

Application No: 19/1392M

Location: LAND NORTH OF, NORTHWICH ROAD, KNUTSFORD

Proposal: Reserved Matters in relation to scale, appearance, landscape and layout for the erection of 190 dwellings including allotments, community orchard, playing pitch, landscaping, open space, car and cycle parking, drainage and associated works pursuant to outline application 17/3853M

Applicant: Michael Blackhurst, Redrow

Expiry Date: 26-Jul-2019

## **SUMMARY**

The principle of the erection of 190 dwellings on this site, along with access arrangements has already been permitted under application 173853M. This application considers the remaining Reserved Matters, which comprise of design considerations including; layout, scale and appearance and also matters of landscaping.

The design aspects of the proposals include; layout, scale, form and appearance. These elements have been improved during the application process to an extent where the design of the development is now deemed to be acceptable.

Matters of landscaping are satisfactory and is suitable for its purpose, subject to a final review by the Council's Landscape Officer.

No issues are raised with regards to; highways, amenity, ecology, flooding and drainage, affordable housing, open space or public rights of way, subject to either final reviews of the revised plans by relevant consultees or conditions where deemed necessary.

The application is therefore recommended for **APPROVAL**, subject to the receipt for further consultation responses.

## **RECOMMENDATION**

**APPROVE**, subject to comment from outstanding consultees, and conditions

## **SITE DESCRIPTION**

The application site extends to approximately 15.65ha located to the north of Northwich Road. The site is a greenfield site in arable production. The site is bounded by hedgerows with a strong hedgerow along the boundary with Northwich Road. The site has Warren Avenue and Spinney Lane to the east, Acacia Avenue and Lilac Avenue across Northwich Road to the south, with open

fields to the north and west. The site is currently accessed off Northwich Road. However the access point will be further to the west where a new roundabout will be created. Two local schools are located to the south of Northwich Road. The town centre is located approximately 850m from the southern portion of the site. Knutsford Railway Station is located approximately 1.07km from the site as the crow flies.

The site is allocated for housing by the Cheshire East Local Plan Strategy Policy LPS 36 and outline planning permission (including matters of Access) was granted for 190 dwellings in February 2019.

## **DETAILS OF PROPOSAL**

This reserved matters application seeks approval of the; Appearance, Landscaping, Layout and Scale for the erection of 190 dwellings and associated open space and infrastructure, following the approval of outline application 17/3853M.

The site is recognised as low-density as per the numbers allocated for it within the Local Plan. The 190 dwellings will be made up from 133 market dwellings and 57 affordable units. Of the 133 market dwellings, these will comprise of a mix of detached, semi-detached and bungalow units ranging from 3-5 bed units and the affordable units from 1-4 bed units. The site will benefit from a large area of Open Space to the north of the site. Included in the proposals are a football pitch, an allotment, an orchard and a children's play area, including play equipment and parking provision nearby for each.

Revised plans have been received during the application process in response to concerns raised by the Council, predominantly in relation to design & open space. More specifically, concerns were originally raised regarding the mix of dwellings sought (both in terms of the market and affordable units), the formality of the street layout, the level of children's play provision and the surfacing of the footpaths and car park areas. In response, the applicant created a more informal street layout, introduced a greater mix of properties in terms of bedroom numbers and form for both the market and affordable units, and addressed the Open Space concerns.

## **RELEVANT HISTORY**

**19/2680M** - Advertisement consent for 8x Direction Leader Boards, 1x V Stack and 20x Flag poles – Under consideration

**19/2370M** - Non-material amendment to planning approval 17/3853M - Outline planning application with means of access to be determined (all other matters reserved for subsequent approval) for the erection of up to 190 dwellings (Class C3); the provision of serviced land for allotments; a community orchard, a playing pitch, landscaping and open space; new internal highways, car and cycle parking; sustainable drainage measures including surface water retention ponds, provision of utilities infrastructure; earthworks and all ancillary enabling works – Withdrawn 2<sup>nd</sup> August 2019

**17/3853M** - Outline planning application with means of access to be determined (all other matters reserved for subsequent approval) for the erection of up to 190 dwellings (Class C3); the provision of serviced land for allotments; a community orchard, a playing pitch, landscaping and open space; new internal highways, car and cycle parking; sustainable drainage measures

including surface water retention ponds, provision of utilities infrastructure; earthworks and all ancillary enabling works – Approved 18<sup>th</sup> February 2019

**17/4774S** – EIA Screening Opinion – EIA not required 19<sup>th</sup> September 2017

## **ADOPTED PLANNING POLICY**

### **Development Plan**

The aspects of the Cheshire East Council Development Plan that are relevant to the application proposals include; the Cheshire East Local Plan Strategy (CELPS), the Knutsford Neighbourhood Plan (KNP) and the Macclesfield Borough Local Plan (MBLP). The relevant policies of these plans to the application proposals include;

#### Cheshire East Local Plan Strategy 2017 (CELPS)

##### **LPS 36 – Northwest Knutsford**

MP1 - Presumption in favour of sustainable development, PG1 - Overall Development Strategy, PG2 – Settlement Hierarchy, PG3 – Green Belt, PG7 - Spatial Distribution of Development, SD1 - Sustainable Development in Cheshire East, SD2 - Sustainable Development Principles, IN1 – Infrastructure, IN2 - Developer contributions, SE1 – Design, SE2 - Efficient use of land, SE3 - Biodiversity and geodiversity, SE4 - The Landscape, SE5 - Trees, Hedgerows and Woodland, SE6 - Green Infrastructure, SE9 - Energy Efficient Development, SE12 - Pollution, Land contamination and land instability, SE13 - Flood risk and water management, CO1 - Sustainable Travel and Transport, CO2 – Enabling Business Growth Through Transport Infrastructure, CO4 – Travel Plans and Transport Assessments, SC1 – Leisure and Recreation, SC2 – Outdoor Sports Facilities, SC5 – Affordable Homes, SC5 – Affordable Homes, EG1 – Economic Prosperity and EG5 – Town Centres First

#### Knutsford Neighbourhood Plan 2019 (KNP)

C4 – Utilities, D1 – The Knutsford Design Guide, D2 – Local Distinctiveness, D3 – Landscape in New Development, D4 – Sustainable Residential Design, E1 – Connections to the Countryside, E2 – Green and Blue Corridors, E3 – Habitat Protection and Biodiversity, E5 – Pollution, HW1 – Health and Wellbeing, HE1 – Landmarks, Views, Vistas and Gateways, HE2 – Heritage Assets, H1 – Housing mix, SL1 – Open Space in New Developments, SL3 – New Sport and Leisure Facilities, T1 – Walking in Knutsford, T2 – Cycling in Knutsford, T3 – Public Transport and T4 – Parking

#### Macclesfield Borough Local Plan (MBLP)

GC1 – Green Belts, NE3 – Protection of Local Landscapes, NE11 – Protection and enhancement of nature conservation interests, NE17 – Nature Conservation in Major Developments, H9 – Occupation of Affordable Housing Recreation and Tourism, RT5 – Open Space, RT6 – Allocated for additional Informal Recreational Facilities, RT7 – Recreation / Open Spaces Provision, DC3 – Amenity, DC6 – Circulation and Access, DC8 – Landscaping, DC9 – Tree Protection, DC15 – Provision of Facilities, DC17 – Water Resources, DC35 – Materials and Finishes, DC36 – Road Layouts and Circulation, DC37 – Landscaping, DC38 – Space Light and

Privacy, DC40 – Children’s Play Provision and Amenity Space, DC41 – Infill Housing Development and DC63 – Contaminated Land

## **Other material planning policy considerations**

### National Planning Policy Framework 2019 (NPPF)

Relevant paragraphs include;

7-14 – Achieving sustainable development, 34 – Development Contributions, 38-50 – Decision Making, 54-57 – Planning Conditions and Obligations, 59-79 Delivering a sufficient supply of homes, 80-84 Building a strong, competitive economy, 91-101 Promoting healthy and safe communities, 102-111 - Promoting sustainable transport, 112-116 - Supporting high quality communications, 122-123 Achieving appropriate densities, 124-132 – Achieving well-designed places, 133-147 Protecting Green Belt Land, 148-169 – Meeting the challenge of climate change, flooding and coastal change, 170-183 – Conserving and enhancing the natural environment, 184-202 - Conserving and enhancing the historic environment,

Cheshire East Design Guide Supplementary Planning Document (SPD)  
National Planning Policy Guidance (NPPG)

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

**Head of Strategic Infrastructure (HSI)** – No objections, but has concerns about the level of parking provision proposed for the sports pitches

**Environmental Protection** – No objections, subject to conditions including; the prior submission/approval of a dust management plan and the submission/approval of a piling method statement. Officer advises that if the overall layout of the scheme changes during the application process, the submitted Noise Impact Assessment (NIA) may also need updating

All other matters environmental amenity matters were considered as part of the outline permission and/or are to be dealt with by condition as part of the outline application

**United Utilities** – No objections, subject to a condition that no surface water shall discharge to the existing sewerage system either directly or indirectly, in accordance with the submitted information

**Flood Risk Manager** - No objections, subject to the implementation of the submitted flood risk and drainage details

**Environment Agency** - No objections

**Natural England** - No objections

**Public Rights of Way** – No objections

**Ramblers Association** - No comments received at time of report

**ANSA Greenspace** – No objections in principle, subject to receipt of the detail of the Open Space provision

**Health Protection Agency** - No comments received at time of report

**Affordable Housing Manager** – No objections

**Knutsford Town Council** – Object to the proposal on the following grounds;

- a. There doesn't appear to be a detailed drainage strategy as required by condition 5 of the outline application – the drainage details don't appear to include maintenance, for example
- b. It does not appear that the proposed design complies with Policy D2 of the Neighbourhood Plan as the housing is not locally distinctive. This is a key part of our Neighbourhood Plan.
- c. The proposal does not appear to include adequate and regular public transport provision required by Policy T3 of the NP
- d. The sports pitch still has no changing facilities as required by policies SL1/SL3
- e. There does not appear to be a strategy for development connecting to public utilities required by Condition 4

**Tabley Inferior Parish Council** - No comments received at time of report

## **REPRESENTATIONS**

Neighbour notification letters were sent to the occupiers of all adjacent occupants, site notices were erected and the proposals were advertised in the local newspaper. In response, comments were received from approximately 31 interested properties/groups. The main areas of objection raised include;

### Procedural matters

- Works on site have started – hedgerows removed along Northwich Road
- Parts of the submission do not adhere with elements of the outline application (Open Space requirements, Cycle provision requirements, Phasing plan provision)

### Design

- Proposals represent a backwards step from the scheme indicated at outline stage within the Design and Access Statement. More specifically;
  - The scheme does not include character areas
  - House types proposed along spine road do not include local features
  - Western edge of spine road – garages set forward
- Street lighting proposals (Contrary to Knutsford NP)
- Too many straight roads
- 'Off the shelf' house types
- Width of 3 pedestrian/cycle routes out of the site are unclear and materials are inconsistent

Proposals contrary to the CELPS Policy SE1, Cheshire East Design Guide, Knutsford Neighbourhood Plan (including Knutsford Design Guide) and NPPF

#### Highways / Linkages / Footpaths / Cycleways

- No pedestrian/cycle link to Tabley Road (was conditioned within outline)
- Lack of adequate cycle ways (contrary the LPA 36, CO1, CO4 of CELPS and T2 of Knutsford NP) Also reference within conditions on outline permission
- Cyclist routes are unclear
- Lack of cycle parking provision
- Extent of cycle provision has been reduced from outline stage
- No detail of cycling surface material or cycleway width
- Travel plans are out of date and need to be updated to include cycle ways
- Lack of pedestrian crossing across Northwich Road to Knutsford Academy sites, Egerton Primary School
- No highway improvements along Northwich Road where new site meets old footpath onward to the town centre

#### Renewable Energy/Energy Efficiency

- Lack of provision of energy efficient features/design (contrary to CELPS, Design Guide SPD and Knutsford NP)

#### Landscaping and Trees

- Felling of 9 oak trees
- Landscape Management and Maintenance Plan needs updating to indicate schedule for playing pitch, amenity area and equipped play area incl facilities

#### Affordable Housing

- Clearly distinguishable from market homes, are single aspect only, block parking provision, lack of private amenity space

#### Flood Risk and Drainage

- Several areas of road that do not have suitable drainage to cover rainwater
- No drainage of Sports Area or Play Area provided
- Concerns regarding the type of drainage proposed
- Concerns over increased surface water run-off as a result of hardstanding

#### Amenity

- Concerns regarding hours of work and dust
- Parking areas backing onto Warren Avenue – loss of outlook, creation of anti-social behaviour, noise
- Loss of access from private garden on Warren Avenue onto field

## Ecology

- Impact upon Knutsford Heath (Local Wildlife Site)
- Advocate the provision of a Wildlife corridor from Knutsford Heath westwards out to Bluebell Wood

## Open Space

- *Play Area*
  - Location of LEAP, design and layout not supported – safety hazard
  - Lack of cycle provision
  - Management plan does not include replacement/renewal
  - Area proposed to be used as temporary site storage during construction (not allowed under S106)
  - Location close to road is dangerous. Suggestions - cycle and scooter parking, additional seating and bins
- *Sports Pitch*
  - Lack of detail on specification, construction, maintenance and responsibility
  - insufficient detail provided in relation to playing pitch, its construction details, drainage, parking provision or changing facilities
- *Orchard*
  - No detail provided in relation to planting, maintenance and management

## Impact upon infrastructure

- Highway network pressures, overstretched GP practices, inadequate school places, lack of affordable housing

## **OFFICER APPRAISAL**

### **Principle of development**

This application shall consider the acceptability of the proposed development in the context of the reserved matters as the principle of erecting 190 dwellings, along with access, has already been granted. In this instance therefore, consideration of the Layout, Scale Appearance and Landscaping are the principal considerations.

### **Design**

A Building for Life assessment has been undertaken to enable consideration of the Cheshire East Design Guide principles to be addressed. These are detailed below.

## Layout

### *Hierarchy of streets – Amber*

A central, tree-lined spine road extends through the site from the roundabout approved as part of the outline planning permission. It's from this road that the rest of the development is accessed.

As part of discussions during the application process, many of the roads that extended off this main central road, have been amended so they are less linear in design in order to add a degree of interest and assist with traffic calming.

Boundary treatments to the front of the properties can further enhance the hierarchy, with a more formal approach to the spine road and softer detailing to the rural/green edges of the site. The intention to enhance the hierarchy of the front boundaries to strengthen the overall street hierarchy is welcomed.

### *Connectivity - Amber*

The site is well connected to local bus services that run along Northwich Road and additional vehicular connections have been reinstated. The site will be accessed by car by a single road extending from the approved roundabout. There are four occasions where either a cycle link or pedestrian footpath (or both) extend to the edge of the site. Two of these are pedestrian linkages onto Northwich Road to the south, another will link the site with Warren Avenue to the east and another would extend to the north of the site and eventually, provide a link into the safeguarded land and beyond.

### *Green Space - Green*

The site has an overall low density and as such, there are large areas of green open space, most notably on the northern edge.

The dwellings that face onto the Public Open Space in the centre of the site, that will include a LEAP and a LAP (children's play equipment), provide a well surveyed area. Additional parking alongside these areas provides parking for visitors.

### *Parking - Green*

An issue of predominantly front of plot parking with the originally submitted proposals has been resolved with a varied mix of parking solutions is now proposed across the site.

### *Views and Vistas - Green*

There were initially concerns that there were areas of the site where the rear of properties formed the primary view from public spaces revealing rear boundary treatments. This issue has been subsequently resolved with the submission of a revised plan as the elevations that are visible from the public realm now have the same specification of detail to the window/cill/head as other primary elevations.

The addition of a quality boundary wall to public facing side boundaries that is set back and landscaped has been achieved and the intention to soften the front boundaries and landscaping towards the rural edge is there.



### *Legibility - Amber*

The site is mostly legible with some feature buildings/activities at key nodes, particularly at the centre, where a curved grouping of dwellings is proposed that front onto an area of Public Open Space.

A varied roof scape is welcomed by the inclusion of a few taller units and bungalows during the application process.

### *Affordable housing and mix - Amber*

The affordable houses are concentrated in certain areas of the site which is contrary to development plan policy. However, as a greater mix of dwelling forms have now been introduced, the identification of the affordable units is not as clear as it was on the original plans.

### *Density - Amber*

Originally, the north and west edge of the site presented a dense edge which was contrary to the guidance in the design guide:

*'Areas of lesser activity, for example sub-urban residential areas adjacent to open spaces or the countryside would have a reduced density and less formal character with more generous gardens.'*

During discussions during the application process, the applicant amended the scheme to address this concern to more acceptable levels. On the western edge in particular, the number of properties have reduced in number and 2 bungalows introduced which in turn has resulted in a softer transition with the rural land beyond. In turn, 3 detached properties towards the middle of the site and been amended to form 6 semi-detached units. These changes result in no change to the overall provision of 190 dwellings.

### Scale – Green

The design guide encourages a diverse roofs cape which necessitates the variation of height. It is not uncommon to see taller feature buildings particularly at nodal points and adjacent to POS/squares in the existing fabric of Knutsford.

There have been a number of 2.5 storey homes as well as two bungalows introduced to the layout which will improve the diversity of the roof scape and legibility throughout the site.

The layout reflects existing adjacent developments in type and density which helps to enable the new development to sit comfortably within the area.

### Appearance

#### *Corner Plots - Green*

Concerns were originally raised in relation to the strength of the corner turning designs. In response, revised plans were received. The corner turning types have been identified and strengthened by the

addition of primary windows or feature details/dual aspect types and the side boundary specification to an acceptable degree.

### *Materials and Type - Amber*

Although it is encouraged in the design guide (house types, making them unique) to take elements of the local vernacular and contextual characteristics and detailing, it is also expected that these elements will be used in such a way as to provide a distinct and unique character to the new development. It is also a requirement of the Knutsford Neighbourhood Plan.

The originally proposed house types were typically generic designs and consequently did not reflect the local character or materials, resulting in an autonomous development.

The applicant subsequently introduced a greater mix of property forms, which has assisted in alleviating this concern to a degree, however, there does remain a concern regarding the appearance of the dwellings not taking characteristic cues from the local area.

A submitted materials plan shows that the proposed dwellings would be finished in a mixture of Parkhouse Western Red-Multi, Ibstock Leicester Weathered Red, Parkhouse Marlborough Stock or rendered wall finishes (all with feature bricks also), and a mixture of slate grey and sunrise blend roof tiles, all of which will add a degree of interest, as will the large mix of detached property types proposed and slight changes in land levels.

The originally submitted street surface materials did not meet the standards set out in the CEC Design Guide, however, a revised plan was received during the application process which resulted in an improvement in this regard.

### Landscaping (including trees)

#### *Landscape*

The proposals have retained the landscape buffers around the perimeter of the site and have also retained a street hierarchy, with avenues and tree lined streets. The Council's Landscape Officer originally advised that whilst he considered the landscape proposals to be positive, he had concerns about the location of the allotment parking. He considered that this could be easily inverted so that there is any area of mitigation/screening to the rear of the existing residential dwellings, rather than a car park area. The applicant has subsequently updated the plans to address this concern.

Updated boundary treatment details and landscape plans (hard and soft) have been received during the application process to reflect the changes made in response to design and open space concerns. A written update will be provided to committee on the acceptability of these changes.

#### *Forestry*

The submitted Arboricultural Impact Assessment (AIA) included an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in accordance with the requirements of Condition 7 of the outline approval. The Assessment identified proposed tree and hedgerow losses either side of Sudlow Lane and along the northern section of Northwich Road to accommodate the proposed road junction (roundabout) agreed under the outline permission (17/3853M). As part of the proposed junction improvements, removal of existing road surfacing will be necessary close to retained trees

which the Council's Forestry Officer advises may impact on the root protection area (RPA) of four Oak trees (8T,19T,20T and 25T). The control and management of these works are identified in the supporting Arboricultural Method Statement (AMS) and will be subject to on site supervision by the project arboriculturist. The Council's Tree Officer advises that the methodology proposed is broadly acceptable and in accordance with the design parameters in *BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations*.

Footpaths proposed within the northern landscape buffer will require the removal of one low (C) category Hawthorn and will partially encroach into the RPA of a High (A) Quality Oak (32T). The Council's Forestry Officer advises that this element can be dealt with satisfactorily by a reduced/no dig engineering solution in accordance with the design parameters of BS5837:2012.

The Council's Tree Officer did raise concerns about the position of the proposed allotment car park and swale which encroaches into the Root Protection Area (RPA) of a retained Moderate (B) category Oak (30T). The Assessment states that over 50% of the outer root protection area of this particular tree will be lost, and suggests the impact on this tree will be high. Similar avoidance can be achieved in respect of an Oak (29T) located offsite where there is some encroachment into the RPA. The agent has subsequently submitted updated plans/reports to address these concerns. A written update will be provided to committee on this matter.

### Highways

The site access and off-site highways mitigation measures were dealt with on the outline application, which included the provision of a new roundabout.

The Council's Head of Strategic Infrastructure (HSI) has advised that the proposed road infrastructure layout is in principle, acceptable for adoption. The level of off street parking for the residential units complies with CEC parking standards.

There is a pedestrian footway & cycleway provided on one side of the main spine road with a 2m footpath on the other. It is important that the cycleway is provided to the site boundary, which it does, to potentially link to the safeguarded land to the north. There are two other pedestrian links provided to Northwich Road from the site, these are required as they will provide access to the proposed pedestrian crossing on Northwich Road.

A small car park is provided for the allotments (12 spaces). The Council's HSI has concerns about this level of provision. However, it should be noted that additional parking spaces have been provided around the site as it was deemed from a design perspective, that by adding the additional parking in different locations on site, the area didn't become too car dominated.

For the above reasons, the application proposals are deemed to adhere with the relevant highway and parking policies of the development plan.

### Amenity

Policy DC3 of the MBLP states that development should not significantly injure the amenities of adjoining or nearby residential property or sensitive uses due to (amongst other considerations); loss of privacy, sunlight and daylight, an overbearing impact and environmental considerations. Policy DC38 provides the recommended separation standards.

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

The closest existing neighbouring properties to the application site are the occupiers of the properties to the south of the site, on the opposite side of Northwich Road, the occupier's of Memorial House to the south-east corner which shares two boundaries with the application site, the occupiers of the properties along Warren Avenue to the east and the occupiers of the closest properties to the north-east which are accessed off Spinney Lane.

The properties on the southern side of Northwich road would all be at least 45 metres away from the closest dwelling. This distance more than adheres with the recommended policy standards ensuring the occupiers of these properties should be not impacted by the proposed development in relation to; loss of light, privacy or an overbearing impact.

Memorial House, located to the south-east of the site, would again adhere with the minimum separation standards, ensuring the existing and future occupiers would not be impacted in relation to the above considerations.

The closest properties on Warren Avenue would all be well in excess of the minimum recommended standards from the closest of the proposed dwellings with a proposed allotment providing an intervening buffer. As such, the amenity of the occupiers of these closest neighbouring dwellings would not be detrimentally impacted in relation to loss of light, privacy or an overbearing impact.

There is also a landscape buffer between the proposed new housing and the properties on the Spinney and a distance between built form that comfortably ensures that these neighbouring properties are far enough away from the site so not to be impacted in relation to the above considerations.

In consideration of the amenities of the future occupiers of the proposed development, the layout adheres to, or closely adheres with, the recommended separation standards within the development plan to ensure the future occupiers of the proposed development are not detrimentally impacted in terms of light, privacy or an overbearing impact from each other.

Although some of the proposed gardens are a little on the small size, for this area of Cheshire East, the Council have no minimum garden size standards. Notwithstanding this, it is deemed that they are sufficient in order for the future occupiers to enjoy normal activities e.g. sitting out, hanging washing, BBQs etc. Furthermore, the site benefits from a large area of shared public green space to the north of the development.

In relation to environmental amenity, the acceptability of the different elements are considered below;

#### *Noise*

In consideration of aviation noise, the application site remains outside of aviation noise contours that would give rise to concerns. As such, aviation noise is not a material planning consideration.

In relation to road traffic noise, the site lies north of the A5033. A Noise Impact Assessment (NIA) was submitted in support of the outline application and concluded that the proposed development should not result in any adverse impacts resulting from road traffic noise. The NIA includes a detailed scheme of; acoustic glazing, acoustically treated ventilation and localised noise barriers to reduce

the noise from traffic in the worst affected outdoor living areas to Northwiche Road (a requirement of Condition 10 the outline application). The Council's Environmental Protection Officer has advised that the mitigation details submitted are acceptable. However, the NIA assessment may need to be updated to reflect the change to the site's layout. A written update on this will be provided prior to committee.

### *Air Quality*

As part of the outline approval, Condition 13 required each property with allocated off road parking to include a single Mode 2 compliant electric vehicle charging point. The detail of this has been provided to the satisfaction of the Council's Environmental Protection Officer.

There are no other air quality matters to be addressed as part of this reserved matters application.

### *Contaminated Land*

As part of the outline application, contaminated land was considered. It was determined that there were no specific contaminated land issues subject to a number of conditions. These included; Condition 15 – Prior submission/approval of Phase II contaminated land report, Condition 16 – Prior submission/approval of any soil forming materials and Condition 17 – Works to stop if contamination is identified.

The detail of the above shall be considered as part of a discharge of conditions application. There are no further contaminated land matters to consider as part of the current application.

For the above reasons, the application proposals are not deemed to have a detrimental impact upon amenity and would adhere with the relevant amenity policies of the development plan.

### Ecology

There are various ecology matters to consider. These are broken down into the following subsections and assessed accordingly.

### *Designated Sites*

This application site falls within Natural England's SSSI Impact risk zones. An 'assessment of likely significant effects' under the Habitat Regulations was completed by the applicant and submitted in support of the consented outline application at this site. No likely significant effects were identified at the outline stage and no mitigation was required.

Natural England have reviewed the submission and advised that they have 'no objections'. Based on the submitted plans, they do not consider that the proposed development will have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

### *Badgers*

The Council's Nature Conservation Officer advises that the drainage proposals would have a direct effect on disused badger sett. Assuming the sett remains inactive, the Council's Nature Conservation Officer advises that the proposed drainage works would not have a significant effect on badgers. Acceptable contingency measures have been submitted to cover the possibility that the sett did become active at the time of the drainage works. As the status of setts can change, the Council's

Nature Conservation Officer advises that if consent is granted, a condition should be attached which requires the submission of an updated badger survey prior to the commencement of any drainage related works within 30 metres of the disused sett.

### *Bats*

An updated bat survey has been undertaken of the trees on site. The following trees were identified as having moderate or above potential to support roosting bats: 30T, 32T, 35T. Arboricultural works are proposed to 30T. This tree has now been subject to a bat survey and no evidence of roosting bats were identified. The proposed works to this tree are therefore not likely to affect roosting bats.

Construction related lighting may result in a localised effect on bats foraging and commuting in the vicinity of the proposed drainage works. To avoid this impact, the Council's Nature Conservation Officer advises that a condition should be attached that no lighting should be used during construction of the drainage works.

The Council's Nature Conservation Officer has advised that construction related noise and vibration associated with the drainage works is unlikely to have a significant effect on bats.

### *Hedgerows*

Native hedgerows are a priority habitat and hence a material consideration. As anticipated at the outline stage, the proposed development will result in the loss of a section of hedgerow to facilitate the site entrance and roundabout. The Council's Nature Conservation Officer advises that compensatory native species hedgerow planting must be provided to address this loss.

The landscape plans have now been updated to show the extent of the compensatory hedgerow proposed and the Council's Nature Conservation Officer advises that this is acceptable.

One significant length of proposed new hedgerow is proposed outside of the site edged red. However, it does fall within the blue edge of the application which denotes the applicant's ownership of this land. As such, in the event of approval, a condition is proposed to secure this provision. The applicant has agreed to this.

### *Habitat Landscape Management Plan*

The Council's Nature Conservation Officer advises that the submitted updated management plan is acceptable. If reserved matters consent is granted a condition is required to secure its implementation.

### *Adherence with Ecology conditions on outline permission*

- Condition 19 (Submission of a ground nesting bird strategy): Submitted detail acceptable
- Condition 20 (Updated badger survey): Updated survey submitted as required by condition. Survey shows that the proposal is unlikely to have an effect on any known badger sett. Although the proposal would result in some loss of foraging habitat, this would be limited
- Condition 21 (Lighting to avoid impacts of wildlife): Original details submitted were found to be acceptable. Updated plans have been received as a result of the introduction of bungalows and semi-detached properties. A written update will be provided prior to committee on the acceptability of these revisions.

- Condition 22 (Ecology enhancement strategy): A strategy has been received. The Council's Nature Conservation Officer advises that this includes acceptable proposals, a new wildlife pond, native species planting and sufficient bird and bat boxes.
- The Friends of the Heath submitted a suggested strategy for the provision of additional offsite habitat creation measures, designed to maximise connectivity between Knutsford Heath Local Wildlife Site and other habitats within the wider landscape. CELPS Policy SE 3 requires development proposals to aim to positively contribute to biodiversity and the NPPF requires development proposals to deliver a measurable net gain for biodiversity. The Council's Nature Conservation Officer therefore advised that in order to maximise the contribution made by this scheme under this condition in accordance with local Plan policy, the applicant should integrate the Friends of Groups suggestions into their condition 22 submission. This has now been secured and is deemed acceptable. This strategy has subsequently been updated to reflect the change in the layout of the development (introducing the new house types). A written update will be provided to committee on the acceptability of the amendments made to this document.
- Condition 23 (Hedgehog gaps): Proposals submitted are acceptable

### Flood Risk and Drainage

The entire site falls within a Flood Zone 1, which is deemed to have a low probability of flooding. As part of the outline application, the Council's Flood Risk Manager raised no flood risk concerns in principle, but requested the applicant submitted finalised plans that propose sustainable drainage systems that do not increase the risk of flooding on or off-site. This was added as a condition on the outline application (Condition 5). This detail is being considered by the Council under a discharge of conditions application (19/1803D) and if deemed to be acceptable, the proposal is deemed to provide acceptable drainage infrastructure that would not result in flood risk concerns. The Environment Agency have raised no objections on flood risk grounds.

United Utilities raised no objections on the outline application and again have raised no issues in relation to the current application, subject to a condition that no surface water shall discharge to the existing public sewerage system either directly or indirectly in accordance with the submitted information.

The application proposals are therefore deemed to adhere with Policy SE13 of the CELPS.

### Affordable Housing

It was a requirement of the S106 agreement as part of the outline permission that the scheme would provide 57 affordable units.

The submission shows that the scheme will provide the required 57 units and are split directly to the required 65%/35% tenure split.

The revised proposed Affordable housing plan shows the provision of an appropriate mix of property sizes and split. Furthermore, the affordable housing officer is satisfied with the siting of the provision which is now better distributed throughout the site. An acceptable affordable housing statement has now also been provided.

### Open Space

The application proposes; a sports pitch, a play area, an orchard and an allotment. The acceptability of these elements are considered below;

### *Sports Pitch*

An 11 v 11 sports pitch is proposed (87.8 metres x 51.2 metres), including run-offs for U13/14 football. The Council's Open Space Officer advises that this will satisfy the Playing Pitch Strategy; comply with the outline planning consent and the local community. A Football Pitch document has been provided that includes more detail and a management and maintenance regime for a minimum period of up to 15 years, again, deemed to be acceptable.

### *Play Area*

The requirement is for 40sqm of Public Open Space, 20sqm of which should be for children's play [formal and informal]. Originally, just a LEAP was proposed where there should also be a requirement for a LAP. The applicant has provided updated plans in order to provide this requirement. The siting of the LEAP and LAP are together in an area of Public Open Space towards the centre of the site. This is deemed to be a good location so all future occupiers of the scheme and wider members of the community can access the facility.

### *Orchard*

The Council's Open Space Officer originally had concerns regarding the location of the proposed Orchard, with a preference that they are located within the allotments. However, the officer has accepted the applicant's rationale that, if the allotments are to be transferred over to the Town Council, essentially, they will become semi-private and will not be used and benefited by everyone within the development and within the local community. Moving the orchard within the Allotments will remove the natural connection people can have whilst walking & cycling through the development.

### *Allotment*

The Council's Open Space Officer is supportive of the position of the allotments and the associated proposed car park because it will assist in accessibility. In consideration of the associated boundary treatment, a higher treatment was agreed during the application process to give more security whilst still in keeping with the site. In addition, the allotment car park surfacing has been amended to be tarmac for maintenance purposes at the request of the Council's Open Space Officer.

### *POS pathways*

The Council's Open Space Officer was originally concerned about the surfacing materials proposed and their suitability for year-round use. The Officer advises that Self Binding Gravel was not an acceptable option for routes within the proposed development. Self binding gravel is a maintenance burden. It does not provide a long term, accessible surface, it deteriorates quickly, becomes dirty, uneven and unusable to all but the most mobile and in 'outdoor' shoes. As a result of this concern, the applicant updated plans to show that the surfacing will now be tarmac, which is welcomed by the Council's Open Space Officer.



## Public Rights of Way

The Council's Public Rights of Way Officer has advised that the proposal does not appear to affect a public rights of way.

## Other Matters

The associated outline planning application included a number of requirements to include details of certain elements of the scheme with the reserved matters application. It is confirmed that all of this documentation has been received to the satisfaction of the relevant consultees.

## **Conclusions**

The principle of the erection of 190 dwellings on this site, along with access arrangements has already been permitted under application 173853M. This application considers the remaining Reserved Matters, which comprise of design considerations including; layout, scale and appearance and also matters of landscaping.

The design aspects of the proposals include; layout, scale, form and appearance. These elements have been improved during the application process to an extent where the design of the development is now deemed to be acceptable.

Matters of landscaping are satisfactory and is suitable for its purpose, subject to a final review by the Council's Landscape Officer.

No issues are raised with regards to; highways, amenity, ecology, flooding and drainage, affordable housing, open space or public rights of way, subject to either final reviews of the revised plans by relevant consultees or conditions where deemed necessary.

The application is therefore recommended for APPROVAL, subject to the receipt for further consultation responses.

## **RECOMMENDATION**

**APPROVE, subject to comment from outstanding consultees, and the following conditions;**

- 1. In accordance with outline permission**
- 2. In accordance with approved plans**
- 3. Materials – As per application**
- 4. Arboricultural Method Statement - Implementation**
- 5. Noise Impact Assessment – Implementation**
- 6. Submission/approval of an updated badger survey prior to the commencement of any drainage related works within 30 metres of the disused badger sett**
- 7. No lighting should be used during construction of the drainage works**
- 8. Hedgerow planting - Implementation**
- 9. Habitat Landscape Management Plan – Implementation**
- 10. Ecology enhancement strategy/plan – Implementation**

- 11. No surface water shall discharge to the existing public sewerage system either directly or indirectly in accordance with the submitted information
- 12. Football Pitch Management and Maintenance Strategy– Implementation
- 13. Levels – Prior submission/approval

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

