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Planning Statement

Reserved Matters Application – Land off Oakamoor Road, Cheadle, Staffordshire

November 2019

Project	Land off Oakamoor Road, Cheadle
Client	Bellway Homes
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Project Team	Jim Malkin
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1 Introduction

1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.

1.2 The author of this appraisal, Jim Malkin, has worked as a principal planning officer in local government, and more recently as a planning consultant in the private sector. He has extensive knowledge of the planning system and is a member of the Royal Town Planning Institute.

1.3 This statement forms part of a reserved matters submission following the grant of permission on outline planning application SMD/2017/0660.

2 Site and Planning History

2.1 The area of land comprises the site of Cecilly Mill and a triangular area of grassland to the rear. The site was most recently used by JCB Compact Products Ltd but has been vacant since manufacturing was transferred to JCB's Harewood Estate facility on the edge of the town.

2.2 The site measures 3.85ha and is well connected to the existing built form of the town. The site is bordered on three sides by existing residential development and has direct access from both Oakamoor and Churchill Roads. The site does not intrude into existing countryside, nor impact on the adjoining recreation ground and associated sports facilities.

2.3 Cheadle is one of the district's most sustainable settlements and is described as a Service Centre in the emerging Local Plan. The town is well served with all necessary amenities including a variety of retail options, schools, open space and leisure opportunities, as well as sustainable transport options.

2.4 The site benefits from an outline planning permission for the erection of up to 121 residential dwellings under planning reference number SMD/2017/0660.

2.5 The site and its surroundings are shown on the following aerial photograph.



Figure 1 - Aerial photograph of site

3 The Proposed Development

3.1 The site has recently been acquired by Bellway Homes following the grant of outline planning approval. The detailed scheme completed by Banners Gate shows the site developed with 120 dwellings, public open space and associated infrastructure. The scheme includes full details of access, appearance, landscaping, layout and scale.

3.2 The development consists of the following mix of dwellings:

Market Housing

2 Bed Houses - 27

3 Bed Houses - 66

4 Bed Houses - 14

Total Market Housing - 107

Affordable Housing – (including Type)

1 Bed Maisonette (Rented) - 4

2 Bed Houses (Rented) - 2

3 Bed Houses (Rented) - 2

2 Bed Houses (Shared Ownership) - 4

2 Bed Houses (Shared Ownership) - 1

Affordable Dwellings - 13

3.3 The proposed dwellings are generally set over 2 storeys with a small portion of 2.5 storey dwellings (10 in total) which are sited towards the centre of the site. Each dwelling is provided with an area of private garden space and car and cycle parking commensurate with the size of the unit.

3.4 The scheme proposes the provision of a new ecological corridor along the existing brook course as required by the outline consent. Additional landscaping and public open space are also provided to the east of the Cecilly Brook. The scheme will not result in the loss of any existing hedgerows or trees, the application is accompanied by a biodiversity offsetting statement alongside a landscape specification and management plan.

3.5 An additional footpath link is to be provided to the recreation ground to the north west of the site.

3.6 The applicants have undertaken detailed pre application discussions with SMDC, Staffordshire County Council Highways and the Wildlife Trust. These discussions were very positive in relation to the proposals.

3.7 With regards to the response of SMDC this advises that the layout is acceptable and '*generally accords with the principles of the masterplan'.* The response is also supportive of the more detailed aspects of the scheme including the housing mix, house types, heights and materials. SMDC confirmed that the proposal is *'overall….a good scheme which we are likely to be able to support'.*

3.8 Further detailed comments were received from Steve Massey, Arboricultural Officer, who confirmed that the Landscape Specification and Management Plan are appropriate.

3.9 Staffordshire County Council Highways provided comments in relation to car parking provision and re-iterated their desire for the 'link road' to be provided through the site. Also suggested in the response was the removal of traffic calming from the development and this has been undertaken on the submitted layout plan.

3.10 Detailed discussions have been undertaken with Staffordshire Wildlife Trust both through the additional pre-app and a further meeting in October 2019. The comments of SWT have been incorporated in the bio-diversity statement and also within the landscaping proposals.

4 Planning Policy Context

National Planning Policy Framework

4.1 Paragraph 11 advises that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date Local Plan; and also in circumstances where the development plan is absent, silent or relevant policies are out-of-date unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

4.2 Chapter 12 of the Framework relates to design. Paragraph 127 advises that decision makers should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture and appropriate landscaping. Paragraph 131 encourages design which raises the quality of the built environment and its setting.

National Design Guide

4.3 The recently adopted National Design Guide gives guidance for planners and architects in designing inclusive schemes for residential development.

4.4 The document introduces ten characteristics which work together to create physical character within new development. The 10 characteristics are as follows:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.

- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

Staffordshire Moorlands Core Strategy (2014)

4.5 The Staffordshire Moorlands Core Strategy is the key LDF document. It is a strategic District wide plan which influences how and where the Staffordshire Moorlands will develop in the future. The core strategy advises the following with regards to Cheadle:

Cheadle will become a more sustainable settlement, better able to meet its own needs, enhancing and enlarging its role as a significant service centre for the local population and those in its rural hinterland. This will have been achieved through a focus on growth in housing and employment provision with significant complementary investment in the town's social and physical infrastructure. Its town centre will have been enlarged and become more vibrant and attractive supported by a major new supermarket. JCB and other major employers will grow, but the local economy will have been diversified and expanded with new employment areas. It will benefit from improved local public and sustainable transport links focused on the town centre and improved access to other urban areas. With a greater range of housing and employment opportunities Cheadle will have become a more successful and dynamic place where people choose to live and work.

The core strategy also provides the policy background on which planning decisions will be taken, the most relevant of these are as follows:

SS1 - Development Principles

The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- *a mix of types and tenures of quality, affordable homes to meet the needs and aspirations of the existing and future communities*
- *quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;*
- *easy access to jobs, shops and transport services by all sections of the community;*
- *increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;*
- *a healthy, safe, attractive and well-maintained environment;*
- *development which maintains the distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;*
- *development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas both now and for future generations.*
- *development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.*

All proposals for development will be considered in the context of the District-wide Spatial Strategy and with regard to both its direct and indirect cumulative impact over the longer term. New development will make the best use of previously developed land and buildings and will follow a sequential approach to the sustainable location of development.

SS1a - Presumption in Favour of Sustainable Development

This policy echoes the presumption in favour of sustainable development as defined by the National Planning Policy Framework.

H1 New Housing Development

New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in policy H2, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies in SS5 and SS6.

All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified local housing market needs and the strategy for the area having regard to the location of the development, the characteristics of the site and the economics of provision.

In addition:

- *Housing for special groups, particularly for older people, should meet a genuine and proven local need and demand and be of a scale and in a location which is appropriate to its needs.*
- *Housing proposals of 10 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure on the site. The final mix will be negotiated with the developer based on local housing needs as informed by the Strategic Housing Market Assessment and other relevant factors such as available supply and market demand.*
- *All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. This will generally be within the range of 40 dwellings per hectare or more in or on the edge of town centres , 30 – 40 dwellings per*

hectare in other urban areas and villages and 20 – 30 dwellings per hectare in remoter rural areas.

- *Residential development and redevelopment on unidentified (windfall) sites will be permitted up to an indicative maximum scheme size of 9 dwellings within the Development Boundaries of the towns and larger villages, and up to an indicative maximum scheme size of 5 dwellings within the Infill Development Boundaries of the smaller villages. Exceptionally, larger windfall schemes may be permitted where it would provide over-riding affordable housing, regeneration, conservation or infrastructure benefits and it would not undermine delivery of the spatial strategy.*
- *All new dwellings should aim to be built to "Lifetime Homes" standard in accordance with the current national advice and targets.*
- *All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers whilst respecting the privacy and amenity of existing occupiers.*
- *All new dwellings must meet the sustainable design and construction requirements set out in policy SD1.*

DC1 – Design Considerations

Advises that *'all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD'.* The policy provides a number of criteria that new development should follow.

DC3 – Landscape and Settlement Setting

Advises that *'The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands'.* The policy then provides a number of criteria that new development should follow.

Staffordshire Moorlands District Council Design Guide

4.6 The Staffordshire Moorlands Design Guide has been adopted as a Supplementary Planning Document and identifies the overarching principles in securing good design.

4.7 The scheme advises of a number of key points to remember when considering development schemes as follows:

New Development – Designing in Context

- *Consider views into and out of the site.*
- *In rural areas use ground hugging forms of development.*
- *In towns and villages be guided by the existing context, pattern and grain of development and building heights.*
- *Respect the existing roofscape in term of pitch, materials and details.*
- *Large buildings are often difficult to accommodate so consider a low profile, shallow roof and the use of recessive colours.*
- *Site large buildings in shallow depressions and use extensive landscaping to reduce their impact.*
- *New development should be guided by the existing character and context. Consider both contemporary and traditional forms that are high quality and functional*
- *Respect surrounding scale but jumps in scale may be acceptable at key locations.*
- *Reflect the proportions of neighbouring buildings.*
- *Respect the solid to wall ratio and arrangement of windows.*
- Modern materials allow for larger glazed openings. This is a desirable feature, but care needs to be taken over their insertion in traditional forms of development.
- Aim for zero carbon emissions on new development.

Access Space and External Works

- *Respecting distinctive patterns of development and density create attractive and lively places.*
- *Limit and integrate highway improvements, signs and street clutter.*
- *Areas of high amenity are attractive and must not be sacrificed for density.*
- *Create physical environments that promote safe living and minimise anti-social behaviour.*
- *Public spaces should be well overlooked without loss of privacy.*
- *The right landscaping can promote pedestrian and cyclist priority over vehicles.*
- *Design public spaces to allow dignified access for all.*
- *Plan for good landscaping at the outset.*
- *Incorporate boundary and paving features that are locally distinctive.*
- *The retention of existing landscaping can help assimilate a building into its setting.*
- *Local species of planting can engage the building into the landscape.*
- *New development should conserve or create new opportunities for wildlife.*

Emerging Staffordshire Moorlands Local Plan

4.8 The emerging Local Plan for Staffordshire Moorlands provides the framework for delivering development from 2016 to 2031. It seeks to identify the preferred sites and policies for housing, employment, open space and Local Green Space alongside the boundaries for development and retail boundaries in our towns.

4.9 The Local Plan was submitted to the Secretary of State in June 2018 with a number of hearing sessions being undertaken in October of that year. The inspector recently invited comments on the proposed main modifications which ended on the 31st

October 2019, this will, if the inspector deems them necessary, require additional hearing sessions which would take place on the 17th and 18th December 2019.

4.10 Owing to the position of the emerging Local Plan this can be afforded little weight in the assessment of this reserved matters application. The most relevant emerging policy is as follows:

Policy DC 1 - Design Considerations

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:

1. *be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;*
2. *be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;*
3. *create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;*
4. *incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;*
5. *protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, overbearing development, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;*

6. *promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate;*
7. *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;*
8. *require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;*
9. *ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;*
10. *ensure, where appropriate, equality of access and use for all sections of the community;*
11. *be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.*

Policy DSC 2 – Cecilly Brook Strategic Development Area

Land amounting to 3.1 ha is allocated for residential development of approximately 106 dwellings comprising:

- *Land at Moor Lane Farm (1.7 ha) of approximately 61 dwellings; and*
- *Land off Churchill Road (1.4 ha) of approximately 45 dwellings*

Development will be subject to compliance with other relevant Local Plan policies; and

- *A master-plan that considers the growth that may impact on the Cecilly Brook Local Nature Reserve (LNR) in order to manage the impact on the Green Infrastructure Network and the LNR to ensure that Local Plan policy requirements can be met for minimising impacts on biodiversity (and providing net gains in biodiversity where possible); and establishing coherent ecological networks that are more resilient to current and future pressures; as well as enabling water quality improvements in line with the Water Framework Directive objectives;*
- *Surveys and actions recommended by the Extended Phase 1 Habitat Survey and Local Wildlife Assessment; Priorities and actions identified in the Council's Green Infrastructure Plan;*
- *A site specific flood risk assessment and early discussions with the Lead Local Flood Authority;*
- *Mitigation measures identified in the Council's Landscape, Local Green Space and Heritage Impact Study; Contributions towards infrastructure, public open space, education, services and other community needs as required;*
- *Affordable housing in accordance with H3; and Public rights of way need to be protected*

Five Year Land Supply

4.11 The latest position with regards to the five-year land supply was published on the 31st March 2018 and concluded that the Council can demonstrate a 1.8-year supply of deliverable housing land. This is a significant shortfall in deliverable housing land and means that the presumption in favour of sustainable development as defined by the National Planning Policy Framework is engaged in decision taking.

5 Planning Considerations

Principle of Development

5.1 Planning permission for the erection of up to 121 dwellings was granted under outline application SMD/2017/0660 on the 15th November 2019. Therefore, the principle of the re-development of the site for residential purposes is accepted.

5.2 This application proposes the erection of 120 dwellings and as such meets the capacity criteria set by the outline consent and will facilitate significant development within Cheadle, which is one of the District's three main towns. The developer Bellway Homes are proposing to deliver the site in the short-term and will be aiming to start on site in early 2020, following the approval of this reserved matters application. This will also assist the Council in improving its housing land supply position.

Design and Character and Appearance

5.3 The government within the NPPF and through the recent publication of the National Design Guide attaches great importance to the built environment. The Framework advises that local authorities should refuse any applications that they consider to be poor design.

5.4 Key policies outlined within the Staffordshire Moorlands Core Strategy and the points raised by the Staffordshire Moorlands Design Guide reiterate the design principles within national planning policies.

5.5 Policy H1 of the Core Strategy advises that '*all development will be assessed according to the extent to which it provides for high quality, sustainable housing……having regard to the location of the development, the characteristics of the site…..All housing should be the most appropriate density compatible with the site and its location, with the character of the surrounding area*'. Policy DC1 sets out design criteria relating to new development to reinforce local distinctiveness and positively contribute to the area.

5.6 The built context of the application site is one characterised by variety. Cecilly Street and King Edward Street to the west of the site are predominantly characterised by traditional terraced properties which will have been linked to the previous mill use, further to the west dwellings on Churchill Road are post-war semi-detached properties set within good sized plots. Oakamoor Road is again characterised by large post-war semi-detached properties in good sized plots with frontage car parking. To the east and north of the site are more modern estate style properties which provide the immediate context for the proposal.

5.7 This reserved matters application has been designed to follow the principles set out in the above-mentioned guidance, whilst also taking influence from the adjoining context set out above and the indicative details provided at outline stage. One of the key changes to layout has resulted from the developer's commitment to relocating the existing foul sewer that crosses the site, this enables a more balanced and consistent layout to be provided across the site.

5.8 The layout completed by Banners Gate has been prepared to ensure that the proposal follows the context of adjoining built form whilst providing for a sense of openness and spaciousness within the layout. Houses are set predominantly behind small front gardens with side car parking which provides a sense of enclosure to the street, whilst also providing opportunities for low level frontage landscaping. Gaps between buildings and the incorporation of single detached garages also help to ensure that breaks between dwellings are provided which allows for rhythm within the streetscene to be developed. The layout ensures that key vistas within the site are ended with a mixture of high-quality built form, or green open spaces which protect the integrity of the development. The scheme also provides active frontages to all highways whilst employing an 'open perimeter block' approach in the centre of the site which provides public fronts that form a strong outward (or public facing) edge and private back gardens or parking courts with excellent natural surveillance.

5.9 The proposed layout makes efficient use of available land and ensures that the development would not appear cramped or overdeveloped. A slightly higher density

is provided to the southern portion of the site with densities reducing through the site to the boundary with the existing recreation ground.. The legibility of the scheme is also assisted by the provision of links to the adjoining footpath network and the neighbouring recreation ground which provides future residents with access to adjoining areas of public open space.

5.10 The scheme proposes dwellings that are predominantly 2 storeys following the prevailing character of the area. The development proposes the provision of 10 units which are set over 2.5 storeys with rooms within the roof space served by dormers and rooflights. These properties are spread across the site and are located in positions where both visual and amenity impacts are appropriate, and it is not considered that the scale of these buildings in relation to their surroundings would be unacceptable.

5.11 A variety of house types are proposed within the development which exhibit traditional design cues and proportions. The elevations are simple but contextually appropriate and are not cluttered with excessive detailing. Facing materials are a mixture of brick work and render (a full specification of materials is provided as part of the application), which are considered appropriate for the area and will ensure that the scheme assimilates with adjoining built form.

5.12 A number of house designs are proposed within the development. The level of variation is such that it avoids too many different designs which would lead to a confused and unrelated appearance, whilst also ensuring a balanced development that avoids monotonous repetition throughout the scheme. Overall, it is considered that the variation in dwelling design would achieve a high-quality finished development.

5.13 The proposal includes details of landscaping which ensure that the visual amenities of the site and area in which it is situated are enhanced. The scheme includes the planting of trees, hedges, shrubs and grass within key vistas of the development alongside the significant enhancement of the Cecilly Brook ecological corridor. Full

landscaping plans have been submitted which outlines new planting within the site and turfed open frontages to plots which helps to support an element of green within the street scenes.

5.14 Each property within the site is provided with an area of private amenity space commensurate with the size of the dwelling, these areas will be provided with small patios and turfed areas. The proposed landscaping scheme will ensure that the new estate falls into a semi-mature landscape setting helping to integrate the new development into the wider area.

5.15 Further details of the design ethos behind the development is provided within the Design and Access Statement completed by Banners Gate. However, it is clear that the proposal constitutes a high-quality scheme that respects the character and context of the local area and of Cheadle as a whole.

Affordable Housing and Housing Mix

5.16 The scheme will deliver 13 affordable homes, which equates to 9% of the total floorspace (10,506 sqft / 111,566 sqft) as required by the outline planning consent; the breakdown of affordable housing is as follows:

Affordable Rented:

4 x 1 bed
2 x 2 bed
2 x 3 bed

Shared Ownership:

4 x 2 bed
1 x 3 bed

5.17 In relation to the mix of market housing at the site the developer instructed Savills to undertake an analysis of housing mix and this report is submitted in support of the application. This report concludes the following:

'the SHMA mix seeks a lower provision of 3 and 4 bedroom units than 2 bedroom units which is counter to the markets current demand and future aspirations of occupiers which are able to afford larger unit types. The subject site therefore meets this demonstrated demand through the provision of 67% 3 and 4 bedroom market units but does however does go some way to meet the SHMAA requirements for smaller units. The total site (including affordable) contains 33% 1 and 2 bedroom dwellings which, as shown in the various sections of this report, take the longest to sell at the lowest prices. This is in response to the demographic data showing nearly 15% of the current households in Cheadle as single persons over 65 years of age, for which 33% of the site is available to accommodate.

5.18 It is therefore concluded that the market housing mix is appropriate and meets the market housing market demand in Cheadle and is in accordance with Condition 6 of the outline planning permission.

5.19 All affordable and market houses meet the requirements of the nationally prescribed space standards for dwellinghouses, in accordance with Condition 5 of the outline planning permission.

Amenity of Neighbours and Future Occupiers

5.20 Within the proposed layout new plots have been arranged to maximise back-to-back garden relationships with existing properties on King Edward Street and Cecilly Terrace. This ensures that the relationship between new and existing dwellings are acceptable and will ensure a high level of amenity for adjoining residents is retained.

5.21 The layout has been carefully designed to ensure that properties within the site are provided with a high level of amenity. Back to back distances between properties are

typically in excess of 20m, with garden depths regularly in excess of 10.5m. The scheme ensures that properties are acceptably spaced to avoid any loss of light or overbearing impacts.

5.22 The scheme therefore protects the amenities of the occupiers of neighbouring dwellings, whilst also ensuring a high level of living conditions are provided within the estate for future occupiers.

Highway Safety

5.23 Paragraph 109 of the National Planning Policy Framework states that development should only be refused on highway grounds where its impact upon the network would be severe.

5.24 The scheme follows the principles accepted at outline stage and is provided with two accesses, the primary access from Oakamoor Road with a secondary access from Churchill Road. The scheme ensures that adequate visibility is provided to site access and driveways. The capacity of the adjoining highway network was considered at outline stage and it was confirmed that the network and nearby junctions have the capacity to accommodate traffic generated by the proposal.

5.25 The proposals will also provide a residential link road through from the site ensuring that high levels of permeability to existing residential areas are provided. This will also have the net benefit of removing the need for vehicles to have to manoeuvre around King Edward Street and Cecilly Street, or through the town centre when leaving the town.

5.26 Within the site key junctions are provided with adequate visibility. The junction hierarchy and layout of the site also ensures that the through road is not direct helping to reduce traffic speeds with the development site; the provision of direct

access to plots from the through road will again help to reduce vehicle speeds and help to mitigate any concerns with regards to highway and pedestrian safety.

5.27 Each property is provided with an off-street parking provision commensurate to the size of the dwelling proposed. Parking is predominantly provided on plot with a single area of courtyard parking to serve plots 10-16 which is directly overlooked by the front of these properties.

5.28 It has therefore been clearly demonstrated that the proposals are acceptable in highway safety terms.

Ecology

5.29 The application is accompanied by an updated ecological appraisal that provides a number of recommendations in relation to the development. These include the significant enhancement of the Water Vole corridor as required by the outline consent and also the provision of bat boxes within the site.

5.30 With regards to the ecological corridor the developer is committed to the following works to enhance the sites value for Water Voles:

- *Removal of engineered banks and creation of re-engineered, landscaped banks that will improve habitat linkage to the south and provide new foraging habitats and opportunities for water voles to establish burrows. Provision of gabions will deliver further opportunities for burrow creation within and behind the structures.*

- *Naturalisation of the former engineered channel section via creation of a backwater, shallow scalloped bays, and deeper pools within the brook channel. The brook banks should include steep sections suitable to support water vole burrows, and more gently sloping sections that experience fluctuating water levels and support native wetland/grassland vegetation.*

- *Creation of seasonal pools adjacent to the brook corridor to provide increased habitat variety and refuge away from main watercourse.*

- *Clearance of areas (>50%) of the bramble scrub from the banks of the upper section of the brook, retaining only small patches, and annual scrub control thereafter.*
- *Crown thinning/removal of trees and shrubs to allow light to the steam for bankside grassland and aquatic vegetation establishment.*

- *Removal of woody vegetation will avoid the bird nesting season (March – August inclusive) or will be preceded by a nesting bird check by a suitably experienced ecologist. If active nests are found, the area will be left untouched and suitably buffered from works until all birds have fledged. Specific advice will be provided prior to undertaking the clearance.*

- *Himalayan balsam control to enhance establishment of new grassland of foraging value*

- *Following removal of bramble and Himalayan balsam, over-seed with native grassland to encourage establishment of more suitable food plants for water vole.*

- *Provide 'dogs on leads' and water vole information signage to encourage the engagement of residents and help minimise disturbance to the watercourse.*

5.31 Subject to compliance with the recommendations set out within the updated ecological information and the accompanying Landscape and Ecological Management Plan, the proposals will have no adverse impact on any protected species or their habitat.

Drainage and Flood Risk

5.32 All matters in relation to drainage and flood risk have been fully considered as part of the outline application. As advised above the developers are committed to relocating the existing foul sewer that crosses the site and this will ensure that this is completed to modern standards, thereby protecting the integrity of existing drainage infrastructure in the locality. The finished floor levels proposed across the site accord with the requirements of Condition 17 of the outline planning permission.

Other Matters

5.33 The application is accompanied by a Site Waste Management Plan that sets out the developers' commitment to limiting damage to and enhancing the environment.

5.34 A Construction and Environmental Management Plan has been provided which gives a commitment to undertaking the development in line with considerate construction requirements. This includes road cleaning and sweeping, areas for unloading and operative parking and a restriction on hours of work. This will ensure the development is undertaken in a courteous manner and will mitigate impacts on adjoining residents during the construction phase.

6 Conclusions

6.1 The application seeks reserved matters approval for the erection of 120 dwellings on land off Oakamoor Road, Cheadle. The principle of residential development on the site was set by the previous outline approval reference SMD/2017/0660.

6.2 The scheme proposes the erection of 120 dwellings across the site. The development has been sensitively designed and is informed by its built context and one that responds positively to the site's surroundings. The redevelopment of this brownfield

site will significantly improve the character and appearance of the streetscene in this gateway location to the town. The housing mix provides for a variety of sizes of dwelling and includes an affordable housing provision in line with that required by the outline permission.

6.3 The proposals would not detrimentally affect the amenities enjoyed by the occupiers of neighbouring dwellings. Internally the scheme is laid out to ensure that future residents will have a high level of amenity and each property is provided with an appropriate level of garden space.

6.4 The scheme provides significant benefits in terms of the enhancement of the Cecilly Brook channel and the formation of the ecological corridor and areas of public open space.

6.5 The proposals constitute the provision of high-quality, sustainable development which is immediately deliverable and will assist the Council in securing the delivery of a significant number of houses at the site. The proposals will benefit the Council in helping to increase housing delivery in the district, whilst having significant economic benefits for the town.