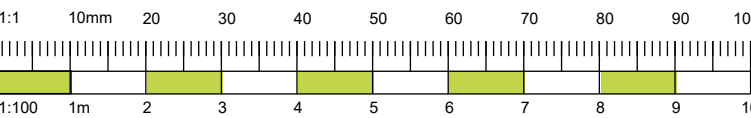
PLANNING



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Material Finishes	Window Heads
Facing brick Plinth and Bays -Darkish Red Multi	-Red Multi
Facing brick of Rear Building	Rainwater Goods
-Red Multi	-Dark Grey
Feature Panels	Fascia and Soffits
-Timber Effect	-Dark Grey
Feature Chimneys	Windows, Doors
-Red Multi	-Dark Grey
Roof	Louvre's
-Grey Composite Slate	-Dark Grey
Tile	Dormers and Link Building
	- Dark Grey





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McGoff Group Projects Ltd.

Project
Alderley Road, Wilmslow

Drawing Title
Elevations - Sheet 3 of 3

Scale 1:100 @ A1	Date 06/09/24
Drawn By JO	Checked By HPC

Drawing No. M0209 - 122	Revision B
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PLANNING

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Notes

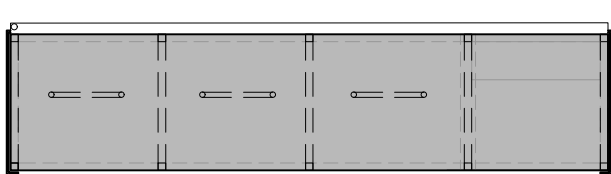
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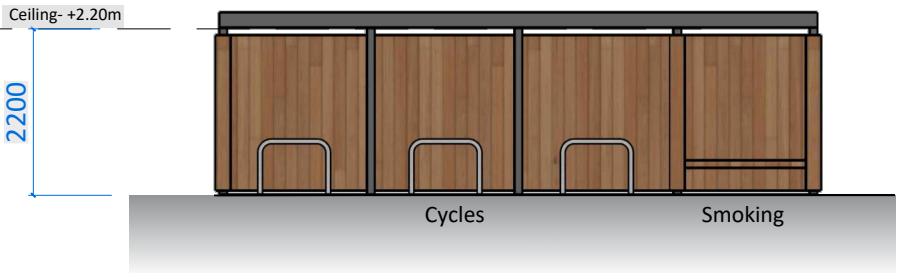
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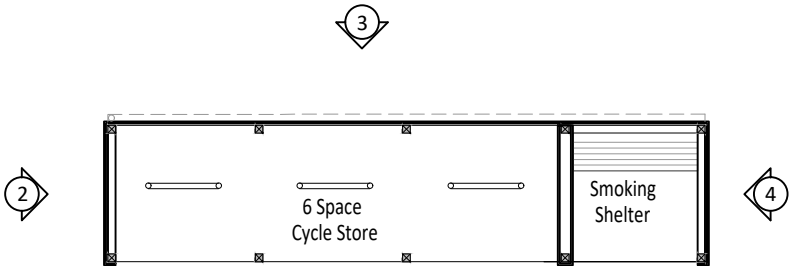
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03. Elevation 1



04. Elevation 2



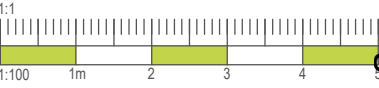
02. Floor Plan



05. Elevation 3



06. Elevation 4





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Client
McGoff Group Porjects Ltd.

Project
Proposed Care Home
Alderley Road, Wilmslow

Drawing Title
Proposed Cycle Store

Scale
1:100 @ A3

Date
23/09/24

Drawn by
WY

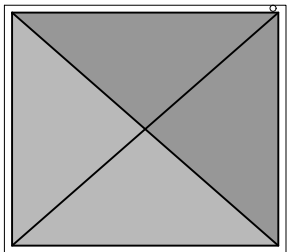
Checked by
HPC

Drawing No.
M0209- 130

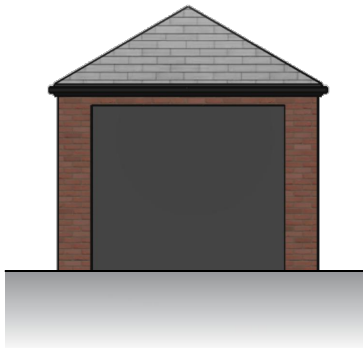
Revision
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PLANNING

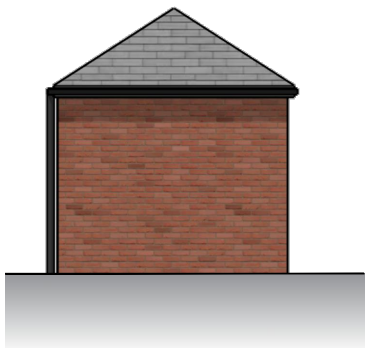
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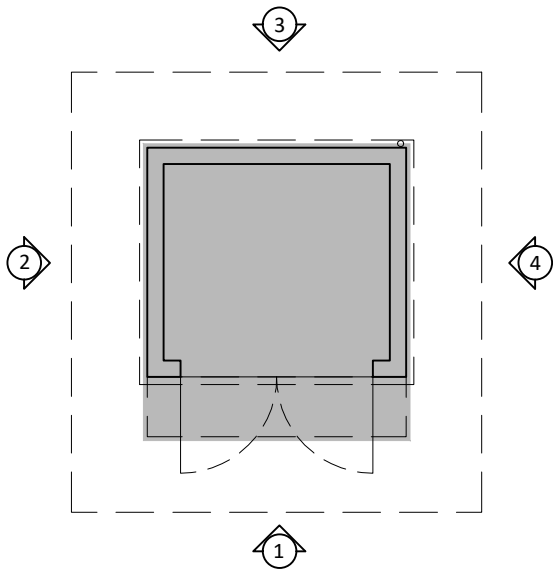
03. Elevation 1



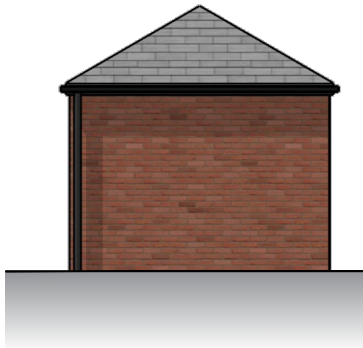
04. Elevation 2



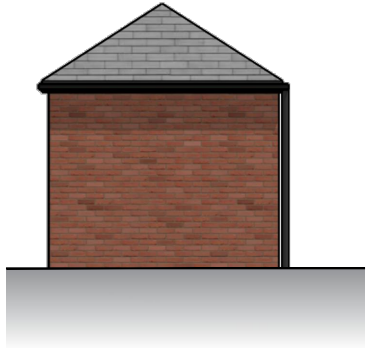
02. Floor Plan



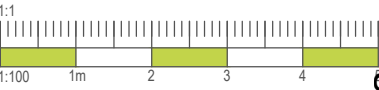
05. Elevation 3



06. Elevation 4



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Client
McGoff Group Projects Ltd.

Project
Proposed Care Home
Alderley Road, Wilmslow

Drawing Title
Proposed Sub-Station

Scale
1:100 @ A3

Date
24/09/24

Drawn by
JO

Checked by
HPC

Drawing No.
M0209- 140

Revision
B

PLANNING

Application No: 25/1064/OUT
Application Type: Outline Planning
Location: Land Adjoining Jenny Heyes, Heyes Lane, Alderley Edge, Cheshire East, SK9 7LH
Proposal: Outline planning application for 9 dwellings (access considered all other matters reserved).
Applicant: Henderson Homes (UK) Ltd
Expiry Date: 22-August 2025

Summary

The application seeks outline planning permission, along with matters of Access, for the erection of up to 9 dwellings on this greenfield site, adjacent to the Alderley Edge Settlement Boundary within the Green Belt.

The application proposals are deemed to fall within one of the exceptions to inappropriate development in the Green Belt, that relating to Grey Belt (para. 155 of the NPPF). It is considered that the application site does represent Grey Belt land, would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan, that there is a demonstrable need for the type of development proposed (housing) and that the application site is in a sustainable location.

With regards to matters of 'Access', a single vehicle access is proposed towards the northern end of the site, onto Heyes Lane. In addition, a new 2-metre-wide pedestrian footpath along the southern roadside edge, but within the application site is proposed, a drop crossing, the widening of an existing section of pavement and a slight re-alignment of a section of Heyes Lane. The Council's Highways Officer is satisfied that the scheme provides adequate visibility and accessibility, subject to the highway works being secured.

As matters of design (Layout, Scale and Appearance) as well as matters of Landscaping are not sought for determination at this stage, these matters can only be considered in principle. Officer concerns have been raised in relation to the number of dwellings proposed. However, given that the site already benefits from an extant permission for 9 dwellings and because the Council had previously allocated the site for 10 dwellings, it is deemed that 9 dwelling can be accommodated on the site, albeit in a likely different arrangement. This would be considered at Reserved Matters stage.

The proposals would not result in any issues at this stage in relation to amenity, ecology, flood risk or flight safety, subject to conditions.

The provision of affordable dwellings are welcome even though it is recognised as not being a policy requirement in this case.

Irrespective of this, the application proposals are deemed to be acceptable in principle under paragraph 155 of the NPPF and the overall benefits of delivering new dwellings in a sustainable location are deemed to be acceptable.

The application is therefore recommended for approval.

Summary Recommendation

APPROVE subject to S106 Agreement to secure affordable housing and establishment of a private management company, and conditions

1. REASON FOR REFERRAL

The application has been 'called-in' to Northern Planning Committee by Cllr C Browne for the following reasons:

'CELPS Policy PG3 (inappropriate development within the green belt). This application represents a significant departure from the previous application (23/4024M), which was considered by Northern Planning Committee and approved in principle on the basis that it was an "affordable housing exception site" for the development of 9 no. affordable homes. In the latest version of this application, the number of affordable units has been reduced to just three, with the remaining six to be available at market value. The proposals are therefore no longer consistent with the definition of an "affordable housing exception site" and should therefore be reconsidered against Policy PG3 as inappropriate development within the green belt.'

2. DESCRIPTION OF SITE AND CONTEXT

The site comprises a parcel of an open, undeveloped parcel of land approximately 0.44ha in area located on the northeastern fringe of Alderley Edge (although within the parish of Wilmslow) within the Green Belt.

To the immediate north-east is the residential property of Jenny Heyes, the north-west / west of the site is bound by Hayes Lane with residential properties located on the opposite side, to the south is Whitehall Brook with a commercial development beyond within the Settlement Boundary and to the east is open field.

The site falls within the Alderley Edge and West Macclesfield Wooded Estates Local Landscape Designation (LLD), partly within Flood Zones 2 & 3 to the south of the site with the remainder being in Flood Zone 1 and adjacent to an Ecological Network Restoration Area which lies immediately adjacent to Whitehall Brook.

3. DESCRIPTION OF PROPSAL

Outline Planning Permission along with matters of Access are sought for the erection of up to 9 dwellings.

Matters relating to Layout, Scale, Appearance and Landscaping are reserved for subsequent approval.

The description of the development was amended during the application process to include the words 'up to'. Also, during the assessment process, a revised indicative layout plan was received, removing a detached garage to the dwelling shown to serve plot 5 and shifting the development southwards to accommodate a footpath within the application site as opposed

to it being proposed on the site frontage at the expense of the boundary hedgerow. A separate plan making it clear the extent of 'Access' sought by the application was also received.

4. RELEVANT PLANNING HISTORY

Application site

23/4024M - Permission in principle (Stage 1) for an affordable housing exception site and associated works – Granted 14th March 2024

15/3535M - The construction of a new driveway to access Jenny Heyes from an existing gateway entrance into the parcel of land also owned by the applicant adjoining the property to replace an otherwise dangerous existing vehicular access to the said property – Refused 28th September 2015 for the following reasons:

- 1. The proposal is an inappropriate form of development within the Green Belt, as defined by the National Planning Policy Framework, as it involves encroachment into the countryside and therefore conflicts with one of the purposes of including land in the Green Belt. It is not considered that very special circumstances exist to justify the approval of inappropriate development in the Green Belt.*

15/0766M - The construction of a new driveway to access Jenny Heyes from an existing gateway entrance into the parcel of land also owned by the applicant adjoining the property to replace an otherwise dangerous existing vehicular access to the said property – Withdrawn 24th April 2015

72483P - installation of replacement overhead power line – Electricity Act – 30th November 1992

Jenny Hayes

18/1885M - Non-material amendment to existing permission 16/0877M – Approved 11th May 2018

16/0877M - Two storey annexe appended to the south east elevation and closure/relocation of the vehicular access to the property situated along the southern garden border with the field also owned by the applicant – Approved 27th April 2016

16797PB – Kitchen extension – Approved 7th November 1978

5. NATIONAL PLANNING POLICY

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

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.

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

CELPS

MP1 Presumption in favour of sustainable development
PG1 Overall Development Strategy
PG2 Settlement Hierarchy
PG3 Green Belt
PG6 Open Countryside
SD1 Sustainable Development in Cheshire East
SD2 Sustainable Development Principles
IN1 Infrastructure
IN2 Developer Contributions
SC4 Residential Mix
SC5 Affordable Homes
SE1 Design
SE2 Efficient Use of Land
SE3 Biodiversity and Geodiversity
SE4 The Landscape
SE5 Trees, Hedgerows and Woodland
SE6 Green Infrastructure
SE12 Pollution, Land contamination and land instability
SE13 Flood risk and water management
CO1 Sustainable Travel and Transport

SADPD

GEN1 Design principles
GEN5 Aerodrome safeguarding
ENV1 Ecological Network
ENV2 Ecological implementation
ENV3 Landscape character
ENV4 River Corridors
ENV5 Landscaping
ENV6 Trees, hedgerows and woodland implementation
ENV7 Climate Change
ENV12 Air quality
ENV14 Light pollution
ENV15 New development and existing uses
ENV16 Surface water management and flood risk
HOU 1 Housing Mix
HOU8 Space, accessibility and wheelchair housing standards
HOU 12 Amenity
HOU 13 Residential Standards

HOU 14 Housing Density
HOU15 Housing delivery
HOU16 Small and medium-sized sites
INF1 Cycleways, bridleways and footpaths
INF3 Highways safety and access
INF9 Utilities

Neighbourhood Plan

Policies of the Wilmslow Neighbourhood Plan (WNP) relevant to the consideration of this application are:

Policy LSP1 Sustainable Construction
Policy LSP2 Sustainable Spaces
Policy LSP3 Sustainable Transport
Policy NE1 Countryside around the Town
Policy NE2 River Valley Landscapes
Policy NE5 Biodiversity Conservation
Policy TA1 Residential Parking Standards
Policy TA2 Congestion and Traffic Flow
Policy TA5 Cycling in Wilmslow
Policy H2 Residential Design
Policy H3 Housing Mix

7. Relevant supplementary planning documents or guidance

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:

- Green Belt NPPG
- Cheshire East Council Design Guide SPD

8. CONSULTATIONS (External to Planning)

Head of Strategic Transport (CEC Highways) – No objections, subject to the following conditions: implementation of visibility splays, implementation of S278 works (highways improvements) and submission/approval of a Construction Environmental Management Plan.

Environmental Protection – No objections, subject to the following conditions: use of low emission gas boilers; submission/approval of a contaminated land proportionate risk assessment, submission/approval of a contaminated land verification report, submission/approval of imported soil testing and that works should stop should contamination be identified. A number of informatives are also proposed.

Environment Agency – No comments received at time of report

United Utilities – Request the following conditions: submission/approval of a surface water drainage and foul water drainage scheme. A drainage management and maintenance plan condition is also recommended.

Lead Local Flood Authority (LLFA) – No objection, subject to a condition requiring the submission/approval of a Drainage Strategy and an informative that it would be the LLFA's preference for the discharge rates to be limited to 2.0l/s.

ANSA Greenspace – Proposals falls outside of remit for requiring Open Space

CEC Housing – No objections

Manchester Airport Safeguarding Authority – No objections subject to the following conditions: submission/approval of soft and water landscape works and submission/approval of dust and smoke suppression. An informative in relation to the use of tall equipment is also proposed.

Wilmslow Town Council – No comments received at time of report

9. REPRESENTATIONS

Comments from interested person(s), including the adjacent Parish Council have been received from 4 addresses. These raise the following summarised concerns / objections.

Principle of development

- Although Permission in Principle (PIP) has been granted for 9 dwellings on this Green Belt site, this was all for affordable housing whereas the application proposals are predominantly market dwelling-led and as such, do not consider that Very Special Circumstances now exist
- Would erode the protection of Green Belt spaces
- If developed the loss of this space would diminish the clear land separation between Wilmslow and Alderley Edge

Highways / locational sustainability

- Proposed access would pose hazards to pedestrians, cyclists, drivers and other road users. Road is narrow and curved at this location
- That the visibility criteria for westbound traffic has not been met. There is a blind bend in both directions which are poorly lit
- Transport Statement does not include tracking information for larger vehicles which is concerning given the narrow and curved nature of the road. Also the 85 percentile figures provided for the site access and crossing locations is close the set speed limit for this section of highway (30mph) – more likely to be close to this figure or more. Have concerns for the pedestrian welfare when using the crossing given poor levels of visibility.
- Consideration should be given to a requirement to improve highway signage
- Volume of traffic in the last 25 years have increased exponentially. Heyes Lane often used as a 'rat run' when traffic issues elsewhere.
- Development would probably result in 18 additional cars with the additional traffic resulting in an acute danger to drivers
- Contrary to Policy PR3 of the Wilmslow NP which insists development proposals should seek to improve pedestrian connectivity through the town and no evidence of pedestrian or cycle route connectivity are proposed
- Contrary to Policy KS1 of the Wilmslow NP which requires connectivity
- Contrary to Policy LSP3 of the Wilmslow NP which states that new development has to integrate with existing and cycling routes

- Contrary to Policy TA4 which requires appropriate access to schools via safe and well-lit sustainable transport routes

Design

- Contrary to Policy TH1 of the Wilmslow NP which prohibits ribbon development at town entrances or gateways
- Overdevelopment of site

Flood Risk and Drainage

- Not uncommon for water to stream down this stretch of road or to be covered in thick ice during the winter months
- Note comments from the Environment Agency that the increased flow through Whitehall Brook contributes to the flooding on the A34 bypass.

Ecology

- Harmful to local wildlife, including protected species

Housing Need

- Application refers to the Housing Needs Assessment for Alderley Edge, but this site should also account for the needs of Wilmslow.

Other Matters

- Contrary to Alderley Edge Neighbourhood Plan policies
- Concerned about sheet ice build-up around Whitehall brook

10. OFFICER APPRAISAL

Green Belt

The whole of the application site lies within the Green Belt.

Policy PG3 of the CELPS states that planning permission will not be granted for inappropriate development in the Green Belt, except in very special circumstances (VSC's), in accordance with National Policy.

Policy PG3 then goes onto a list a number of exceptions to inappropriate development in the Green Belt. These largely reflect those listed within the version of the NPPF that existed at the time the CELPS was first published in 2017. The NPPF has been updated numerous times since that date, most recently in December 2024 (tweaked in February 2025). This is a material consideration.

Whilst the application proposals do not fall into any of the exceptions to inappropriate development in the Green Belt within Policy PG3 of the CELPS, consideration needs to be given to Paragraph 155 of the NPPF, which introduces a new exception to inappropriate development.

Paragraph 155 states that *'The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:*

- a. *The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.*
- b. *There is a demonstrable unmet need for the type of development proposed.*
- c. *The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
- d. *Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.'*

Within the Planning, Design & Access Statement (PDAS), paragraphs 6.12 through to 6.36, the submission explains that the applicant considers that the proposals meet this new 'Grey Belt' exception. This is assessed below.

Is the land subject to the application proposals accepted Grey Belt? (NPPF par 155 (a))

Grey Belt is defined within Annex 2: Glossary of the NPPF as:

'For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.'

The question in relation to whether the Council accept or otherwise, that the site should be classed as 'grey belt' is initially whether the Council accept that the site does not strongly contribute to either purpose (a), (b) or (d) of the Green Belt as defined by paragraph 143 of the NPPF.

- Purpose (a) is – 'to check the unrestricted sprawl of large built-up areas'.
- Purpose (b) is – 'to prevent neighbouring towns merging into one another'
- Purpose (d) is – 'to preserve the setting and special character of historic towns'

With regards to Purpose A (sprawl), following an assessment using paragraph 005 of the NPPG, it is not considered that the site 'strongly contributes' to Purpose A given that the site is contained by development on 3 sides meaning that there are physical features that would contain the development. Furthermore, it is not considered that the development of this parcel of land would result in an incongruous pattern of development.

With regards to Purpose B (towns merging), the definition of what constitutes a 'village' is important. The guidance states that *'This purpose relates to the merging of towns, not villages'*. The guidance provides no indication as to what constitutes a 'village' for the purposes of this assessment.

This is relevant in this instance because we are considering the merging of Wilmslow and Alderley Edge. Whilst Wilmslow is clearly a 'town' based on numerous factors, the position is less clear in relation to Alderley Edge. If it is determined that Alderley Edge is indeed a 'village', the land subject to the residential element is unlikely to be deemed to 'strongly contribute' to the merging of 'Towns'.

Alderley Edge is defined in the CELPS as a Local Service Centre (LSC). However, there is no reference as to whether it constitutes a village or not. The Alderley Edge Neighbourhood Plan makes numerous references to it being a 'village'. As such, its not clear. However,

notwithstanding this, should Alderley Edge be considered a town (a worst-case scenario), it has been assessed that the application site's contribution that the land subject to the development with regards to the merging of towns would be 'Moderate'. This is because the site includes features that weaken its contribution, such as it being partially enclosed by existing development meaning that new development would not result in an incongruous pattern of development.

In consideration of Purpose D (character), following an assessment using paragraph 005 of the NPPG, it is considered that the contribution that the land subject to the application makes to the special character of historic towns is 'Moderate' at most. This is because although the site forms part of the setting of the town, it's separated from the historic aspects by existing development.

As such, the application proposals are deemed to meet this key test as to whether a site represents Grey Belt in that the site is not considered to strongly contribute to either purposes a, b or d.

A further aspect of the Grey Belt definition which could impact whether the application site meets this definition is whether the proposed site includes land relating to the areas or assets in footnote 7 in the NPPF. If it does, and one of those areas provides a strong reason for refusing or restricting development, the application proposals would not meet the grey belt definition.

Upon review of footnote 7, the only possible relevant consideration is whether the site is within an area at risk of flooding. However, as detailed later in this report, it has been demonstrated that the housing can be located on land within a Flood Zone 1 only, an area with only a 0.1% annual chance of flooding.

The subsequent test of paragraph 155(a) of the NPPF is whether the development would utilise grey belt land '*...and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.*'

The Green Belt NPPG paragraph 008 provides some more guidance. It states that this assessment should be considered in the context of the remaining Green Belt across the plan area as a whole.

It is not deemed that the small parcel of contained land subject to development would impede this test.

Is there an unmet need for the type of development? (NPPF para 155 (b))

The application proposes the erection of 9 dwellings.

The Cheshire East Local Plan Strategy (CELPS) 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) to meet the objectively assessed needs of the area.

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 CELPS figure of 1,800 dwellings per year.

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.

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.

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%.

As such, the proposals would be acceptable under paragraph 155 (b) as the type of development proposed is housing, and there currently is an unmet need for housing in Cheshire East.

Sustainable location? (NPPF para 155 (c))

Paragraph 155 (c) sets out that the development should be in a sustainable location. It states that particular reference should be made to paragraphs 110 and 115 of the NPPF.

Paragraph 110 of the NPPF states that significant development should be focused in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport nodes.

Paragraph 115 of the NPPF states that a) sustainable transport modes are prioritised, b) safe and suitable access can be achieved c) the design of the scheme should meet national guidance and d) any highways impact mitigated.

At council-wide level, within the subtext of Policy SD2 of the CELPS is a table that provides a guide to the appropriate distances for access to services and amenities. This is informed by the North West Sustainability Checklist (now revoked), which has been backed by the DCLG and WWF. These distances are actual distances using public highways and footpaths. The distances are considered appropriate for the region and have been used for the purpose of informing the Sustainability Appraisal and the accessibility of proposed developments. This is used to assist in determining how locationally sustainable the enquiry site is.

The applicant's agent has highlighted within their Design & Access Statement that the site, at one stage, formed an allocated site as part of the draft SADPD (draft Policy ALD1). This was for 'around 10 new homes'. This is confirmed. It was in the July 2019 draft version.

It has been advised by the Council's Spatial Planning Officer that the reason that this draft allocated site, along with all the draft housing allocations in the draft SADPD in Local Service Centres (which Alderley Edge is one of) were removed, was because the expected levels of

development, at that time, were considered to be satisfied by allocations elsewhere or in line with the development hierarchy of the development plan and were therefore not required for housing delivery.

Within paragraph 4.25 of the Alderley Edge Settlement Report (June 2019), used as evidence to identify the suitability of the application site (and former draft allocation) for housing, it is stated that *'It is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required facilities and services.'*

Within paragraph 1.18 of the submitted Design & Access Statement, the applicant's agent has stated *'The site has been considered by the LPA to be a sustainable location as evidenced by the draft allocation as well as the Permission in Principle for 9 affordable homes in March 2024. These were on the basis of pedestrian access to the village which this application proposes.'*

Upon review of the assessment of the relatively recent Permission in Principle, Stage 1 permission (23/4024M), the Officer's committee report stated:

'The site lies within the Parish of Wilmslow but is adjacent to the settlement boundary of Alderley Edge (a Local Service Centre as identified under policy PG2 of the CELPS), separated only by Whitehall Brook. The site is approximately 1km walk from Alderley Edge village centre, with its associated services and facilities, its railway station; which provides services to Manchester and Crewe; and the bus stops located on London Road which provide services to Macclesfield and Manchester Airport via Wilmslow.'

The report later stated that:

'Whilst this site was not selected as an allocation, the evidence at that time during the selection process for the SADPD did find that the site was adjacent to the settlement and in a sustainable location which meets the accessibility criteria for the majority of services and facilities listed in CELPS Policy SD 2.'

As such, the Council have already accepted that the application site is locationally sustainable both through the draft SADPD and more recently, through the approval of permission 23/4024M for 9 dwellings.

The closest pedestrian footpath to the site, which links the site to Alderley Edge for pedestrians, lies on the opposite side of Heyes Lane to the application site, on the Whitehall Brook bridge, which is a narrow section of pavement. This is approximately 70 metres away from the proposed vehicular access point to the development. As such, there is currently no direct footpath linking the application site to the existing pavement network that in turn, extends to the Alderley Edge centre, which is predominantly lit by streetlights.

As originally proposed, the application proposals suggested the removal of the Heyes Lane roadside hedgerows to allow for the construction of a new, 2-metre-wide footpath that would run parallel with Heyes Lane, terminating at the bridge over Whitehall Brook. At this juncture, pedestrians would then have to cross Heyes Lane to join the existing footpath into Alderley Edge. A pedestrian crossing is proposed at this juncture in the form of a drop crossing. It is also proposed to slightly re-align the highway and this bend in the road and widen the narrow section of pavement on the bridge over Whitehall Brook.

During the application process the applicant supplied an updated indicative layout plan, along with an 'Access' plan. This amended the position of the proposed footpath to within the

application site to allow the retention of the majority of the roadside hedgerow at the request of officers.

Should this be deemed to be acceptable in highway safety terms, considered later in this report, it is deemed that once implemented, the application site can be considered to be locationally sustainable.

Golden Rules (NPPF para 155 (d))

NPPF Paragraph 155 (d), states that *'Where applicable, the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156 and 157 below.'*

Paragraph 156 states:

'Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application, the following contributions ('Golden Rules') should be made:

- a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;*
- b. necessary improvements to local or national infrastructure; and*
- c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.'*

As this application does not meet the criteria of a 'major' development, none of the Golden Rules apply.

Overall Green Belt conclusions

The application site is accepted as representing 'grey belt' and adhering with the requirements of paragraph 155 of the NPPF. Subsequently, the application proposals are not considered to represent inappropriate development in the Green Belt and are acceptable in principle.

Highways (including matters of Access)

Policy SD1 of the CELPS refers to sustainable development in Cheshire East. This is a wide-ranging policy which includes the following highways-related considerations; that development should, wherever possible, provide safe access and sufficient car parking in accordance with adopted highway standards.

Policy CO1 of the CELPS refers to sustainable travel and transport. The crux of the policy is that development should be directed to sustainable and accessible locations.

Appendix C of the CELPS details the Council's Parking Standards.

Policy INF3 of the SADPD considers highway safety and access. It details the development proposals should comply with the relevant Highway Authority's and other highway design guidance, provide safe access to and from the site, make sure that traffic can be satisfactorily assimilated into the operation of the existing highway network, incorporate measures to assist pedestrians and cyclists and not generate movements of HGV's on unsuitable roads.

Policy LSP3 of the Wilmslow NP supports development that seamlessly integrates into the existing walking and cycling routes, provides safe cycle storage and is sites to take advantage of public transport facilities.

Policy TA1 of the Wilmslow NP states that applications will be expected to demonstrate how they have met the relevant design criteria for parking spaces and that tandem parking should be avoided.

Policy TA2 of the Wilmslow NP states that applications which significantly increase vehicle usage and traffic flows within the town will not be supported.

Policy TA5 of the Wilmslow NP details that all new development will be required to demonstrate how they have considered the needs of cyclists as part of their applications.

Matters of 'Access' are sought for permission by this application.

The submitted 'Access Plan' shows the provision of a single vehicular access point onto Heyes Lane towards the north-west corner of the site and the creation of a footpath, within the site, travelling parallel and close to Heyes Lane leading to a proposed crossing point closer to the existing footpath network to the west. In addition, the widening of an existing section of footpath and the slight re-alignment of a small section of Heyes Lane are all proposed, as expanded upon within the submitted Transport Statement (Feb 2025).

Matters of highway safety have been raised by objectors and the neighbouring Parish Council. More specifically, concerns have been raised about the acceptability of the visibility of the proposed access point, the narrowness of Heyes Lane, the fact that it curves, how busy the road is and its connectivity for pedestrians.

Speed surveys have been undertaken to determine the necessary visibility splays to be provided. The Council's Highway's Officer states that the 'Proposed Access Arrangements' drawing within the Transport Statement shows the visibility splays to be provided in accordance with the required stopping sight distance.

It has been suggested by those concerned about the application proposals, that the visibility splays of the proposed access do not meet the standards to the west. In response, the Council's Highway's Officer has advised Officer's that the visibility splays are 37m eastbound and 42m westbound based on the recorded speeds, which are acceptable in his view.

With regards to accessibility, it is important that the site can be accessed by pedestrians, and a new 2 metre footway is proposed on the southern side of Heyes Lane, now within the site. A drop crossing is proposed at the bridge for pedestrians to cross to the existing north side footway and a minor realignment of Heyes Lane is proposed to provide the crossing points.

The Council's Highway's Officer advises that given the small scale of development proposed, the proposed access is considered acceptable and that the site is capable of being accessed by pedestrians. No objections are raised, subject to a condition to secure the footpath and crossing point. It is also proposed that in the event of approval, the scope of the matters of access considered by this application are clarified by condition.

In response to some of the unanswered objectors comments, a couple of queries have been raised in relation to the omission of larger vehicles in the tracking information submitted in the Transport Statement. In response, the Council's Highways Officer has advised that Heyes

Lane is an existing public highway with no restrictions on use, so any large vehicle can use the road not associated with the development. So apart from construction there isn't really a need for frequent HGV use to and from the site and also it's perfectly legal to use the road. As such, this omission from the Transport Statement is accepted.

Also, in relation to the Transport Statement, concerns are raised in relation to the likely traffic speeds to the proposed pedestrian crossing location. In response, the Council's Highway's Officer has advised that the recorded speeds were lower than the limit and the correct level of visibility have been provided. As such, there are no grounds for objection on this matter.

One objector has requested that we seek improved highway signage and alter the position of the existing speed limit signage to ensure vehicles reach Whitehall Brook at speeds of 20pmh or lower. In response, the Council's Highway's Officer has advised that speed limits are a matter for the Highway Authority to deal with and a 20mph speed limit would not meet the speed management strategy. In any event, the Officer advises that the applicant only has to make sure they provide a design in conformity with the speed limit, which has been done in this case.

Details of cycle storage would be considered at reserved matters stage.

As such, subject to the following highways related conditions; implementation of visibility splays, implementation of S278 works (highways improvements) and submission/approval of a Construction Environmental Management Plan, it is deemed that the proposals would adhere with the highways policies of the development plan.

Design

Policy SD1 of the CELPS refers to sustainable development in Cheshire East. This is a wide-ranging policy which includes the following design-related considerations; that development should, wherever possible, provide a locally distinct, high quality, sustainable, well designed and durable environment.

Policy SD2 of the CELPS refers to sustainable development principles. Within this policy, it is advised that development will be expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of; height, scale, form, grouping, material choice, external design features, massing, green infrastructure and relationship to surrounding development amongst others.

Policy SE1 of the CELPS advises that proposals should make a positive contribution to their surroundings in terms of; sense of place, design quality, sustainable architecture, liveability/workability and safety.

Policy GEN1 of the SADPD relates to general design principles, detailing that development proposals should create high quality, beautiful and sustainable buildings and places and should reflect the local character and design preferences of the Cheshire East Borough Design Guide SPD.

Policies LSP1 (Sustainable Construction), H2 (Residential Design) and H3 (Housing Mix) of the Wilmslow NP are also all relevant.

The Council's Urban Design Officer has raised some concerns regarding the indicative design. More specifically, they consider that 9 dwellings represent an overdevelopment of the site

advising that should the indicative layout come forward at Reserved Matters stage, it may not receive officer support.

Given that the applicant already benefits from an extant permission for 9 dwellings on this site in principle and given that the site was earmarked in the draft CELPS to accommodate 10 dwellings, the Council have already accepted that the site can accommodate this quantum of development. The applicant has agreed to amend the description of development from 9 dwellings to 'up to' 9 dwellings, allowing flexibility at Reserved Matters stage should a suitable design for 9 dwellings be deemed not achievable when considering matters of 'Layout, Scale and Appearance'.

Amenity

SADPD Policy HOU12 sets out that 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 loss of privacy, sunlight and daylight, the overbearing and dominating effect of new buildings, environmental disturbance or pollution or traffic generation, access and parking.

Policy HOU13 of the SADPD sets out residential standards.

Policy SE1 of the CELPS states that development should ensure an appropriate level of privacy for new and existing residential properties.

Policies ENV12 (Air quality) and ENV14 (Light pollution) of the SADPD and SE12 (Pollution) of the CELPS consider environmental amenity matters.

Policy H2 of the Wilmslow NP requires development to provide sufficient amenity space.

Neighbouring dwellings & future occupiers

Issues relating to overlooking, impact on privacy, and overshadowing will be addressed as part of any future reserved matters application once matters in relation to layout, scale and appearance are considered. This is also the case in relation to the level of amenity afforded to the future occupiers.

Environmental amenity

In consideration of environmental amenity, the Council's Environmental Protection Officers have raised no objections, subject to the following conditions: use of low emission gas boilers; submission/approval of a contaminated land proportionate risk assessment, submission/approval of a contaminated land verification report, submission/approval of imported soil testing and that works should stop should contamination be identified. Several informatives are also proposed.

In the event of approval, it is not proposed that the condition relating to any gas boilers is imposed as it cannot be easily enforced and as such, is not deemed to meet one of the conditions tests. The informatives requested by the Council's Environmental Protection Officer will be included in the event of approval.

Amenity summary

Subject to the above conditions, minus the gas boiler condition, which is not considered to be enforceable, the proposal would adhere with the amenity policies of the Development Plan.

Ecology

Policy SE3 of the CELPS refers to Biodiversity and Geodiversity. The crux of the policy is to protect and enhance these considerations. The application site also falls within an Ecological network restoration area, so is subject to Policy ENV1 of the SADPD. Policy ENV2 of the SADPD requires development proposals to deliver a gain for biodiversity.

Policy NE5 of the Wilmslow NP considers biodiversity conservation. The policy supports applications where it can be demonstrated that the development will not adversely affect designated and non-designated wildlife habitats and that developments which create new habitats will be looked upon favourably. Policy NE5 also details that developments should demonstrate a net gain in biodiversity.

Ecological Network

The application site falls within the CEC ecological network which forms part of the SADPD. Policy ENV1 of the SADPD therefore applies to the determination of this application.

Based upon the BNG metric, the Council's Nature Conservation Officer advises that it appears unlikely that the proposed development would lead to an enhancement of the network in the absence of further offsite habitat creation works. This planning application provides an opportunity to incorporate features to increase the biodiversity value of the development in accordance with Local Plan Policy SE 3.

As such, the Council's Nature Conservation Officer has advised that in the event of approval, a condition should be attached which requires the submission of an ecological enhancement strategy.

Hedgerows

Native hedgerows, a priority habitat, were recorded on site. As originally proposed, the development would have resulted in the loss of two existing roadside hedgerows on site which, in the view of the Council's Nature Conservation Officer, would have resulted in a significant loss of biodiversity. However, the plans were revised during the application process to demonstrate that the majority of this hedgerow could indeed be retained and the proposed pedestrian footpath still delivered, alleviating such concerns.

Great Crested Newts (GCN)

The Council's Nature Conservation Officer advises that this priority/protected species is not reasonably likely to be affected by the proposed development.

Otter and Water vole

The Council's Nature Conservation Officer advises that water voles are not reasonably likely to be present or affected by the proposed development.

The Otter survey undertaken in support of the application focused solely on the application site. The Council's Nature Conservation Officer advises that this is insufficient to conclude that otters are absent from the watercourse. However, as no field signs and importantly no

potential holts were recorded on site, the proposed development is unlikely to result in an offence in respect of this species.

Bats

The site was assessed as being of moderate value for foraging bats. The main interest on site is likely to be along the river corridor and associated habitats. Lighting associated with the proposed development has the potential to result in an adverse effect on bats associated with this habitat. If planning consent is granted, the Council's Nature Conservation Officer recommends that a condition be attached to ensure the submission/approval of a lighting scheme.

'Other' protected species

No evidence of this species was recorded. The Council's Nature Conservation Officer therefore advises that this species is not reasonably likely to be affected by the proposed development. However, as the status of this species on a site can change over time, the Council's Nature Conservation Officer recommends that if outline consent is granted a condition should be attached which requires an updated 'Other' protected species survey to be undertaken and submitted in support of any future reserved matters application.

Biodiversity Net Gain (BNG)

This application is subject to Mandatory Biodiversity Net Gain.

The submitted BNG report indicates that the scheme would deliver a net loss of biodiversity in respect of area-based habitats of -42.18% and hedgerows of -16.37%, but a net gain in respect of watercourses of 6.52%. The proposed development therefore fails to achieve the required 10% net gain on site.

The Council's Nature Conservation Officer advises that it is unlikely that the required net gain could be achieved on site, and hence offsite habitat creation will be required. This approach is in accordance with the Biodiversity Gain Hierarchy in this instance.

If outline consent is granted, the Council's Nature Conservation Officer advises that a condition must be attached which reflects the 'deemed' condition introduced by the Environment Act.

Although the situation changed during the application process in that most of the boundary hedgerow will now be retained, the proposed condition will be able to pick-up the impact of this change on the BNG requirements.

Ecology conclusions

Subject to the recommended conditions, the development would adhere with the relevant ecology policies of the development plan.

Flood Risk and Drainage

Policy SE13 of the CELPS relates to flood risk and water management. It states that all development must integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within the borough and provide opportunities to enhance biodiversity, health and recreation in line with national guidance.

Policy ENV16 of the SADPD is a further flood risk and drainage consideration.

Parts of the application site fall within Flood Zones 1, 2 and 3. Flood Zone 1 is the lowest risk flood zone with a less than a 1 in 1000 annual probability of flooding in any given year. Flood Zone 2 is considered medium risk with an annual probability of flooding between 1 in 1000 and 1 in 100. Flood Zone 3's are considered to represent areas with an annual flood risk or 1 in 100 years probability of flooding in any given year.

In addition, upon review of the long-term flood risk of the site, it is classified as having a 'very low' yearly chance of flooding from surface water, river water and ground water in the future upto 2060. This is the lowest possible category.

The indicative location of the proposed housing as shown on the updated indicative layout plan is within the Flood Zone 1 area, the part of the site with the lowest probability of flood risk. The areas of higher flood risk, to the far south of the site, are indicatively shown to for a landscaped/wildlife buffer area.

The application is supported by a Flood Risk Assessment. This has been reviewed by the Lead Local Flood Risk Authority (LLFA) and United Utilities.

These consultees have raised no express objections to the proposed development subject to conditions requiring the submission of a detail surface and foul drainage strategy and an associated management and maintenance plan. It is not deemed that a sequential test is required as the application has demonstrated that the areas subject to residential use can be accommodated on an area of the site which is not known to be at risk of flooding now or in the future.

Manchester Airport

Policy GEN5 of the SADPD sets out that development which would adversely affect the operational integrity or safety of Manchester Airport or Manchester Radar will not be permitted.

The Manchester Airport Safeguarding Officer has reviewed the proposals and raised no objections, subject to a condition requiring the submission/approval of soft and water landscape works and the submission/approval of dust and smoke suppression measures. An informative in relation to the use of tall equipment is also proposed.

Landscape, trees and hedgerows

Matters of 'Landscape', which includes matters in relation to trees and hedgerows, are not sought for determination at this stage and represent a Reserved Matter in relation to the proposed residential development. Nonetheless, these matters have been considered 'in principle' as part of this assessment.

The site lies within the Green Belt and on the edge of a Local Landscape Designation (LLD) (Alderley Edge and West Macclesfield Wooded Estates).

The development area comprises of established hedgerows and tree cover bordering the southern boundary adjacent to the Whitehall Brook. The trees provide important screening between the site and industry to the south of the brook, with the native hedgerow being characteristic of the landscape character of the area. No statutory protection applies to any trees on the site. The application is supported by an Arboricultural Impact Assessment (AIA) and Method Statement (AMS).

Whilst the Council's Landscape Officer shares the concerns of the Council's Urban Design Officer in relation to density, the number of dwellings proposed is accepted for the reasons previously detailed. In the event of approval, it is recommended that it be conditioned that the first reserved matters application should be accompanied by existing and proposed levels information as well as landscape details.

Although the application proposals do not trigger an open space requirement, in the event of approval, to ensure that all land that falls outside of residential curtilages or highways land be managed by a private residents management company. This would be secured as part of a S106 Agreement.

The AIA proposes the loss of 1 individual and 1 group of low-quality trees to which there are no objections. The Council's Tree Officer advises that the relationship of proposed plots on the illustrative layout with the retained tree cover is acceptable. Now that the plans have been revised to show the retention of most of the boundary hedgerow, the Council's Tree Officer has advised that this change represents a significant improvement and will reduce impacts of any future development from the roadside. In the event of approval, the Council's Tree Officer advises that the tree documentation will need to be updated to make provision to retain, minimise impacts of the new footpath and protect the hedgerow throughout implementation of the access and footpath.

Affordable Housing

Policy SC5 of the CELPS relates to affordable housing setting out in what circumstances provision is required. The application would not meet any of these triggers. As such, affordable housing provision is not a requirement of this application.

However, the applicant proposes the provision of some affordable dwellings. As originally proposed, the applicant proposed that 3 of the 9 dwellings would be affordable dwellings. These would be Discounted Market Housing for Sale with a 30% discount, as described in paragraph 6.22 of the Council's Housing SPD.

During the course of the application, this proposal has changed, and the applicant would like the level of affordable housing to be linked to the final number of dwellings that come forward at Reserved Matters stage. More specifically, if 8 or 9 dwellings come forward, they are willing to commit to 2 affordable dwellings (intermediate tenure). If 7 dwellings come forward, they can commit to 1 affordable dwelling of the same tenure. Any less, no affordable dwellings would be proposed.

The Council's Housing Officer welcomes the provision as the affordable units and these would assist in meeting the identified need for affordable dwellings in Alderley Edge.

In the event of approval, this provision would need to be secured via S106 Agreement, which the applicant has agreed to. This is a benefit of the scheme.

Heads of Terms

If the application is approved, a Section 106 Agreement will be required to secure the following:

- Provision of affordable dwellings
- Establishment of a private management company

CIL Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

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

The provision of affordable housing is not a requirement of planning policy for a development of this scale. Nonetheless, the provision of affordable housing would represent a planning benefit which, although not determinative, would represent one of the benefits that would form part of the reasoning as to why the application proposals as a whole are deemed acceptable. Securing the provision through a S106 Agreement would be necessary to achieve the full benefits of the proposals as sought by the application.

It would be directly related to the proposed development as it is proposed as part of the application. It would also be fairly and reasonably related in scale and kind to the development as they would form only a small part of the type of housing proposed.

The requirement to establish a private management company is deemed necessary in design, landscape and partly ecology terms to ensure that any land either not in control of the future residents or highways is adequately managed and simply not left to the detriment of the character and appearance of the area. It is deemed to be directly related to the proposed development given that this land forms part of the application site and would be fairly and reasonably related in scale and kind to the development.

Other Matters

As this scheme is not classified as a 'Major' planning application, it is not a policy requirement that the development needs to provide contributions towards education, health or public open space.

As the application site falls within the scope of the Wilmslow Neighbourhood Plan, it is not subject to policies within the Alderley Edge Neighbourhood Plan.

11. PLANNING BALANCE/CONCLUSION

The application seeks outline planning permission, along with matters of Access, for the erection of up to 9 dwellings on this greenfield site, adjacent to the Alderley Edge Settlement Boundary within the Green Belt.

The application proposals are deemed to fall within one of the exceptions to inappropriate development in the Green Belt, that relating to Grey Belt (para. 155 of the NPPF). It is considered that the application site does represent Grey Belt land, would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan, that there is a demonstrable need for the type of development proposed (housing) and that the application site is in a sustainable location.

With regards to matters of 'Access', a single vehicle access is proposed towards the northern end of the site, onto Heyes Lane. In addition, a new 2-metre-wide pedestrian footpath along

the southern roadside edge, but within the application site is proposed, a drop crossing, the widening of an existing section of pavement and a slight re-alignment of a section of Heyes Lane. The Council's Highways Officer is satisfied that the scheme provides adequate visibility and accessibility, subject to the highways works being secured.

As matters of design (Layout, Scale and Appearance) as well as matters of Landscaping are not sought for determination at this stage, these matters can only be considered in principle. Officer concerns have been raised in relation to the number of dwellings proposed. However, given that the site already benefits from an extant permission for 9 dwellings and because the Council had previously allocated the site for 10 dwellings, it is deemed that 9 dwelling can be accommodated on the site, albeit in a likely different arrangement to that indicatively presented. This would be considered at Reserved Matters stage.

The proposals would not result in any issues at this stage in relation to amenity, ecology, flood risk or flight safety, subject to conditions.

The provision of affordable dwellings are welcome even though are recognised as not being a policy requirement.

Irrespective of this, the application proposals are deemed to be acceptable in principle under paragraph 155 of the NPPF and the overall benefits of delivering new dwellings in a sustainable location are deemed to be acceptable.

The application is therefore recommended for approval.

12. RECOMMENDATION

APPROVE subject to a S106 Agreement to secure:

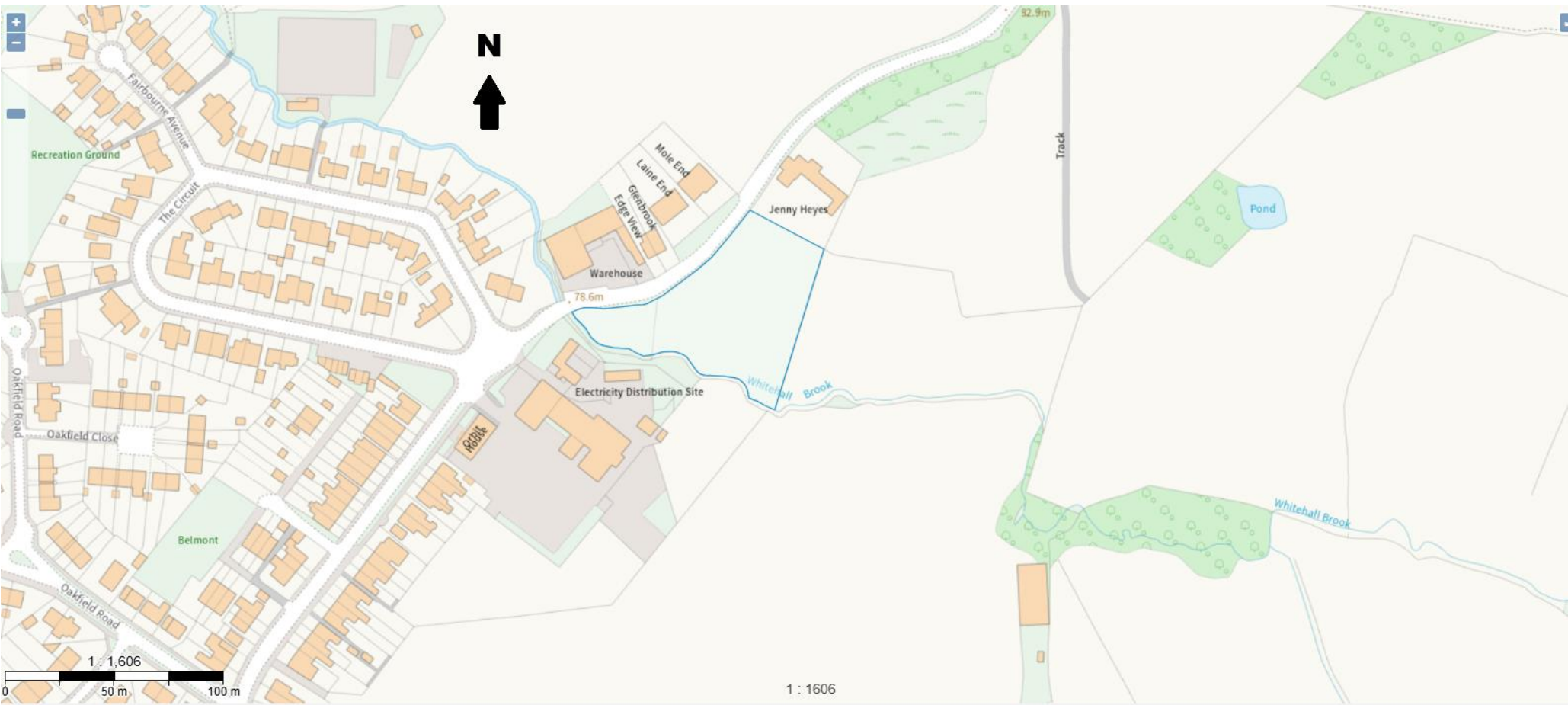
S106	Amount	Trigger
Provision of Affordable Dwellings	2 affordable units should 8 or 9 dwellings come forward at Reserved Matters 1 affordable unit should 7 dwellings come forward at Reserved Matters	To be completed before 50% of the market housing is sold or let
On-site incidental open space management and maintenance	Establishment of a private management company	Prior to the occupation of the first dwelling

And the following conditions:

- 1. Outline (commencement of development)**
- 2. Requirement to submit Reserved Matters application**
- 3. Time limit on submission of Reserved Matters**
- 4. Approved plans (including extent of 'Access')**

5. Implementation of visibility splays
6. Implementation of highway improvement works (S278 works)
7. Submission/approval of a contaminated land proportionate risk assessment
8. Submission/approval of a contaminated land verification report
9. Submission/approval of imported soil testing
10. Works should stop should contamination be identified
11. Submission/approval of an Environmental Construction Management Plan (CEMP)
(to include dust and smoke suppression measures)
12. Submission of levels details with Reserved Matters
13. Submission of landscaping details with Reserved Matters *(to include standard requirements, plus compensation for any tree & hedgerow loss, details of any water features or water landscaping works and earthworks)*
14. Submission/approval of a Tree Protection Plan with Reserved Matters
15. Submission/approval of an Arboricultural Method Statement with Reserved Matters
16. Submission/approval of a Biodiversity Enhancement Strategy
17. Submission/approval of an external lighting scheme
18. Submission/approval of an updated 'Other' Protected Species Survey with Reserved Matters
19. Submission/approval of BNG Plan
20. Submission/approval of drainage strategy *(including SuDS, long-term maintenance & shall provide for the long-term retention of the trees)*
21. The extent of the developable area defined

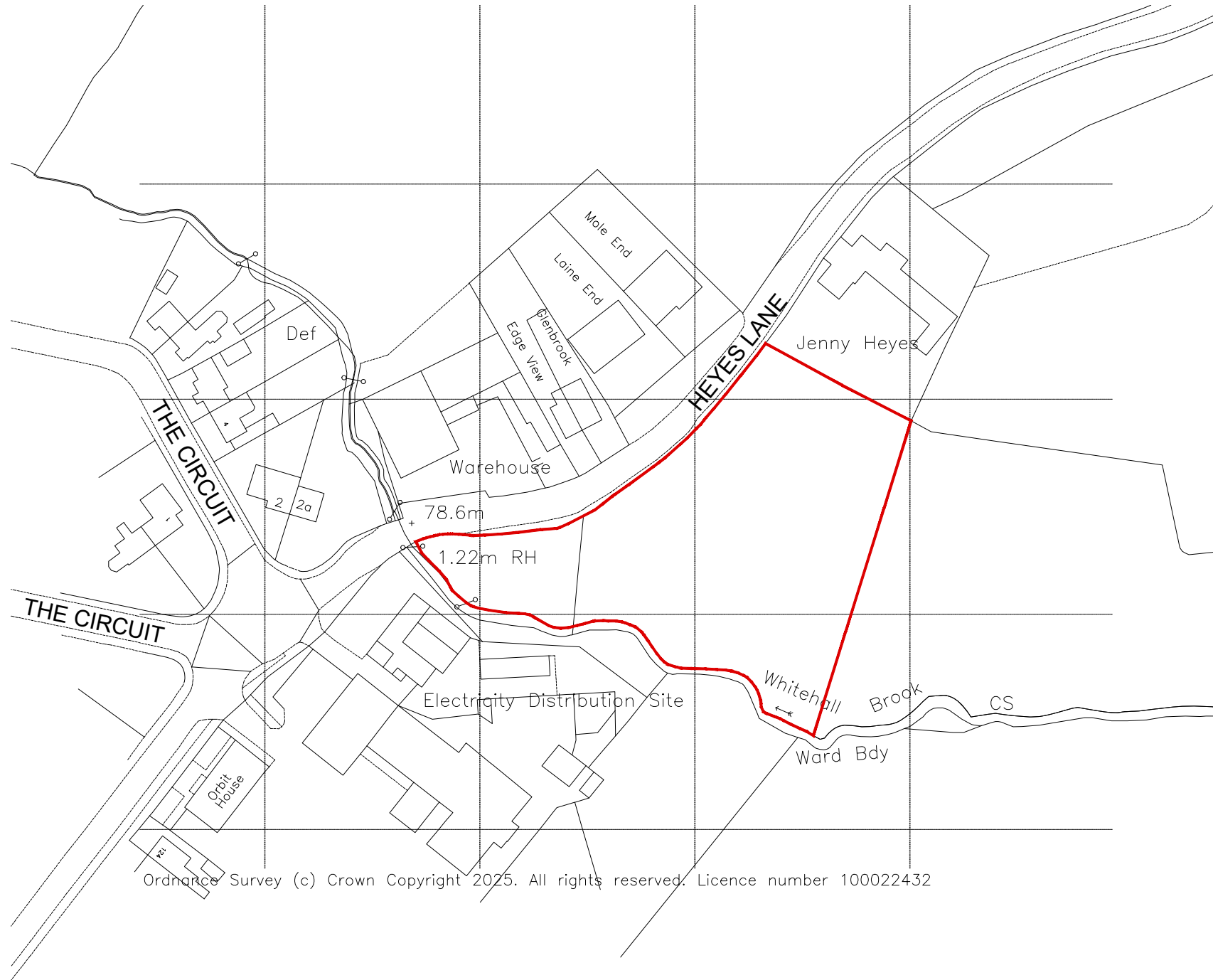
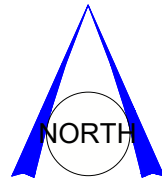
In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation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



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25/1064/OUT

Land Adjoining Jenny Heyes,
Heyes Lane,
Alderley Edge,
SK9 7LH



LOCATION PLAN

Rev	Date	Revision Description	Drawn	Check

DGL Associates Limited Barn Meadow House Southfield Fold Farm Southfield Burnley Lancashire BB10 3RH Tel : 01282 601157 Mob : 07976 782876		
Revision		Checked
•	Drawn D.G.Lever	
	Scale 18th Feb 2025	Approved
	Drawn 1:1250 @ A3	
E-mail : darren.dgl@gmail.com		A3

Client

Henderson Homes

Project

Heyes Lane, ALDERLEY EDGE

Drawing Title

LOCATION PLAN

Drawing No.

2387HHL/HLAE/LP01



MIX SCHEDULE					
House Name	Beds	Size - Sq.ft	No	Sub-total	Plots
1 Bed Apartment GF NDSS	1	560	1	560	1
1 Bed Apartment FF NDSS	1	560	1	560	2
Abbey (Abb) NDSS	2	754	1	754	3
Copse (Cop) NDSS	3	820	2	1640	4, 8
Vale (Val)	3	943	1	943	9
New Type (Nwo)	3	1180	2	2360	6, 7
Woodcote	4	1581	1	1581	5
			9	8398	
	NDA		2134	Sq.m	
			0.53	Acres	
			0.21	ha	
			15925.90	Sq.ft / A	
			42.17	uph	



SKETCH LAYOUT
02

Rev	Date	Revision Description	Drawn
D	24.07.25	SITE LINES ADDED FOR CLARITY - Small adjustments to sketch to align with DWD	DS
C	22.07.25	Amended to retain site frontage hedge/grow and create footpath linkage within development	DS
B	12.03.25	Plots 6 & 7 amended following client discussions	DS
A	26.02.25	Plot 4 amended to deal with Affordable Housing provision	DS

DGL Associates Limited
Barn Meadow House
Southfield Fold Farm
Southfield
Burnley
Lancashire
BB10 3RH
Tel : 01282 601157
Mob : 07976 782876

Revision:		Checked
D	Drawn D.G.Lever	
	Scale 18th Feb 2025	Approved
	Drawn 1:500 @ A3	
E-mail :	darren.dgl@gmail.com	A3

Client
Henderson Homes

Project
Heyes Lane, ALDERLEY EDGE

Drawing Title
Sketch Layout 02

Drawing No.
2387HHL/HLAE/SK02

DGL
ltd

Associates