

Land at Oakamoor Road, Cheadle.

Planning Statement Addendum

August 2023

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Outline application for the erection of up to 48no. dwellings
Land at Oakamoor Road, Cheadle
For Muller Property Group

1.0 INTRODUCTION

- 1.1. This Planning Statement Addendum has been prepared to accompany revised plans and documents to support the ongoing outline planning application for residential development on land north of the Oakamoor Road, Cheadle (SMD/2022/0592).
- 1.2. The originally submitted application had proposed the erection of up to 53no. dwellings on the site. Following the receipt of comments from a number of statutory and non-statutory consultees, as well as comments from the Planning Officer, revisions to the proposal have been necessary in order to address the various concerns raised by the originally submitted proposal. As a consequence of those revisions, the development now proposes the erection of up to 48no. dwellings.
- 1.3. This Planning Statement Addendum summarises the revisions / additional information that have been prepared to address the following planning issues:
 - Ecology Impacts
 - Flood Risk / Surface Water Drainage
 - Tree Impacts
 - Air Quality
 - Design & Layout / Landscape Impact
- 1.4. It should be read in conjunction with the following revised / additional documents that are submitted for consideration:
 - Revised Illustrative Master Plan (Ref. MPG.ORB.IM/01 Rev.S3-J)
 - Revised Illustrative Master Plan Coloured (MPG.ORB.IM.01 Rev.S3-J)
 - Parameters Plan (MPG.ORB.PP.01)
 - Constraints Overlay Plan (MPG.ORB.CIMO.01)
 - Arboricultural Impact Assessment (AIA/ORB/08/22 Rev.A)
 - Ecology Technical Note
 - Air Quality Assessment (6811r3)
 - Flood Risk Assessment / Drainage Management Strategy

2.0 ECOLOGY IMPACTS

- 2.1. The originally submitted proposal had drawn objections from the Local Authority's appointed ecologist on a number of grounds, with a number of revisions and additional information requested, including:
- Amendments to the scale and layout of the development to avoid impacts on the Cheadle Fish Ponds SBI and priority habitats, and provide adequate undeveloped buffer zones
 - Provision of a biodiversity net gain metric
 - Assessment of existing hedges and marshy grassland against Local Wildlife Criteria for potential designation / addition to the existing SBI
 - Revised surface water drainage scheme to include provision of attenuation pond
 - Breeding Bird Survey
- 2.2. To address those concerns, advice was taken from the applicant's appointed ecologist, which has led to substantial revisions being made to the illustrative site layout to remove the cluster of residential dwellings that had originally been proposed in the far northeast corner of the site, on the eastern side of the SBI. Those dwellings have been replaced by a Biodiversity Enhancement Area. An ecological corridor is also provided running the length of the northern site boundary as per the recommendations of the Local Authority's ecologist.
- 2.3. A copy of the baseline biodiversity metric is enclosed. The applicant's ecologist confirms within the ecology technical note that with the inclusion of the new attenuation pond and new trees within the development, coupled with the proposed ecological enhancement zone, it will be plausible for a 10% biodiversity net gain to be achieved on site. The full net gain calculations cannot be undertaken until the Reserved Matters stage once the final site layout is known so we contend that this should be imposed as a planning condition to accompany the Reserved Matters consent.
- 2.4. In terms of the request for the existing hedges and marshland to be assessed for potential design / addition to the existing SBI, we consider this is an unduly onerous request given that the revised scheme shows the retention of the existing hedgerows and scrub woodland / wet grassland areas. If the Local Authority is insistent that it be undertaken, the imposition of a suitably worded planning condition will serve to address the matter.
- 2.5. The revisions to the site layout also include the provision of a surface water attenuation pond in the far southwest corner of the site, to the west of the site access (as discussed in more detail below) which will offer further opportunities for biodiversity enhancement.

- 2.6. A breeding bird survey has not been undertaken. The enclosed technical note from Elite Ecology explains that at the time the Preliminary Ecological Assessment was undertaken it was assumed that there would be total site clearance, and consequently the breeding bird survey was recommended. The revised illustrative masterplan however demonstrates that the main features likely to be attractive to nesting birds, i.e. the existing hedgerows, scrub woodland and trees are all to be retained. rather than cleared as the Preliminary Ecological Assessment had first assumed. The technical note goes on to recommend that adoption of precautionary measures to deal with this matter to ensure that no active nest is destroyed. Such measures can be secured via an appropriately worded planning condition.
- 2.7. As this is an outline application, it may be some time before any works to commence the development are actually undertaken. Any breeding bird survey undertaken may well be out-of-date by the time the development is carried out so we submit that it is entirely correct and prudent to address this matter by way of a planning condition. In support of this conclusion we note that in granting planning permission for the erection of 67no. dwellings on a greenfield site a short distance away in Upper Tean (SMD/2022/0249), which did involve the loss of some existing woodland and hedgerows, the applicant was not required to carry out a breeding bird survey. Consistency is important and given that we are retaining the main features that would be attractive to nesting birds, we submit that a planning condition to adopt precautionary measures is appropriate in this case.

3.0 FLOOD RISK & DRAINAGE

- 3.1. The originally submitted proposal had proposed to discharge surface water into the nearby Cecily Brook via a new surface water sewer construction beneath the Oakamoor Road, with a subterranean storage tank and oversized pipes utilised to manage the flow of surface water into the sewer. The Local Lead Flood Authority had raised objections to that approach and had sought the provision of a revised drainage strategy incorporating the use on site Sustainable Urban Drainage by way of an attenuation pond, along with associated drainage calculations.
- 3.2. To address those concerns the applicant's drainage consultant has prepared a revised flood risk assessment and surface water drainage strategy for the site, which incorporates the provision of a surface water attention pond (SUDS) in the southwest corner of the site. Infiltration has been identified as not being fully suitable for managing the surface water run-off from this site, and consequently the revised drainage strategy has adopted the next method in the sustainable drainage hierarchy. Associated drainage calculations have also been provided, In doing so the concerns raised by the Lead Local Flood Authority have been addressed.

4.0 TREE IMPACTS

- 4.1. The originally submitted proposal gave rise to a number of concerns from the Local Authority's Trees and Woodlands Officer, in particular issues relating to the incursion of buildings and access roads into the root protection areas of various trees.
- 4.2. The revised illustrative master plan has amended the site layout so that there is no longer any incursion of built development, be it buildings or roads, within the root protection areas of the existing trees. The applicant's Arboricultural Consultant has also provided an updated Arboricultural Impact Assessment to accompany the application, which demonstrates that all trees will be safeguarded.
- 4.3. The illustrative layout plan also shows the proposed planting of new trees and shrubs throughout the site. The concerns raised by the Trees and Woodlands Officer are consequently considered to have been addressed.

5.0 AIR QUALITY

- 5.1. The Local Authority's Environmental Health Officer has withdrawn their objection to the application on the grounds of Air Quality during the construction phase. They have nevertheless maintained a holding objection pertaining to the operational phase of the development, with queries being raised over the modelling data.
- 5.2. The applicant's Air Quality consultant has reviewed those comments and provided an updated report addressing the queries / issues raised, with a further updated report to be submitted imminently to specifically address potential impacts during the operational phase of the development. In doing so we consider that the concerns of the Environmental Health Officer will be addressed.

6.0 DESIGN & LAYOUT

- 6.1. The revised illustrative masterplan has incorporated a number of significant revisions, in particular the re-alignment of the access spine road, the removal of the plots located in the north-eastern corner of the site, and the provision of an attenuation basin in the southwest corner of the site.
- 6.2. The comments of the statutory consultees, along with the presence of two existing mineshafts on the site have influenced the revised layout. No buildings can be erected within the zone of influence of the mineshafts so those areas have been set aside for the provision of public open space.
- 6.3. All buildings have been removed from existing tree root protection areas, and an ecological corridor has been introduced along the northern boundary to provide

an enhanced habitat for wildlife and a natural green buffer between the proposed dwellings and the Hales Hall Pool nature reserve. These areas will allow for additional planting in line with the recommendations of the Local Authority's ecologist.

- 6.4. No buildings are proposed within the existing scrub woodland which will be retained in its entirety. Space has also been provided in easternmost corner of the site for new structural landscaping to be undertaken. The proposed strengthening of the existing landscaping will also mitigate any built form impacts upon the character of the area and therefore preserve the existing setting, particularly within the south eastern corner. Plots adjacent to Oakamoor road have been moved further north to allow for the existing vegetation to be retained maintaining the screening effect this currently gives.
- 6.5. The revised illustrative layout shows dwellings flanking the new junction with the Oakamoor Road, providing visual interest as one turns into the site. The area of open space beyond will also contribute to a sense of place on arrival into the site. The plots around the main area of public open space front towards it in the interests of providing natural surveillance, with the plots along the main spine road also fronting towards it. The plots at the far eastern end of the site front towards the scrub woodland and will offer natural surveillance over those areas.
- 6.6. The illustrative master plan encompasses a mixture of house types, including 2, 3, and 4 bedroomed properties, with each plot afforded a good level of private amenity space and off-street parking. All parking spaces are shown to be 2.5m x 5m, with tandem bays alongside plots being 3m x 11m. A turning head has also been incorporated. The illustrative Master Plan also shows the opportunity to provide different surfacing options within the site to pronounce key focal points of the development. These will ultimately be a matter for consideration at the Reserved Matters stage, but gives a flavour of what could be achieved.
- 6.7. The master plan is illustrative, but serves to demonstrate that the proposed quantum of development can be accommodated on the site in a manner that would respect the character and appearance of the surrounding area, and without impinging on any existing trees or harming any existing features of ecological interest.

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