

Application No: 21/0966M

Location: Land At, GAW END LANE, LYME GREEN

Proposal: Reserved matters application for 306 dwellings, for appearance, landscaping, layout and scale, pursuant to Condition 2 of the outline planning permission 18/3245M. The Outline consent (18/3245M) was not an environmental impact assessment application and therefore no environment statement was submitted to Cheshire East Council at that time.

Applicant: Ms Jackie Edwards, Vistry Homes

Expiry Date: 24-May-2021

SUMMARY

Macclesfield is one of the principal towns and growth areas of the Borough where national and local plan policies support sustainable development. The principle of residential development on the site has been established through the grant of outline planning permission and allocation of the site in the Cheshire East Local Plan Strategy (CELPS) under Policy LPS 17. The proposed development seeks to provide a residential development of 306 dwellings. This application seeks approval of the detail in terms of its appearance, landscaping, layout, and scale. Details of access were determined at outline stage and approved vehicular and pedestrian access from London Road.

The proposal provides the required amount of affordable housing with a good mix and density of housing. As amended, the proposal achieves an appropriately designed residential development sympathetic to the designated heritage assets and would not materially harm neighbouring residential amenity. Appropriate public open space including a Locally Equipped Area for Play (LEAP) would be provided on site. The layout would provide an appropriate buffer with the Green Belt, Rayswood Nature Reserve to the south and landscape transition as required by the site allocation with protected open space. Tree losses have already been accepted and would be partly mitigated in the proposed landscaping of the site. A long section of hedgerow has been removed which was proposed to be translocated. This loss will need to be offset through replacement planting secured by condition.

Mitigation for the impact of the proposal on local infrastructure including education, healthcare provision and outdoor and indoor sports and recreation was secured at outline stage as part of the s106 legal agreement. With respect to highways, consideration of the outline consent determined that the development will not have a detrimental impact on the local highway network. Similarly, the impact on local air quality (including cumulative impacts) has been determined to be acceptable also.

A comprehensive scheme of surface water attenuation is proposed ensuring there will be no increase in surface water runoff. The Lead Local Flood Authority has no objection in principle to the drainage strategy but has requested further detail to ensure that the proposals will not increase the risk of flooding to neighbouring properties. Members will be updated on this matter.

On this basis, the proposal is for sustainable development which would bring environmental, economic, and social benefits and is therefore considered to be acceptable in the context of the relevant policies of the adopted Cheshire East Local Plan Strategy, the saved policies of the Macclesfield Borough Local Plan and advice contained within the NPPF.

SUMMARY RECOMMENDATION:

APPROVE subject to conditions

DESCRIPTION OF SITE AND CONTEXT

This application relates to a greenfield site lying to the south of Macclesfield, specifically Lyme Green Business Park. The site wraps itself round the southern boundary of the Council's Macclesfield Highways Depot. Gaw End Line dissects the site from east to west and junctions with London Road which runs to the east of the site beyond which there is residential development forming Lyme Green Settlement. To the south of the site is 'Rayswood Nature Reserve' and to the west is a coach depot and dog kennels beyond which lies Macclesfield Canal. Surrounding uses include mainly commercial, residential, and agricultural land. The site measures approximately 22.89 hectares in size. The site forms part of an allocated site for housing development under Policy LPS 17 of the Cheshire East Local Plan Strategy (CELPS).

DETAILS OF PROPOSAL

This application seeks approval of the reserved matters following the outline approval of planning ref; 18/3245M, which granted outline consent for residential development of up to 310 dwellings, a site for a community building, public open space including a children's play area and allotments, associated demolition, and infrastructure. Access was approved at the outline stage but was subject to a condition requiring the provision of a two lane exit onto the approved access to London Road within the internal highway layout (condition no. 35 refers). The current proposal seeks approval of the remaining outstanding reserved matters which are appearance, landscaping, layout, and scale for 306 dwellings. The application site does not include the full extent of the site allocation and is adjoined to the east by a much smaller parcel of land. The said parcel of land is the subject of a separate application seeking full planning permission for 45 no. dwellings (planning ref; 21/1249M refers) and is currently being considered by the Council.

RELEVANT HISTORY

18/3245M - Outline planning application with all matters reserved except access for residential development of up to 330 dwellings, a site for a community building, public open space including a children's play area and allotments, associated demolition, and infrastructure – Approved 28-Jan-2021

18/1405S - Request for EIA screening opinion for a residential-led development of up to 330 homes on the site, including public open space – EIA not Required - 25-May-2018

POLICIES

Development Plan

Cheshire East Local Plan Strategy (CELPS)

MP1 Presumption in favour of sustainable development
PG1 Overall Development Strategy
PG2 Settlement hierarchy
PG7 Spatial Distribution of Development
SD1 Sustainable Development in Cheshire East
SD2 Sustainable Development Principles
IN1 Infrastructure
IN2 Developer Contributions
SC1 Leisure and Recreation
SC2 Indoor and Outdoor Sports Facilities
SC3 Health and wellbeing
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
SE7 The Historic Environment
SE9 Energy Efficient development
SE12 Pollution, land contamination and land stability
SE13 Flood risk and water management
CO1 Sustainable travel and transport
CO3 Digital connections
CO4 Travel plans and transport assessments
LPS 17 Gaw End Lane, Macclesfield

Macclesfield Borough Local Plan saved policies (MBLP)

NE3 Protection of Local Landscapes
NE11 Nature conservation
NE17 Nature conservation in major developments
NE18 Accessibility to nature conservation
RT5 Open space standards
H9 Occupation of affordable housing
DC3 Residential Amenity
DC6 Circulation and Access
DC8 Landscaping
DC9 Tree Protection
DC14 Noise

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
DC63 Contaminated land

Other Material Considerations

National Planning Policy Framework (The Framework) 2021
National Planning Practice Guidance
Cheshire East Design Guide

CONSULTATIONS (External to Planning)

Canal & Rivers Trust – Comment that the amendments to provide a knee rail along the Canalside are welcomed and that the details regarding surface water discharge into the canal are secured under conditions attached to the outline consent. The Canal and Rivers Trust also confirm that the 15-metre buffer with the Canal is acceptable but express concern that the design of the apartment block adjacent to the canal is of limited architectural interest in design terms.

Cheshire Wildlife Trust – No comments received

Environmental Protection – Not all the properties are shown to have electric vehicle charging points.

Flood Risk Manager – No objection in principle but request further detail.

Head of Strategic Infrastructure (Highways) – No objection

Housing Strategy & Needs Manager – No objection

Natural England – No objection. The proposal will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Public Rights of Way – No objection subject to a condition requiring the developer to provide new residents with information about local walking and cycling routes for both leisure and travel purposes, with key routes signposted. Informatives are recommended reminding the developer of their obligations of regarding adjoining public rights of way.

United Utilities (UU) – No objection subject to conditions requiring submission of a sustainable drainage management and maintenance plan.

VIEWS OF THE PARISH COUNCIL

Sutton Parish Council – Object on the grounds summarised below:

The Parish Council made several comments on the Outline Application (18/3245M), which was approved, following the signing of a Section 106 Legal Agreement on 28th January 2021. The following requirements made by the Parish Council were ignored by Cheshire East Council:

- a) A reduced speed limit to 30 mph along London Road from the Nature Reserve past the site into Macclesfield.
 - a) Steps to be provided on the east side of the Canal Towpath onto London Road.
 - b) Traffic Lights to be installed at the junction with Lindrum Avenue.
1. In terms of the October 2021 plans and documents the Parish Council wishes to express its dissatisfaction as to how both the Council and the applicants have totally ignored the serious points they have raised in relation to the development of the Lyme Green site.
 1. As the outline application approved the access, which is confirmed by the Highways Officer's response dated 7th January 2022, the Parish Council wishes to repeat its serious concerns regarding the road safety implications of the proposed development. They are concerned and disappointed by the response from the Highways Department to what they see this as serious issue for residents (e.g. the lack of traffic calming measures).
 2. The Parish Council also feel that inadequate provision has been given for HGV's and busses to access the industrial area at the bottom of the site where the existing lane is narrow and has no footway.
 3. The current application (21/1249M) for 45 additional dwellings on the Lyme Green Settlement Land, using the "closed" Gaw End Lane as its access, will exacerbate the road safety problems, and will increase the houses on the allocated site to over 350, well in excess of the 300 figure in the Local Plan Strategy.
 4. The Parish Council expressed concern regarding the limited on-site play area provision for over 300 houses, and the small financial contribution towards the LAP on Robin Lane. This situation has resulted in a large financial contribution to a new 3G football pitch on Congleton Road over 2 miles away. This is one of several examples where large financial contributions are included in the Section 106 Legal Agreement for services and facilities in Macclesfield over 2 miles away, rather than in Sutton Parish. This is highlighted by the identification of a revised site for a Community Hall adjacent to the entrance to the Council Depot, and no money provided for its construction. The need for such a facility in Lyme Green was highlighted in the Parish Plan Survey in 2012, and Bovis Homes indication that they were willing to provide "Community Rooms". The Parish Council has made it clear that it would like this land to be gifted to it.
 5. The Parish Council also made it very clear that there was a need for bungalows in Lyme Green and Sutton, and that the provision of 3 storey accommodation was totally inappropriate on the site. The Reserved Matters application makes provision for 5 bungalows on a site of 306 dwellings and retains an apartment block on the highest part of the site, overlooking the Canal Conservation Area. The Parish Council strongly objects to the lack of provision of bungalows on the site, which would meet the requirements of an ageing community within Lyme Green and Sutton Parish.
 6. In considering the Reserved Matters application, the Borough Council has been faced with an initial submission of detailed plans in February 2021, which did not address the requirements of the 37 planning conditions attached to the Outline Approval. This has meant the consultees in responding to the February detailed plans raised several matters which the applicants took 8 months on attempt to address. In late October, 150 plans and documents were submitted, which several consultees have not yet responded to. These

include the Urban Design Officer who raised several strong objections to the proposed layout and the design and appearance of the development in a detailed response dated 18th May 2021. In addition, the Council's arboricultural officer raised concerns that Planning Condition 32 attached to the Outline Approval had not been addressed. His concern was the need to protect the trees on the site.

7. The Parish Council strongly objects to the housing layout, and its impact on the Macclesfield Canal Conservation Area. The proposed development should protect and enhance the Conservation Area, and its setting, but the design and appearance of the housing along this important edge to the development will have an adverse impact. The provision of 3 storey utilitarian designed apartments, and houses on the highest part of the site would be unacceptable along any edge of the site, least of which the most sensitive section which adjoins a heritage asset. The harm to this asset is substantial and far outweighs any public benefits resulting from the development.
8. The Parish Council notes that the planning application is "to be decided under delegated authority", this is of serious concern as it involves the details of a major planning application, involving over 300 houses. This represents a doubling of the size of Lyme Green, without any provision for the appropriate facilities or services required in the parish.

OTHER REPRESENTATIONS

Representations have been received from over 12 properties over three periods of consultation objecting to this application on the following grounds:

- Principle of Development
 - Local Plan Strategy allocation LPS 17 (Gaw End Lane) is for around 300 dwellings. The number of dwellings now being proposed is ever increasing (306 with a separate application of 45 homes). The amount of development should be capped.
 - The Council has a five-year supply of homes. No need for this development.
 - The development would double the population of Lyme Green.
 - Development should be focused on brownfield / building on derelict building sites.
 - Already enough housing in Macclesfield.
 - Loss of former Green Belt / open countryside.
- Highways / access
 - Increased traffic congestion, including along Moss Road / London Road.
 - Concerns over local road safety.
 - Bus service is insufficient.
 - Existing business - concerned around access arrangements impacting upon their site.
 - This development would lead to excessive junctions onto London Road, on a busy road.
 - There should be a commitment to reduce the speed limit along London Road (A523).
 - Junction of the development to London Road should be traffic light controlled or have a roundabout.
- Heritage
 - In line with paragraph 15.234 of the Local Plan Strategy, development should be sensitive to the Macclesfield Canal conservation area and listed structures.
- Infrastructure
 - Insufficient local infrastructure to support increase in local population.

- Where is the infrastructure to support these new households? Nursery places, school places, GPs, dentists etc.
- No indication of the size of planned community building on the site.
- Flooding / drainage
 - Concerns over drainage, including the need for new drains likely to lead to road closures etc.
 - Implications of houses on Gaw End Lane using Septic tanks leading to the potential of land drainage issues.
 - Object to the proposed drainage appraisal which shows surface water discharged to a ditch. Question the access and maintenance arrangements to the ditch given that access would be from adjacent land.
 - Drainage system needs to be reconsidered and enter the surface water system on London Road.
- Open space
 - Contribution towards 'off site' play should be increased.
- Nature conservation
 - Impact of development on wildlife, including bats and other species such as voles, rabbits, birds, squirrels etc.
 - Concerns over the scope of the ecological impact assessment.
 - The site is adjacent to a Site of Biological Importance.
 - Buffer zone to adjacent nature reserve is only a tiny sliver of land claimed to be undeveloped. The applicant had previously agreed to a fence required along the southern boundary (including a 1.8m fence). The site should provide an appropriate buffer zone to adjacent nature reserve.
- Trees / Hedgerows
 - Proposed woodland planting along the western boundary is not well reasoned in the documentation – is it compatible with protected open space designation in the Local Plan Strategy? impact on hedgerow and amenity impacts of adjacent properties and public right of way.
 - Access strip to maintenance of hedgerow should be included.
 - Trees and hedges should be protected through the use of preservation orders, where possible.
 - Existing boundary between the nature reserve and proposed site should be preserved in its entirety and fenced off.
- Amenity
 - Development would create noise and light pollution.
 - Woodland planning, would have impact on amenity of adjacent properties.
 - Concerns over privacy impact of the development.
 - Loss of views for neighbouring properties.
 - Object to construction impacts of building work, including on neighbouring properties.
 - Impact of the development on adjoining dwellings and businesses in the area.
- Climate change
 - Carbon footprint of the development.
- Design
 - Object to the proximity of new housed to existing properties.
 - Design lacking in many areas, including lack of retention of hedges and trees.
 - Plans show a lack of nature or public space.
 - Plans show a high density in its location.

OFFICER APPRAISAL

Principle of Development

Macclesfield is identified as one of the principal towns in Cheshire East where CELPS Policy PG 2 seeks to direct 'significant development' to the towns in order to 'support their revitalisation', recognising their roles as the most important settlements in the borough. Development will maximise the use of existing infrastructure and resources to allow jobs, homes, and other facilities to be located close to each other and accessible by public transport.

The application site is allocated as a Strategic Site for housing under Policy LPS 17 of the Cheshire East Local Plan Strategy (CELPS). When the Council adopted the Cheshire East Local Plan Strategy on 27th July 2017, the site was removed from the Green Belt.

The site received outline planning permission in early 2021 under planning ref; 18/3245M for the erection of up to 310 dwellings with details of access from London Road. The access was agreed at the outline stage and the access points remain as originally proposed.

The principle of development has therefore been accepted and the purpose of this application is to agree the detail of the scheme, which will provide the site with a full detailed planning consent. It is not the purpose of this application to revisit the merits of developing this allocated site for residential purposes or its removal from the Green Belt when the Cheshire East Local Plan Strategy was formally adopted.

Site LPS 17 states that the development of Gaw End Lane will be achieved over the Local Plan Strategy period through:

1. The delivery of around 300 homes;
2. Incorporation of green infrastructure which should include the following:
 - i. Green linkages to the wider footpath network, habitats and site LPS 13 including links to the north/south strategic link of the Macclesfield Canal. Land to the southwest of the site adjacent to the canal should remain undeveloped and is allocated for open space within site LPS 17 as shown on Figure 15.19;
 - ii. New public open space;
 - iii. Green buffers to London Road/Leek Road and Macclesfield Canal; and
 - iv. An area of protected open space adjacent Rayswood Nature Reserve as shown on the proposals map;
3. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities; and
4. On site provision, or where appropriate, relevant contributions towards highways and transport, education, health, open space and community facilities.

Additionally, the following site-specific principles of development apply:

- a. Buffer zone of semi-natural habitats to be provided adjacent to the Macclesfield Canal SBI.
- b. Development must be sensitive to the conservation area and listed structures / buildings. The retention of open space on the western edge of the site would help safeguard the immediate context from urbanising development up to the canal edge,

where it would most dramatically affect views and the sense of openness within the bend in the canal. Regarding the setting of Toll Bar cottage the impact could be lessened in the approach taken to the site's planning, by retaining the mature boundary landscaping opposite the property and also by using this south easterly part of the site as a pedestrian gateway into the scheme, with associated open space.

c. This Local Plan Strategy site is expected to provide affordable housing in line with the policy requirements set out in Policy SC 5 'Affordable Homes'.

d. The site will be developed only where it can be demonstrated that there is no significant harm on the Danes Moss SSSI, particularly in relation to changes in water levels and quality and recreational pressures. This should include a full assessment of the direct and indirect impacts of the development on the features of special interest. Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure protection of the SSSI

e. Any application would need to be supported by a full ecological appraisal. Ecological mitigation would be required to address any adverse impacts.

f. A minimum of a Phase 1 Preliminary Risk Assessment for contaminated land should be carried out to demonstrate that the site is, or could be made, suitable for use should it be found to be contaminated. Further work, including a site investigation, may be required at a pre-planning stage, depending on the nature of the site.

This application is for approval of the details of Appearance, Landscaping Layout and Scale (the reserved matters) and proposes 306 units. The proposed layout covers a slightly smaller area than the entire site allocated under LPS 17. However, the site is the same as consented at outline stage. The area to the southeast of the site where it fronts London Road is subject of a separate application for the erection of 42 no. units (planning ref; 21/1249M refers).

The two schemes combined would take the development numbers past the general number of 300 indicated in the site allocation. Each of the applications need to be considered on their merits but also within the context of each other. The total number of dwellings proposed by the two applications would amount to 348 (as amended).

The number of dwellings proposed as part of this reserved matters application would be 4 less than was permitted at outline stage although the outline scheme did show 330 dwellings to be provided. As noted above, LPS 17 allows for around 300 new homes, but this is a broad figure and is not an upper limit for development as factors such as size and mix of housing have a bearing on numbers. The proposal would provide smaller units than envisaged at outline stage and coupled with the adjoining development to the southwest, it is considered that an uplift in the number of units can be sustained. Subject to the development complying with other relevant planning policies, the number of dwellings can be considered to meet the requirement of "around 300 dwellings" in LPS 17. The delivery of the site for residential development will contribute towards the Council's housing land supply and assist in meeting the development requirements of Macclesfield and the wider Borough. The further requirements of policy LPS 17, and other relevant policies, are considered below.

Community Centre

The application makes reference to the possible provision of a "site" for a community facility. There is however no evidence provided within the application to demonstrate that the provision of such a subsequently built facility will be achievable should such a site be provided, or future

sustainability achieved in management terms. Further advice on this was previously sought from the “Council’s Community and Partnerships Team”. However, at this time it cannot be demonstrated that a new build is both achievable and sustainable. The developer has provided the land at the northern edge of the site along the frontage to London Road, which could at a future date, serve as a suitable site for a community facility.

Affordable Housing

Policy SC 5 (Affordable Homes) in the Cheshire East Local Plan Strategy (CELPS) sets out the thresholds for affordable housing in the borough. In residential developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sqm) in Local Service Centres and all other locations at least 30% of all units are to be affordable.

The CELPS states in the justification text of Policy SC 5 (paragraph 12.44) that the Housing Development Study shows that there is the objectively assessed need for affordable housing for a minimum of 7,100 dwellings over the plan period, which equates to an average of 355 dwellings per year across the borough. This figure should be taken as a minimum.

Point 3 of Policy SC 5 notes that “the affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer”. Paragraph 12.48 of the supporting text of Policy SC5 (affordable homes) confirms that the Council would currently expect a ratio of 65/35 between social rented and intermediate affordable housing. On this basis, 23 (23.4) units should be provided as affordable rent and 13 units as intermediate tenure.

The current number of those on the Cheshire Homechoice waiting list with Macclesfield as their first choice is 1592. This can be broken down to 936 x 1 bedroom, 408 x 2 bedroom, 173 x 3 bedroom, 45 x 4 bedroom and 30 x 5 bedroom dwellings. The intermediate need in Macclesfield is the same as across the borough of Cheshire East. The need is for dwellings that 1st time buyers and families looking to buy but cannot afford without assistance.

The Intermediate need is the same across the borough. Small dwellings for 1st time buyers, those making a new household or families who cannot afford to buy without subsidy.

Points 4 and 5 of Policy SC 5 requires that the affordable units should be pepper potted within the development unless there are specific circumstances that would warrant a different approach. The external design, comprising elevation, detail and materials should be compatible with the open market homes and achieve the same design quality.

30% of the dwellings on site were secured as affordable housing as part of the s106 agreement attached to the outline permission, in accordance with policy SC 5 of the CELPS. This includes 65% of the affordable housing to be Social Rented Housing and the balance to be Intermediate Housing. This is a proposed development of 306 dwellings in a Local Service Centre and other location therefore in order to meet the Council’s Policy on Affordable Housing there is a requirement for 92 (91.8) dwellings to be provided as affordable homes.

The submitted details show that 93 of the dwellings will be provided as affordable units which would exceed 30%. 60 are affordable rented and 33 are intermediate housing. These are to be provided as:

8 x 2 bed bungalows
6 x 1 bed flats
6 x 2 bed flats
44 x 2 bed houses
29 x 3 bed houses

The Council's Housing Strategy and Needs Manager has confirmed that the scheme meets with these provisions and has confirmed that there is no objection to the proposal. As such, the scheme is compliant with Policy SC 5.

Residential Mix

Policy SC4 of the CELPS states that new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. Reference is made to the need for development proposals to accommodate units specifically designed for the elderly and people who require specialist accommodation.

The proposed development comprises of:

5 x 1 bed units
86 x 2 bed units
162 x 3 bed units
49 x 4 bed units
4 x 5 bed units

A range of housing types are being proposed from small sized 1 bed apartments offering ground floor single storey entry to 2 bed, 3 bed, 4 bed and 5 bed dwellings. A number of family houses are proposed albeit smaller in terms of their size (i.e. not large executive family homes), which has enabled the proposed development to provide the consented number units and offers a good mix of housing which also includes 9 x bungalows and large proportion of 2 and 3 bed dwellings. This general makeup of dwellings would provide a good mix of type, size and coupled with the affordable provision. The proposal would provide a diverse community and would fit in with the existing residential development which varies in terms of its size and type. As such, the scheme is found to comply with Local Plan Policy SC 4.

Design - Layout, Scale and Appearance

Amongst other criteria, policy SD 2 of the CELPS expects all development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of:

- a. Height, scale, form and grouping;
- b. Choice of materials;
- c. External design features;
- d. Massing of development - the balance between built form and green/public spaces;
- e. Green infrastructure; and
- f. Relationship to neighbouring properties, street scene and the wider neighbourhood

Policy SE1 of the CELPS expects housing developments to achieve Building for Life 12 (BfL12) standard, and that development proposals consider the wider character of a place in addition to that of the site and its immediate context, to ensure that it reinforces the area in which it is located. These principles are also reflected in the CEC Design Guide. The relevant BfL12 headings are considered below:

Connections (Green) - The proposal is well connected within the existing infrastructure with pedestrian, cycle and vehicular routes. Links to the closest PROWs include Gawsworth FP5 & 31 and Sutton FP 46 that runs along the Macclesfield Canal, joining with Sutton FP1 that enables the crossing of the canal. All of the footpaths connect to wider routes leading to Macclesfield Town Centre, Gawsworth, Sutton and beyond.

There are areas of the layout where the proposal is well designed with connecting routes through the roads within the site. As amended, additional connections have been added to the cycle/footpaths from the end of various cul-de-sacs. Permeability through the proposal and connection to the existing developments surrounding the site has been improve and the scheme would marry with 2 pedestrian / cycle routes with the smaller development proposed to the southeast.

Facilities and Service (Green) - These matters were considered at outline stage and it can be seen that this site lies close to South Macclesfield where a full range of facilities and services can be accessed. There are shops, pubs, schools and access to local transport hubs, within easy walking distance of the site. In addition to Lyme Green Recreation Ground, located East of the site on Robin Lane, there is also a LEAP provided on site and a wide range of usable areas of public open space.

Public Transport (Green) - These matters were considered at outline stage and it was identified that the closest bus stops to the scheme are located on London Road (A523) a short distance from the proposed site access. From services found there, access can be gained into Macclesfield town centre and to the National Rail station, with its excellent services to Manchester and the wider UK.

Meeting Local Housing Requirements (Green) – The proposal as amended would provide a good mix of housing including affordable provision. Affordable units are now no longer distinguishable from the open market units through and although there are clusters of affordable, these have been broken up, reduced in number, and spread better across the development.

The apartment block to the far north-western corner fronting the canal has undergone significant redesign. The 3-storey element has changed orientation to front the canal frontage. Gables to the 3-storey element to break up the form have been added with change of materials and further details added to emphasise this. Roof lines have been amended to further break the appearance. The outlook to various affordable units has also been improved.

Character (Amber) - A significant number of chimneys have now been added across the scheme to address comments made by the Council's Design Officer. Feature buildings have evolved during amendments to provide distinct way-finding nodal points.

Working with the Site and Context (Amber) - The layout and design of the apartment block has been significantly amended to elevate its design quality including the area around the canal edge to improve public realm. The design of the apartment block has responded to the topography within its' design.

Creating well defined streets and spaces (Amber) - The hierarchy plan has been updated to fully align with the requirements and materials set out in the CEC Design Guide. The surface materials, including pavements have been updated. Revisions to the landscaping with the introduction of tree lined streets has improved the landscaping to the site but further detail will be secured by condition. Combined footpath/cycleways should be Tarmac Ulticolour, Buff Quartzite.

Easy to find your way around (Green) - There has been updates to the house types in order that the scheme provides unique features at all the nodal points/corner turner plots. This includes features such change in facing material, entrance features, newly incorporated chimneys, and dual aspect elevations. Boundary treatments have also been reviewed and updated where required.

Streets for All (Green) - The addition of surface material changes to denote a community space aids this component of design. The assignment of different surface materials along the highway help to determine hierarchy also. The development is easily walkable with several recreational routes serving the residents with connections to adjacent assets such as the Macclesfield Canal and wider countryside walks. Connectivity between the routes is acceptable.

Car Parking (Amber) - The development has achieved a varied mix of parking solutions across the site. The parking arrangements have been separated with green spaces and the runs of adjacent car parking spaces have been reduced through amendments.

Public and private spaces (Green) - Houses have reasonably sized rear gardens and some space to the front too which is well defined. There are useable pockets of accessible open space across the development and a well-appointed LEAP located adjacent to the central pedestrian street and main route. The layout has been updated to show increased quality of landscaping and front boundary treatments updated to and reinforce street hierarchy as required in CEC Design Guide. Corner turners have been provided to improve transitions at nodal points.

External storage and amenity space (Amber) - Houses have reasonably sized rear gardens, large enough to house the bin/recycling stores. These rear gardens have a clear external route to the front of the property for bin collection without the need to go through homes. Garages are provided at some plots, maybe with the intention of use for bike storage. Space for other storage including that of bicycles, especially useful for the houses without garages should be illustrated on the layout plan. There are details for the communal stores for the apartments. There has been an increase in the amenity space for the apartment block, this is now shown on the revised layout.

In terms of appearance, the proposed dwellings would be acceptable within the context of the site and would offer a degree of variation within the street. It is considered that the overall design, scale, form, and appearance of the proposals would be acceptable subject to the use

of high-quality materials. The proposal achieves a well-designed residential development which would accord with LPS 17 and the Cheshire East Design Guide.

Impact on Heritage Assets

Macclesfield Canal Conservation Area bounds the site to the north and west with the grade II listed canal bridge providing access across to the canal towpath on the other side. To the east of the site, on the opposite side of London Road is Toll Bar Cottage which is grade II listed beyond which is the grade II listed Lyme Green Hall.

With respect to the impact on the canal conservation area, concerns have been raised in terms of the way the western fringe of the proposed development would interact with the Canalside setting. LPS 17 part 2, criterion iii) and site-specific principle b advises that future development should provide a green buffer to the canal / heritage assets. The proposed layout does show a green 'edge' to the boundary with the canal. Following extension negotiations with the applicant, the quality of design for the units (particularly the apartment block) which will face out to the canal and the public realm has been improved. This would provide an attractive Canalside frontage and the impact on the canal conservation area and indeed the listed canal bridge would be acceptable.

Turning to the heritage assets situated towards the southeast of the site, the proposed development layout tapers off from the existing Gaw End Lane / London Road junction. The application also excludes the 'Lyme Green Settlement' field situated directly opposite which is the subject of separate application. The layout also incorporates a green buffer along the London Road frontage which will assist in minimising harm to the setting of both Toll Bar Cottage and Lyme Green Hall. As such, the proposal is found to be acceptable and in accordance with the part 2, criterion iii) and site-specific principle 'b' of LPS 17.

Open Space

A minimum of 65 square metres per dwelling of public open space was secured as part of the outline consent, which based on a scheme of 306 units, amounts to 19,890 square metres. An adequate amount of formal and informal public open space is provided within the site amounting to space in excess of 20,000 square metres (excluding the protected open space to the west). This would include a Local Equipped Area of Play (LEAP) positioned centrally within the open space. The specification for this will be secured by further condition. Accordingly, the proposal complies with policy DC40 of the MBLP and policy SE 6 of the CELPS.

Residential Amenity

Saved policy DC38 of the MBLP states that new residential developments should generally achieve between 21m and 25m between principal windows and 14m between a principal window and a blank elevation. This is required to maintain an adequate standard of privacy and amenity between residential properties unless the design and layout of the scheme and its relationship to the site and its characteristics provide a commensurate degree of light and privacy between buildings.

However, the CE Design Guide states separation distances should be seen as guide rather than a hard and fast rule. The Design Guide does however acknowledge that the distance

between rear facing habitable room windows should not drop below 21m. 18m front to front will also provide a good level of privacy, but if this applied too rigidly it will lead to uniformity and limit the potential to create strong street scenes and variety, and so this distance could go down as low as 12m in some cases.

To the east of the site, there are residential properties on the opposite side of London Road. The layout shows that the nearest properties proposed as part of this application would achieve a distance of at least 55 metres with these neighbours. This would be sufficient to protect their level of amenity.

Gaw End Lane provides vehicular access to 8 residential properties. The proposed development would envelop these existing properties. The first 3 properties situated towards the eastern end of Gaw End Lane would continue to be accessed by the existing junction with London Road / Robin Lane. Travelling further along Gaw End Lane, the remaining 4 properties would be served by the proposed internal access road.

The first three properties along Gaw End Lane would benefit from some green buffers to the north and west. The semi-detached property at western extent of the first three has windows facing west across the site. The houses shown on the layout would have a frontage looking over to this property. However, a separation of 20 metres would be achieved with a slight offset in alignment. The proposal would be acceptable relation to the first three properties.

Further along Gaw End Lane, there are 2 semidetached cottages and 2 detached properties on the southern side (the most northerly is a bungalow). The semi-detached cottages do not contain any principal windows within their side elevations and the nearest properties shown on the plan would exceed the recommended separation distances. The next property along is a detached two-storey dwelling and whilst it has no windows in its southern elevation, it does benefit from a side facing dormer window in the northern elevation. No properties to this side are proposed.

With respect to the bungalow, this also benefits from a side facing window in its north elevation; however, a small pocket of open space would facilitate a separation to the nearest property of around 35 metres which would be set at an angle. At the end of Gaw End Lane is a detached dormer bungalow on the northern side which also has side facing windows. However, the nearest properties shown would meet with the recommended separation distances.

The layout within the site ensures the relationships between the new dwellings result in acceptable standards of space, light and privacy for future occupants, having regard to the distance guidelines set out above. There will be sufficient private amenity space for each new dwelling. The proposal is therefore considered to accord with policy DC3 of the MBLP.

Noise

The application is supported by a Noise Survey and Mitigation Scheme. The impact of the noise from road traffic on London Road on the proposed development has been assessed in accordance with British Standard BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. The report recommends noise mitigation measures in the form of specific glazing and ventilation which are designed to achieve BS8233: 2014 and WHO guidelines; to ensure that future occupants of the properties are not adversely affected by

environmental noise. Levels of noise in external garden areas are also acceptable with proposed boundary treatments. The proposal complies with policy SE 12 of the CELPS and DC14 of the MBLP relating to noise and soundproofing.

Air Quality

Policy SE 12 of the Local Plan states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 181 of the NPPF and the Government's Air Quality Strategy.

Air quality impacts were comprehensively assessed and addressed at the outline stage. The outline consent secured a package of mitigation measures which are forecast to mitigate the impact of the development through electric vehicle infrastructure, a Travel Plan, dust control. Subject to these, the proposal will not have a detrimental impact on the air quality and the proposal will comply with Policy SE 12 of the CELPS.

Public Rights of Way and Accessibility

Policy LPS 17 includes the following requirements for this site:

- Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities;
- Green infrastructure which should include ...green linkages to the wider footpath network, habitats and site LPS 13 including links to the north/south strategic link of the Macclesfield Canal.

This impact on the various public rights of way including the Canal towpath has already been determined and accepted at the outline stage where details of access to the site were approved. With respect to the internal footways and cycle path connections, there are a number of internal footways and paths that run through the site and through the areas of open space that would facilitate both pedestrian and cycle movement. This would also increase permeability from through the site. As such, it would increase accessibility. Subject to a condition requiring the developer to provide new residents with information about local walking and cycling routes for both leisure and travel purposes, with key routes signposted, the proposal is considered to accord with the justification to Policy LPS 17 of the CELPS.

Highways

Whilst access was approved as part of the outline permission, this reserved matters submission seeks approval for the internal road layout of the site.

The CEC Design Guide promotes a Manual for Streets approach to all residential developments, and it is important that the design aims to reduce vehicle speeds.

A revised road layout was submitted to address previous comments made by the Head of Strategic Infrastructure (HSI – Highways). The submitted road layout plan is broadly in conformity with the original masterplan and is an acceptable design with suitable carriageway and footway widths being provided. The main spine roads have footways both sides of the road and the cul-de-sacs have a single footway.

As the cul-de-sacs are relatively short in length, these roads can be considered as suitable for shared surface roads, with verges to be provided on both sides without the need for footpath provision. This detail has subsequently been secured through amended plans.

The parking for each of the units is indicated as being a mixture of driveway parking and the provision of garages. The internal dimensions of the garages meet approved CEC standards for garage parking. Overall, the parking provided across the development conforms with CEC parking standards.

Good accessibility is provided with a segregated 3 metre wide footway/cycleway alongside the A523 London Road that links Gaw End Lane to the new pedestrian crossing on London Road. There are also internal recreational pedestrian/cycle routes that link to existing public rights of way that are adjacent to the site. This is a benefit of the scheme.

The submitted layout is technically acceptable in regard to highways and no objections are raised to the application.

Trees

Condition 32 of the outline consent (18/3245M) required the submission of an Arboricultural Impact Assessment (AIA) and Tree Protection Scheme (TPP). An Arboricultural Impact Assessment and Tree Protection Plan has been submitted by in accordance with this condition.

The Assessment advised that the majority of trees should be considered for retention within the development, particularly those categorized as High (A) or Moderate (B) value.

The Assessment states that 7 trees are proposed to be removed to accommodate the development. There are 7 trees (T10, T24, T25, T26, T38, T39, T40) identified in the C Category.

Six low © category trees comprising of 2 Ash (T10, T24) 3 Oak (T26, T38, T40) and one Beech (T39) will require removal to accommodate the proposed development. One further tree (Oak T25) will also require removal and has been assessed as unsuitable for retention (U category) as it is in rapid decline.

None of the trees proposed for removal are protected by the Cheshire East Borough Council (Sutton – Gaw End Lane) Tree Preservation Order 2018.

Veteran Trees

Consultation comments on the outline application indicated that a number of trees within the application site appear to have potential 'veteran' characteristics. Although no Veteran Trees are identified in the submitted Assessment, the description in the Tree Survey Schedule of three trees (T10 Ash, T24 Ash and T26 Oak) which are proposed for removal, suggest these may be 'Notable' trees (i.e those trees worthy of recognition which may Veteran trees) – *Woodland Trust Ancient Tree Inventory*).

Root Protection Areas (RPA's)

Whilst the RPA's of most retained trees have been respected in accordance with the design requirements, the RPA's of a number of trees are impacted by the proposed footway/cycleway.

The submitted Tree Protection Plan and Method Statement provides details for a no dig Terram/Geocell construction, but the locations of where this is proposed is not indicated on the Tree Protection Plan. The Tree Protection Plan therefore needs to be updated to show the areas where this methodology is to be carried out.

There are no significant design issues in this regard social proximity.

Hedgerows

Native hedgerows are deemed a priority habitat. The Hedgerow forming the boundary with London Road (A523), is deemed 'Important' in accordance with Criterion 5(a) of the Hedgerow Regulations as an integral part of a field system pre-dating the Enclosure Act.

Hedgerows are not referred to in the Arboricultural Assessment, however a Hedgerow Regulations Assessment has been submitted which states about 60 metres of hedgerow will be lost due to the creation of the new vehicular access and associated visibility splay 2.4 x 65m) and access for the new pedestrian and cycleway. A site visit undertaken by a member of the Planning Enforcement Team and an Arboricultural Officer on 3rd March 2022 confirmed that the length of this Hedgerow had been removed (a total length of 160 metres). Removal of the length of hedgerow constitutes a contravention of Regulation 5(1) of the Hedgerow Regulations 1997. This is currently the subject of an investigation by the Council's Planning Enforcement Section.

When the Council considered the outline application, it was agreed that a large section of the hedgerow would be uprooted and translocated further back into the site in order to provide the requisite visibility splays at the access. Whilst there was deemed to be harm arising from this loss, this harm was considered to be outweighed by the strategic benefits of delivering housing on an allocated site. That said, as a consequence of the subsequent removal and failure to translocate means that additional mitigation to offset the loss of the hedgerow must be provided. This will be secured by condition.

Notwithstanding the hedgerow matter, the Council's Principal Arboricultural Officer has no substantial objections to the design of the proposed development in respect of the impact on existing trees. The Arboricultural Officer has advised that the replacement planting provided in the proposed landscape scheme to mitigate for the loss of trees accords with current policy.

A Revised Arboricultural Impact Assessment and Tree Protection Plan will be required to reflect the changes but do not alter the conclusions of tree impacts. Accordingly, compliance with policy SE 5 of the CELPS and LPS 17 is confirmed.

Landscape

Following amendments, the design of the scheme has been improved so that there are discernible character areas in the overall layout. There is a clear hierarchy of streets in terms of main access streets, streets leading from main streets and then smaller streets. The Design Guide offers advice on Avenues, the main routes leading into areas of housing and the use of larger trees along such roads. This is something that has been addressed in the submitted design, with use of trees on them as well as on secondary and tertiary streets. The layout offers the potential for the introduction of high-quality tree planting across the site. It is important that high canopy street trees are secured to do the overall green infrastructure and open spaces justice. This further detail could be secured by condition.

Ecology

Several conditions relating to nature conservation matters were attached to the outline consent.

Condition 20: The reserved matters application shall be supported by a Biodiversity Enhancement Strategy - The Council's Nature Conservation Officer (NCO) has advised that the submitted proposals are sufficient to comply with the requirements of this condition. A further condition will be required to secure details of the creation of the proposed habitats.

Condition 21 - The reserved matters application(s) shall be supported by a Long-Term Habitat Management Plan – An acceptable Habitat Management Plan has been submitted as required by this condition.

Condition 22 - The reserved matters application(s) for layout shall include the retention of the 'wet woodland' shown at 'Target Note 9' - The revised layout plans show the retention of this habitat as required by this condition.

Condition 23 - The reserved matters application(s) for layout shall include the design of a shallow marsh area within the safeguarded open space area for use by Snipe including a timetable for implementation - A shallow scrape as required by this condition is shown on the submitted Landscape and Habitats Creation Plan. A timetable for the implementation of these features is required by the condition. The NCO advises that this timetable should include confirmation of when these features will be provided in relation to the commencement of development. This can be secured by further condition.

Condition 24 - Each reserved matters application(s) shall include an updated Badger Survey, Bat Survey and Barn Owl Survey and mitigation - *Badger survey* - No badger setts were recorded within the red line of the application. Setts were identified outside the site boundary. Based on the currently proposed layout the setts are unlikely to be affected by the proposed development.

Bat survey - No evidence of roosting bats recorded during the updated survey

Barn owl Survey - Barn owl was recorded on site during bat surveys undertaken on. No evidence of roosting was recorded.

Condition 31 - Prior to the commencement of development hereby permitted, detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds shall be submitted to and approved in writing by the Local Planning Authority. - A satisfactory plan, 'Bird and Bat Box location plan' has been submitted in accordance with this condition.

Condition 34 - Boundary treatments to be used in the development hereby permitted including that with the Rayswood Nature Reserve - Native woodland planting is proposed on the boundary between the application site and Rayswood. Further conditions are recommended to secure appropriate detail. Whilst a representative of Rayswood Nature Reserve has expressed concern about the form of boundary treatments (requiring a defensible barrier to prevent access), unauthorised access is a civil matter.

Macclesfield Canal (Local Wildlife Site) - The Macclesfield Canal, adjacent to the proposed development, is designated as a Local Wildlife Site and as such receives protection through Local Plan Core Strategy Policy SE3. There are extensive engineering works proposed as part of this application adjacent to the Macclesfield canal in the northern part of the application site.

In order to safeguard the Macclesfield Canal LWS, the scheme has been amended to reflect the undeveloped buffers included with the outline parameters plan.

As anticipated at the outline stage, the drainage scheme includes drainage outfalls discharging into the Macclesfield Canal. It is advised that this is likely to result in a localised adverse impact upon the Macclesfield Canal LWS. Updated otter and water vole surveys have been undertaken of the canal. No evidence of either species was recorded. Whilst only a single survey visit has been completed as part of the updated surveys, based on previous survey results, this is sufficient to conclude that these two species are likely to be absent and so unaffected by the installation of the outfalls.

National inventory of priority habitats - The application site is listed on national inventory of Coastal and Floodplain Grazing Marsh. Habitats of this type are a material consideration for planning. As was considered at the time the outline consent was granted, the habitats present on the application site only partly meet the description of this habitat type. Much of the nature conservation value of grazing marsh habitats is however associated with the related ditches.

As part of the outline application mitigation, the applicant proposed that new ditches would be provided to compensate for any lengths of ditch unavoidably lost to the development with the intention of delivering a total greater length of ditches on site. Under the current application a section of ditch is lost in the vicinity of the attenuation basin. Sufficient replacement ditch habitat is proposed in relation to that lost.

Ponds - Two ponds (Pond 1 and Pond 2 as per the ecological assessment submitted with the outline) would be lost to the proposed layout. New ponds are shown on the submitted Landscape and Habitats Plan as compensation for the loss of these ponds.

Hedgerows - Native hedgerows are a priority habitat. In addition, Hedgerow 1 on London Road is important under the Hedgerow Regulations. The submitted hedgerow assessment advises that the proposed development would result in losses of sections of this hedgerow in three locations with the loss of over 54m of existing hedgerow. As mentioned elsewhere in this report, this hedgerow has already been removed. Compensatory hedgerow planting needs to be secured by condition to offset this loss.

Marshy area - At the outline stage it was anticipated that the marsh area in the centre of the northern part of the site would be used for part of the SUDS for the development but would be largely retained. Under the current proposals this area is proposed to accommodate a significant area of SUDS. This would result in the total loss of this habitat feature contrary to what was assessed as part of the determination of the outline application. However, the NCO has not objected on this basis and the other biodiversity features would offset this.

Biodiversity Net Gain - In accordance with Local Plan policy SE3(5) all development proposals must seek to lead to an overall enhancement for biodiversity. In order to assess the overall loss/gains of biodiversity resulting from the development of this site the outline application was

supported an assessment undertaken in accordance with the Defra Biodiversity 'Metric'. This assessment showed that the proposed development would result in a net gain for biodiversity.

Whilst the outline permission did not require the reserved matters application to be supported by a revised Biodiversity Metric an updated assessment was submitted. This updated assessment was undertaken in accordance with a later version of the Defra Metric. This further metric calculation showed a net loss of biodiversity. This loss is, however, more a result of changes in the way the metric calculations are undertaken rather than the reserved matters application failing to deliver the level of habitat creation anticipated at the outline stage.

Natural England's advice is that projects assessed under earlier versions of the metric should continue to utilise that version of the metric for the sake of constancy. The applicant has subsequently submitted a further metric calculation using the version employed at the outline stage. This assessment shows that the proposed development delivers a net gain for biodiversity albeit at a slightly lower level due to the increased loss of marshy grassland habitat, as discussed above.

The principle of developing this site for residential purposes has been deemed to be acceptable through the adoption of the Local Plan Strategy and subsequent grant of the outline planning consent. The proposal will facilitate and assist the delivery of the Council's 5-year housing land supply, and this was considered at outline stage as an overriding public interest.

The NCO has advised that conditions requiring a method statement for the safeguarding of Protected Open Space and retained habitats and a habitat creation method statement and seeding and planting specification for the proposed woodlands, ponds, grassland habitats and scrapes would be required. Subject to the proposed mitigation measures and further conditions, the scheme is found to be acceptable in terms of its ecological impact and accords with MBLP Policies NE11, NE17 and CELPS Policy SE 3.

Flood Risk and Drainage

The site is located within Flood Zone 1 as defined by the Environment Agency indicative flood maps and as a result the chance of flooding from rivers or sea is 0.1% (1 in 1000) or less.

The Lead Local Flood Authority has confirmed that they have no objection in principle to the reserved matters application and layout. However, when reviewing the proposed overland flow routing and hydraulic modelling, four main nodes are of concern. On this basis, the proposed drainage strategy must maintain and manage overland flows within the site boundary prior to discharging.

Currently the proposals appear to store flooded volume within existing highway / third party land without agreement. Further detail on how the surface water drainage system will be maintained following completion is required. Given the scale of above ground basin and number of dwellings a full maintenance plan is expected to be submitted to discharge drainage conditions. This detail is being discussed between the LLFA and the applicant and will either be addressed by update or by condition. Subject to this, the development is considered to be acceptable in terms of its flood risk and drainage impact and will comply with policy SE 12 of the CELPS.

Contaminated Land

Contaminated land matters were considered and appropriately conditioned at the outline stage. No further contaminated land matters are raised by the proposed reserved matters.

Peat

The Ground Conditions Assessment which accompanied the outline application confirmed that peat is present within the vicinity of the site at the former Danes Moss landfill site to the west but peat is not likely present on this site.

Other Matters Raised by Representation

Whilst concerns have been raised regarding the impact on the local highway network and local infrastructure including schools and local GP surgeries, these matters have already been considered and with mitigation, deemed acceptable under the outline approval, as has the principle of developing this site.

BALANCE OF ISSUES

Macclesfield is one of the principal towns and growth areas of the Borough where national and local plan policies support sustainable development. The principle of residential development on the site has been established through the grant of outline planning permission and allocation of the site in the Cheshire East Local Plan Strategy (CELPS) under Policy LPS 17. The proposed development seeks to provide a residential development of 306 dwellings. This application seeks approval of the detail in terms of its appearance, landscaping, layout and scale. Details of access were determined at outline stage and approved vehicular and pedestrian access from London Road.

The proposal provides the required amount of affordable housing with a good mix and density of housing. As amended, the proposal achieves an appropriately designed residential development sympathetic to the designated heritage assets and would not materially harm neighbouring residential amenity. Appropriate public open space including a Locally Equipped Area for Play (LEAP) would be provided on site. The layout would provide an appropriate buffer with the Green Belt, Rayswood Nature Reserve to the south and landscape transition as required by the site allocation with protected open space. Tree losses have already been accepted and would be partly mitigated in the proposed landscaping of the site. A long section of hedgerow has been removed which was proposed to be translocated. This loss will need to be offset through replacement planting secured by condition.

Mitigation for the impact of the proposal on local infrastructure including education, healthcare provision and outdoor and indoor sports and recreation was secured at outline stage as part of the s106 legal agreement. With respect to highways, consideration of the outline consent determined that the development will not have a detrimental impact on the local highway network. Similarly, the impact on local air quality (including cumulative impacts) has been determined to be acceptable also.

A comprehensive scheme of surface water attenuation is proposed ensuring there will be no increase in surface water runoff. The Lead Local Flood Authority has no objection in principle

to the drainage strategy but has requested further detail to ensure that the proposals will not increase the risk of flooding to neighbouring properties. Members will be updated on this matter.

On this basis, the proposal is for sustainable development which would bring environmental, economic and social benefits and is therefore considered to be acceptable in the context of the relevant policies of the adopted Cheshire East Local Plan Strategy, the saved policies of the Macclesfield Borough Local Plan and advice contained within the NPPF.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1. Accordance with Amended / Approved Plans**
- 2. Accordance with submitted Affordable Housing Scheme**
- 3. Facing materials to be submitted and approved**
- 4. Updated Public Open Space Management Plan to be submitted**
- 5. Detailed specification of LEAP to be submitted**
- 6. Details of levels to be submitted**
- 7. Landscaping scheme to be submitted including details of hard surfacing materials and details of mitigation planting for loss of hedgerow to be to be submitted, approved and implemented**
- 8. Implementation of landscaping scheme**
- 9. Further details of boundary treatments to be submitted**
- 10. Updated landscaping scheme to be submitted and approved**
- 11. Implementation of approved landscaping scheme**
- 12. Removal of permitted development rights classes A-E for selected plots**
- 13. Obscured glazed on selected plots with no further openings to be created**
- 14. Updated Arboricultural Impact Assessment / Method Statement to be submitted, approved and implemented**
- 15. Updated Tree Protection Plan to be submitted, approved and implemented**
- 16. Submission and implementation of a method statement for the safeguarding of Protected Open Space and retained habitats during the construction phase**
- 17. Scheme of Public Realm work to the canalside to be submitted, approved and implemented**
- 18. Submission and implementation of a method statement for the safeguarding of Protected Open Space and retained habitats during the construction phase**
- 19. Submission and implementation of a habitat creation method statement and seeding and planting specification for the proposed woodlands, ponds, grassland habitats and scrapes**
- 20. A timetable for implementation of features within the shallow scrape to be submitted, approved and implemented**

In the event of any changes being needed to the wording of the Board'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 Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

