

Application No: 16/0396C

Location: Saltersford Farm, Land North of Macclesfield Road, Holmes Chapel, CW4 8AL

Proposal: Reserved matters for application 14/0132C - Development of residential scheme comprising up to 100 dwellings, amenity areas, landscaping and associated infrastructure

Applicant: Mr Gary Lynch, Russell Homes

Expiry Date: 28-Apr-2016

Summary

The principle of development has already been accepted as part of the outline approval for up to 100 dwellings granted on appeal on this site.

Social Sustainability

The development will not have a detrimental impact upon residential amenity, it would provide benefits in terms of much needed affordable housing provision and would help in the Councils delivery of 5 year housing land supply.

Mitigation for health and education impacts was dealt with as part of the Outline approval, which sits in tandem with any reserved matters. The impact upon infrastructure would be neutral as it is mitigated.

In terms of the POS and NEAP provision this is considered to be acceptable.

Environmental Sustainability

Details of the proposed landscaping are considered to be acceptable.

With regard to ecological impacts, the development would have a neutral impact subject to mitigation.

The drainage/flood risk implications for this proposed development are considered to be acceptable.

The development would not have any significant impact upon the trees and hedgerows on this site.

Economic Sustainability

The proposed access point (a roundabout) was determined to be acceptable at outline stage and the traffic impact as part of this development has already been accepted. The internal design of the highway layout/parking provision is considered to be acceptable.

The development of the site would provide a number of economic benefits in the residential use of the site.

It is considered that the planning balance weighs in favour of this development.

RECOMMENDATION

Approve with conditions

PROPOSAL:

This is a reserved matters application for 93 dwellings. The issues which are to be determined at this stage relate to the appearance, landscaping, layout and scale of the development.

The access would be via the approved roundabout at the Manor Lane/Macclesfield Road junction, which was previously allowed at outline stage. A NEAP is provided with 7 pieces of equipment for all age ranges.

The development would consist of 1 to 5 bedroom units. Most units would be 2 stories in height although there is a 3 storey block of flats and some 2.5 storey town houses. The existing farmhouse on site is to be retained and amended as part of the scheme.

The development would consist of the following mix:

- 9 x 1 Bed Flats (3 storey block)
- 9 x 2 bed mews houses
- 2 x 2 bed bungalows
- 4 x 2 bed semi detached
- 25 x 3 bed town houses (2.5 storey)
- 11 x 4 bed town houses (2.5 storey)
- 24 x 4 bed detached
- 9 x 5 bed detached

SITE DESCRIPTION:

The application site comprises an agricultural field of some 3.6 hectares located in a triangular shaped site which is sandwiched between Macclesfield Road to the south and east and the railway line to the north and west. The site is located within designated open countryside although it adjoins the settlement boundary. Manor Road is located opposite Macclesfield Road and the site is circa 700m to the east. The site is relatively flat but the site elevates in northerly direction along Macclesfield Road as surrounding land falls away towards Twemlow.

Residential development is located on the other side of the railway track. Manor Road Industrial Estate is located opposite.

RELEVANT HISTORY:

14/0132C - Outline planning permission for the erection of up to 100 dwellings with open space and associated infrastructure – Appeal allowed 10 Feb 2015

POLICIES

By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for Cheshire East currently comprises the saved policies from the Congleton Borough (January 2005), Crewe and Nantwich (February 2005) and Macclesfield Local Plans (January 2004).

Policies in the Local Plan

PS3	Settlement Hierarchy
PS6	Settlements in Open Countryside
PS8	Open Countryside
GR1	New Development
GR2	Design
GR3	Residential Developments of More than 10 Dwellings
GR4	Landscaping
GR6&7	Amenity & Health
GR9	Accessibility, servicing and parking provision
GR10	Managing Travel Needs
GR18	Traffic Generation
GR19	Infrastructure
GR20	Public Utilities
GR21	Flood Prevention
GR22	Open Space Provision
GR23	Provision of Services and Facilities
H1 & H2	Provision of New Housing Development
H6	Residential Development in the Open Countryside
H14	Affordable Housing in Rural Parishes
NR1	Trees & Woodland
NR4	Nature Conservation (Non Statutory Sites)
NR5	Maximising opportunities to enhance nature conservation

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

As the examination of this plan has now been suspended, its policies carry limited weight. The following are considered relevant material considerations as indications of the emerging strategy:

PG2 – Settlement Hierarchy
PG5 - Open Countryside
PG6 – Spatial Distribution of Development
SC4 – Residential Mix
SC5 – Affordable Homes
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE3 – Biodiversity and Geodiversity
SE5 – Trees, Hedgerows and Woodland
SE 1 - Design
SE 2 - Efficient Use of Land
SE 4 - The Landscape
SE 5 - Trees, Hedgerows and Woodland
SE 3 - Biodiversity and Geodiversity
SE 13 - Flood Risk and Water Management
SE 6 – Green Infrastructure
IN1 – Infrastructure
IN2 – Developer Contributions

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

- 14. Presumption in favour of sustainable development.
- 50. Wide choice of quality homes
- 56-68. Requiring good design

Other Considerations:

The EC Habitats Directive 1992
Conservation of Habitats & Species Regulations 2010
Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System
Interim Planning Statement Affordable Housing

CONSULTATIONS:

Jodrell Bank: No reply

Network Rail: No objection subject to Network Rail assets not being compromised

Environment Agency: No objection subject to the imposition of planning conditions.

ANSA (Public Open Space): No objections to the landscaping proposal in general. No objection to the LEAP design, siting or equipment

CEC Flood Risk Manager: No objection subject to condition

United Utilities: No objection subject to the imposition of planning conditions.

CEC Environmental Health: No objection subject to the imposition of planning conditions relating to Environment Management Plan, external lighting, noise mitigation scheme, bin storage and electric vehicle infrastructure.

CEC Head of Strategic Infrastructure: No objection.

CEC Strategic Housing Manager: No objection.

VIEWS OF THE PARISH/TOWN COUNCIL:

Holmes Chapel Parish Council: No comments received.

Twemlow Parish Council: No comments received

REPRESENTATIONS:

15 Individual objections have been received on the following grounds

Principal of the development

- Premature to the emerging Plan
- Loss of open countryside
- Contrary to the National Planning Policy Framework

Highways

- Increased traffic congestion
- Highway safety
- No pavement on this side of the road

Infrastructure

- Impact on schools and doctors
- Impact on sewers

Amenity

- The development would have a negative impact on the quality of life of the existing populations
- Overlooking from new houses to existing houses
- Disruption during construction
- Noise chamber effect of new acoustic fencing for existing residents/ Impact of increase noise on existing residents adjacent to railway line

- Noise reduction proposals are too simplistic and that by relying on higher rated glazing solutions is not an effective solution
- Loss of trees

APPRAISAL

The principle of residential development has already been accepted following the approval of the outline application 14/0132C which was allowed at appeal for up to 100 dwellings on this site.

This application relates to the approval of the appearance, landscaping, layout and scale of the development. The proposal includes 93 dwellings, which is slightly below the quantum of development allowed at appeal.

Housing Mix

Policy SC4 of the submission version of the Local Plan requires that developments provide an appropriate mix of housing. In this case the development would provide the following mix:

9 x 1 Bed Flats
 9 x 2 bed mews houses
 2 x 2 bed bungalows
 4 x 2 bed semi detached
 25 x 3 bed town houses (2.5 storey)
 11 x 4 bed town houses (2.5 storey)
 24 x 4 bed detached
 9 x 5 bed detached

This mix is acceptable in that a range of dwellings across the board and in all tenures are provided to meet housing needs.

Affordable Housing

The s106 agreement attached to the outline application details that an Affordable Housing Scheme shall include an affordable housing provision of 30% which will comprise 65% affordable/social rent and 35% as intermediate tenure.

This is a proposed development of 93 dwellings therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 28 dwellings to be provided as affordable dwellings. 18 units are provided as Affordable rent and 10 units as Intermediate tenure. This is acceptable to the Strategic Housing Manager.

The Affordable Housing IPS requires that the affordable units should be tenure blind and pepper potted within the development, the external design, comprising elevation, detail and materials should be compatible with the open market homes on the development thus achieving full visual integration and also that the affordable housing should be provided no later than occupation of 50% of the open market dwellings.

In this case the external design detail and materials would be consistent with the open market dwellings and is considered to be acceptable.

In terms of the layout of the affordable housing this is located with three areas of the site which are acceptable to the Strategic Housing Manager and is considered to adequately pepper-pot the proposals

Highways Implications

The wider traffic issues in the locality and the point of access were considered as part of the outline application. The access will be provided by a roundabout at the junction of the access, Macclesfield Road and Manor Lane. The initial section of road is a standard 5.5m carriageway and then the road width reduces to 4.8m shared surface for the remainder of the internal road network. This more informal layout is in keeping with Manual for Streets and will aid reducing traffic speeds internally within the site.

The level of car parking provision across the site is in conformity with adopted and emerging parking standards.

The Strategic Highways Manager raises no objection to the scheme.

Amenity Assessment

Privacy

There is circa 30m distance between the backs of houses adjoining the railway line and the existing dwellings on the other side of the railway. There are some 2.5 storey houses, however, the windows within the roof are non habitable velux windows. The 3 storey block of flats is 30m plus distant from the closest existing residential dwelling opposite the railway line.

In this case the separation distances proposed to the existing dwellings all exceed those set out within the SPG. The separation distances between the proposed dwellings are also considered to be acceptable.

Noise

Clearly this site is in close proximity to the railway and is sandwiched between a major road into Holmes Chapel and the railway line. At outline stage, the Inspector accepted that there was a need to provide acoustic screen fencing adjoining the road and railway.

The applicant has submitted a scheme of acoustic insulation with the application. This includes an acoustic fence to the boundary of the site with Macclesfield Road (partial) and the land adjoining the railway (for the entire length of the railway boundary), to a height of 2.5 m to the southern part of the boundary with the railway rising to 3m in the northern part of the site. Some dwellings adjoining the railway are 2.5 storeys, however, none of the windows to the roof at the rear comprise habitable space.

The noise report recommends mitigation designed to ensure that occupants of the properties are not adversely affected by noise from A535 and rail noise from the Crewe to Manchester railway line.

The development is required to meet the requirements of BS8233:2014 for internal and external noise levels as detailed below:

Activity	Location	07:00 – 23:00	23:00 – 07:00
Resting	Living Room	35 dB L _{Aeq, 16hr}	-
Dining	Dining room/area	40 dB L _{Aeq, 16hr}	-
Sleeping (daytime resting)	Bedroom	35 dB L _{Aeq, 16hr}	30 dB L _{Aeq, 8hr}
Resting	Garden	55 dB L _{Aeq, 16hr}	-

Road Traffic Noise

Area South of Existing Farmhouse

For rear gardens of Plots 1, 10, 11, 79, 84 and 93. The report recommends proprietary timber acoustic fencing, or solid brick wall, of at least 1.8 metres in height for these gardens to achieve 55 dB L_{Aeq, 16hr}.

Table 2(a) pg. 6 details glazing requirements for individual plots to achieve required interior noise levels. Achieved by specifications listed in paragraph 2.12 + 2.13.

Specialist acoustic vents will also be necessary for the plots listed in Table 2(a) instead of standard window frame slot vents. Report recommend the 3-part Simon EHAS + AEA851 system which has a 43 Dn,e,w rating.

Area North of Existing Farmhouse

For the rear gardens of plots 66, 72 and 73, to achieve 55 dB L_{Aeq, 16hr} the report suggests height of the proprietary timber acoustic fencing acoustic fence would need to be 2.8m.

Table 2(b) pg. 7 details glazing requirements for individual plots to achieve required interior noise levels.

Specialist acoustic vents will also be necessary for the plots listed in Table 2(b) instead of standard window frame slot vents. The report recommends the 3-part Simon EHAS + AEA851 system which has a 43 Dn,e,w rating.

Railway Noise

To reduce the railway noise to within 55 dB LAeq (0700-2300hrs) in gardens the report recommends it is necessary to install an acoustic barrier along the western boundary of the site in the form of a proprietary acoustic fence noise barrier must be 2.5m high (above garden heights) in the southern part of the site, rising to 3.0m high in the northern area.

The Council's EHO has assessed the information and is satisfied that the amenity of future residents will be safeguarded by the acoustic fencing provided and the design and location of windows within the proposed dwellings adjoining the railway line

A neighbour on the other side of the railway line has raised concerns with regard to the acoustic screen providing an echo chamber effect. The EHO has advised that this is not a possibility in this noise environment and he has no concerns about the noise environment for existing residents on the other side of the railway line.

Trees and Hedgerows

The loss of the identified trees whilst significant in number is considered acceptable; any impact on amenity in relation to the immediate area and the wider landscape is considered to be moderately low.

The layout is considered acceptable from an Arboricultural perspective, and concurs with the discussions which have taken place as part of the application process. All the trees protected as part of the 2015 Tree Preservation Order can be protected in accordance with current best practice BS5837:2012; adequate space has also been established to ensure post development social proximity issues can be confidently dealt with should an application for tree works be submitted

The position of the proposed dwellings provides a reasonable relationship/social proximity to retained trees. Accordingly the Council Tree Officer has no objection to the development subject to the imposition of planning conditions.

The loss of a section of hedgerow for the formation of the access has previously been determined to be acceptable at outline stage. The loss is off set by additional hedgerow planting.

Design

The application is a Reserved Matters application for 93 dwellings with details of scale, layout, appearance and landscaping to be determined at this stage.

The importance of securing high quality design is specified within the NPPF and paragraph 61 states that:

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

In this case there are a variety of house types and styles, ranging from a small number of bungalows to a block of 3 storey apartments. Key focal units also utilise 2.5 storeys to anchor points within the site. The positive and externally orientated perimeter dwellings are welcomed with all areas of open space, the NEAP, footpaths and highways well overlooked by the proposed dwellings, giving high levels of passive surveillance.

In terms of the detailed design the proposed dwellings include canopies, bay windows, sill and lintel details. Whilst brick facings are the predominate material, there are a number of focal point properties within the street scene that utilise render as a design tool, likewise there are character areas within the site where a harmonious palette of materials are utilised which are in keeping with other parts of the site but identify the character area, particularly around the existing farmhouse on site, which is retained and adapted within these proposals..

The design of the proposed dwellings are in keeping with the semi rural nature of the area and their scale is considered to be acceptable and would not detract from this part of Holmes Chapel. The Council's Urban Designer has been extensively involved in the evolution of the layout, which is generally in keeping with the parameters laid

The landscape of the area is also considered to be a priority consideration in the overall design of this site. The site levels elevate in a northerly direction and there are a number of mature and attractive trees within the site and to its periphery. Hedgerows also predominate. The landscape treatment of the Macclesfield Road frontage has been revised during the course of the application will be considered further within the Landscape section of this report.

Landscape

At the northern end of the site the land levels fall steeply from the railway boundary down to the roadside. In order to develop this part of the site the Applicant initially proposed an Ecocrib retaining wall up to 4.5 metres in height. This would have been a very stark and oppressive roadside feature at this important gateway to Holmes Chapel.

The proposed houses above the wall would have been extremely prominent and Officers were of the view that the trees and hedges that were proposed to mitigate the visual impacts would not have been successful in the long-term due to insufficient soil on top of the stone filled wall.

Following negotiations, a reinforced earth bank is now proposed along the roadside. This will be constructed using on-site subsoils reinforced with imported free-draining stone compacted in layers between Terramesh. The subsoil content will be a minimum of 75% by volume which will provide a satisfactory growing medium. The gradient of the bank will vary with a maximum slope of about 45 degrees. A Geoweb material filled with soil will be fixed to the face of the bank and this will be sown with a wildflower seed mix. A native hedgerow with trees will be planted along the top of the bank and some oak trees will be planted along the top of the bank in the roadside grass verge. Once the wildflowers have established the bank should be an attractive feature. When established, the hedge will screen the acoustic garden boundary fencing and, in the longer-term, the trees will screen and filter views of the houses.

The success of the wildflower bank, hedges and trees will depend on good long-term maintenance. The developer's landscape consultants are confident that the steep slopes adjacent to the main road will be properly and safely maintained by the site Management

Company. A landscape management plan has been submitted in accordance with the s106 agreement. Further details are required and the plan will be finalised and approved prior to commencement

The soft landscape proposals are generally acceptable but some amendments have been requested which can be resolved by condition.

Ecology

Hedgerows

Hedgerows are a UK and local Biodiversity Action Plan (BAP) priority habitat and a material consideration. There is likely to be loss of a number of sections of hedgerow to facilitate site access roads. There is however opportunities for suitable replacement hedgerows to be provided as part of proposed scheme.

In this case amended plans have been submitted which provide for replacement hedgerows.

Flood Risk

The Flood Risk Manager has assessed this application and raises no objection subject to conditions

Public Open Space and Play Space

A NEAP and Public Open Space were secured on this site via the S106 Agreement attached to the outline permission. The issue presently is the design, layout and positioning of the NEAP.

The NEAP comprises numerous pieces of equipment suitable for all ages and is position in a well over looked location in the southern boundary of the site. A path is provided through the site to the pedestrian crossing to be provided on Holmes Chapel Road. This will result in adequate access for residents from other than this site

The NEAP is considered to be acceptable by the Greenspace Officer in terms of the equipment provided, relationship with dwellings and positioning within the site.

Education

This issue of education capacity was dealt with as part of the outline application and the education department determined that no education contribution was required at that stage. The reserved matters can not address this issue now.

Health

The Unilateral Undertaking on the outline permission granted on appeal requires a commuted sum to be spent at the Holmes Chapel Health Centre. The developer is required to pay this commuted sum in its entirety to the Council upon the commencement of the development. The developer has confirmed that they will comply with this requirement in due course.

Jodrell Bank

There has been no response to the consultation undertaken to Jodrell Bank. It should be noted that the principle of the development of this site was accepted in 2015 and Jodrell Bank previously commented upon that application in 2014. Whilst Jodrell Bank may have modified their stance with respect to residential developments in the area in the recent past, that does not afford the opportunity to re-appraise the impact of this scale of development. In these circumstances, however, given the scale of the development and the influence of electromagnetic interference vis-à-vis the operations of the Telescope, it is considered appropriate to impose the standard electromagnetic interference condition.

PLANNING BALANCE

The principle of development of this site has already been accepted as part of the outline approval on this site. The roundabout access point has

Social Sustainability

The development, subject to conditions, will not have a detrimental impact upon residential amenity of future or existing residents on the other side of the railway line, it would provide benefits in terms of much needed affordable housing provision and would help in the Councils delivery of 5 year housing land supply.

The impact upon infrastructure has already been assessed at outline stage when the Unilateral Undertaken was accepted by the Planning Inspector. The impact would be mitigated and would thus be neutral.

In terms of the POS and NEAP provision this is considered to be acceptable. The social housing is provided in accordance with the IPS and is acceptable

Environmental Sustainability

The layout of this residential development site, previously allowed on appeal is considered to be acceptable. Details of the proposed landscaping are considered to be acceptable.

With regard to ecological impacts, the development would have a neutral impact subject to mitigation.

The drainage/flood risk implications for this proposed development are considered to be acceptable subject to the imposition of planning conditions.

The development would not have any significant impact upon the trees and hedgerows on this site.

Economic Sustainability

The proposed access point is acceptable and the traffic impact as part of this development has already been accepted together with the provision of the roundabout. The internal design of the highway layout/parking provision is considered to be acceptable.

The development of the site would provide a number of economic benefits in the residential use of the site.

It is considered that the planning balance weighs in favour of this development.

RECOMMENDATION:

APPROVE subject to the following conditions

- 1. Approved Plans**
- 2. Submission and Implementation of landscape scheme**
- 3. Materials as application**
- 4. Removal of permitted development rights (smaller units - semi detached and terraced)**
- 5. Finished Floor Levels to be 150mm above carriageway level and carriageway level to be set 150mm above existing ground level**
- 6. The site shall be completed in accordance with the submitted Arboricultural Impact Assessment/ Method Statement and Tree Protection Plan**
- 7. Full design specifications and acoustic attenuation properties of the acoustic fencing both garden and Railway to be submitted too and approved prior to commencement of the development.**
- 8. The mitigation recommended in this report P15-607-R01-V1 shall be implemented prior to the use of the development / first occupation.**
- 9. Parking spaces to be laid out prior to occupation of each dwelling to which it relates**
- 10. Parking spaces and free standing garages to be retained for the parking of cars/motorbikes and integral garages not to be converted into habitable accomodation**
- 11. Details of bin/bike store for flats to be submitted and approved**
- 12. No fencing beyond front face of each dwelling hereby approved/open pan estate**
- 13. Electromagnetic insulation to dwellings**

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

