

16th November 2023

ADDENDUM REPORT

Application No:	SMD/2020/0502	
Location	Land South of Thorley Drive Cheadle	
Proposal	Outline planning permission with all matters reserved for residential development and associated works	
Applicant	Providence Land Limited	
Agent	Howard Sharp and Partners LLP	
Parish/ward	Cheadle	Date registered 14/10/20
If you have a question about this report please contact: Jane Curley tel: 01538 395400 ex 4124 Jane.curley@staffs Moorlands.gov.uk		

1. INTRODUCTION

1.1 This application was presented to the July meeting of the Planning Applications Committee. After debate Members resolved to refuse the application on two grounds as follows:-

a) The site is unallocated and situated in open countryside, contrary to Policies SS2, SS3, SS4, SS10 and H1

b) Inadequate infrastructure in terms of education, health and highways.

1.2 Although the NHS had been asked to provide their comments in time for the 13th July meeting, their formal response was not received by the Council until the following day, 14th July. Their response is set out in full below but in essence they have raised no objection subject to a financial contribution being sought towards local health provision in order to mitigate the impact from the development on local health infrastructure. In the usual way this could be secured in a Section 106 Agreement

1.3 Given that lack of infrastructure formed one of the reasons for refusal, it is necessary for this application to be re considered by Members, now with the benefit of the formal NHS response

2. FURTHER CONSULTATION RESPONSES

Staffordshire and Stoke on Trent Integrated Care Board

2.1 The ICB wish to confirm the position in respect of community health and preventive and primary care services, which the ICB would suggest fits within the ambit of 'community facilities' as described within the wording of policy C 1 as confirmed in the glossary of terms within the plan. In this case a request is made under s106 of the Act for developer contributions (as supported by policies SS1 and SS12 of the adopted plan) to mitigate for the impacts of additional patient demand upon local primary care services, which would be expected to serve this development.

2.2 Integrated Care Systems (ICSs) were formalised as legal entities with statutory powers and responsibilities in July 2022 following the passing of the Health and Care Act.

There are 42 ICS's across the country and each one is made up of 2 key elements:

- 1) an integrated care board (ICB) and;
- 2) an integrated care partnership (ICP).

2.3 Staffordshire and Stoke-on-Trent ICB are tasked with the commissioning and oversight of most NHS services and is accountable to NHS England for NHS spending and performance. The ICP brings together a wider range of partners, not just the NHS, and this includes local authority partners. The system aims to focus on collaboration to remove barriers to accessing health and care services.

2.4 The ICP has been tasked with developing an Integrated Care Strategy to address the broader health, public health, and social care needs of the population and this partnership has recognised that in Staffordshire and Stoke-on-Trent we have an increasingly older population with complex health and care needs. One of the consequences of this is that we are seeing increasing demand on services in our area which will be challenging to meet.

2.5 Aside from the adopted plan policy C 1, Section 8 of the NPPF ‘Promoting healthy and safe communities’ makes clear that policies and decisions associated with development should aim to achieve healthy, inclusive and safe places.

2.6 At paragraph 93 b) it is also made clear that policies and decisions should “*take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.*”. The mooted changes to the NPPF do not change this position.

2.7 In determining applications for development, the ICB wish to work with local planning authorities and create awareness of local strategies to improve health and I would draw your attention to the advent of primary care networks (PCN). In brief the model seeks to ensure equality of service for patients by ensuring that all patients within England are covered by a PCN, which should help to integrate primary care with secondary and community services. Since 2019 General practices have been organising themselves into local networks to provide care at this greater scale.

2.8 The NHS Long Term Plan supports a vision of care delivered at system, place and neighbourhood level and supports NHS organisations to have more of a proactive focus on improving population health. Accordingly, there needs to be a shift away from considering pressures solely at single practice level, a paradigm shift which should be equally applicable to decision-taking by local planning authorities.

2.8 Having reviewed the application details and after considering key facets associated with practices that fall within influencing distance of this site the ICB would request a contribution which would support the development of primary care services in the area.

2.9 The development site sits within Moorland and Rural PCN within which there is an overall shortfall of GIA to serve the existing patient population together with a shortfall of clinical rooms. In respect of the Lower layer super output area (LSOA) in which the application site is situated it is evident that patients are split across The Tardis Surgery, Well Street Medical Centre and Allen Street Surgery and as per the wider outlook for the PCN there is an overall shortfall in clinical capacity for current patient numbers. It is also noted that there are further major developments within the catchment of these practices, and proportionate mitigation is also to be sought for these schemes in accord with adopted policy C 1.

2.10 The table set out below provides the relevant calculations for the sum requested to support local health infrastructure in this case (assuming an average household occupancy of 2.4 at this time and based upon an assumed maximum of 40 units) with the requested sums to be utilised within the Moorlands and Rural PCN to mitigate for additional patient population arising from housing growth. The outputs are derived from the Department for Health guidance ‘Health Building Note 11-01: Facilities for Primary and Community Care Services’, which provides best practice guidance on the delivery of new healthcare buildings and adaptation and extension of existing facilities. It is applicable to a range of building types including GP premises, Health centres, Primary care centres and Urgent care centres.

Housing Numbers	40
Household Average	2.4

Consulting / Examination Rooms	
Population Increase	96
Access Rate (5260 per 1000 population)	5.26
Anticipated Annual contacts	505

Assume 100% patient use of C/E room: Patient accessing a C/E room:	505
Assume surgery open 50 weeks per year - Patients Per Wk	10
Appointment duration (minutes)	15
Patient appointment time per week	2.52
Building Operational Hrs Per Week	52.5
Room Utilisation - Per Week	60%
Rooms Available - Per Week	31.5
Number of CE Rooms Required	0.08
C/E Room size (m2)	16.00
Net space required	1.28
Ratio of clinical space to non-clinical space 30/70 - Increase factor	2.33
Total space requirement (m2)	4.27

Treatment Rooms	
Population Increase	96
Access Rate (5260 per 1000 population)	5.26
Anticipated annual contacts	505
Anticipated annual contacts Assume 20% patient use of room: Patients accessing a treatment room:	101
Surgery open 50 weeks per year	2.02
Appointment duration	20
Patient appointment time per week	0.67
Building Operational Hrs Per Week	52.5
Room Utilisation	60%
Rooms Available - Per Week	31.5
Number of CE Rooms Required	0.02
C/E Room size (m2)	18.00
Net space required	0.38
Ratio of clinical space to non-clinical space 30/70 - Increase factor	2.33
Total space requirement (m2)	1.28

Total Cost	
Total floor area required (m2)	5.56
Cost per m2	4679
Total cost / Contribution required	£ 26,000

2.11 The total sum (£26,000) would be targeted towards supporting the future Adaptation/refurbishment/expansion of premises within the Moorlands and Rural PCN as appropriate and would be informed by strategic estates plans, which in turn will be informed in part by longer-term strategy for the local planning authority.

2.12 Whilst the request made herein is related in scale to the proposed development, it is evident that there is an existing deficiency in terms of both physical GIA and clinical rooms within the PCN therefore it is requested that the calculated sum is triggered for payment upon commencement of development to ensure that an appropriate estate response can commence. It is also requested that such payment should be index linked to the Construction Tender Price Indices (TPIs) with a period of up to 10 years from the occupation of 100% of the development in which to expend the sum in support of enhancing patient access.

School Organisation Team, Staffordshire County Council

2.13 As reported on the Late representation sheet, advise that the latest cost of a new 210 place primary school (1 form entry) would be in the region of £7.6 million (excluding acquisition of the necessary land). Based on 40 houses the proportional contribution towards a new primary school of this size would be £303,842. There remains no requirement to provide additional secondary school places to mitigate the impact of the development.

Applicant

2.14 The applicant has provided an updated illustrative site layout which he says responds to matters raised in the attached Report and by Members at Committee. They refer to the layout being more logical with reduced hard surfacing, linear green infrastructure and substantial structural planning.

2.15 The applicant confirms that the application will be policy compliant in terms of affordable housing i.e. 33% affordable units. They had previously indicated that this may be a 100% affordable scheme albeit that Officer advice was that little weight should be given to this (see para 7.15 of attached report). They also confirm their agreement to the provision of 2 self/custom build self-care units

3. OFFICER COMMENT

3.1 Reasons for refusal imposed on any application must be robust, based on evidence and capable of being defended at appeal.

3.2 In this case, two reasons for refusal have been put forward. The first is based on the principle of developing outside of the development boundary of Cheadle contrary to spatial polices for housing development, Polices SS2, SS3, SS4, SS10 and H1.

3.3 As explained in the attached Report, in circumstances where the Council cannot demonstrate a 5 year housing land supply, footnote 8 of the NPPF says that this means that the development plan policies which are most important for determining the application are

out-of-date. Policies SS2, SS3 and SS4 relate to housing requirements and how many houses should be built. Policies H1 and SS10 rely upon development boundaries to safeguard the countryside. However in the decision of the Supreme Court in *Hopkins Homes v Suffolk Coastal* [2017] it was held that in circumstances of a housing undersupply (as is currently the case in the Staffordshire Moorlands) and where development boundaries are constraining development (as per Policies H1 4a) and SS10) the weight given to such restrictive policies is reduced. They can not be relied upon to constrain development where there is a lack of a 5 year supply. On this basis, it is not considered that the first reason for refusal advanced by Members would be sustainable at Appeal.

3.4 Turning to the second reason based on lack of highway, education and health infrastructure, Members are reminded of the following facts:-

Highways

3.5 The bar to demonstrate highway impacts is a high one (Para 111 of the NPPF). It requires that development should only be prevented or refused where there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe. In the absence of any objection from the County Council as highway authority the District Council would be unable to evidence a severe impact on the road network.

3.6 Staffordshire County Council have stated that there is no objection to the development on highways grounds, subject to conditions and a financial contribution towards improved pedestrian routes from the site to the town centre as identified in the Staffordshire Moorlands Transport Strategy. Where issues can be overcome by condition, then the National Planning Guidance says it is not appropriate to refuse on that basis. Financial contributions can be secured by way of a Section 1096 Argument

3.7 With conditions imposed and a Section 106 agreement in place, there is no evidence of a residual lack of highway infrastructure.

Education

3.8 The Schools Organisation Team has requested a contribution to mitigate impact from the development on local school infrastructure. Provided this is secured by way of a Section 106

Agreement, there is no evidence of a residual lack of local school infrastructure

Health

3.9 The Staffordshire and Stoke on Trent Integrated Care Board has requested a contribution to mitigate impact from the development on local health infrastructure. Provided this is secured by way of a Section 106 Agreement, there is no evidence of a residual lack of local health infrastructure.

Conclusion

3.10 To conclude on the reasons for refusal put forward at the July meeting, the first reason relating to developing outside of the Development Boundary is not considered to be sustainable at Appeal because of the Council's lack of a 5 year housing supply.

3.11 In light of the more recent NHS comments and the assessment of education and highways infrastructure above, it is considered that the second reason for refusal would be

extremely difficult to defend. The Highway Authority, Schools Organisation Team and the Staffordshire and Stoke on Trent Integrated Care Board raise no objection to the application subject to a Section 106 agreement to secure financial contributions to mitigate any impact.

3.12 Not only is the probability of the Council losing an Appeal against the reason for refusal high, there is also a significant possibility that Council could be criticised for unreasonable behaviour if it promotes this reason for refusal in the absence of an objection from either the Local Highway Authority, the Local Education Authority or the National Health Service and without substantive evidence.

3.13 Weighing all matters in the balance and applying Para 11 of the NPPF, the judgement of Officers remains as per the attached Main report, that the landscape harm and conflict with Policy DC3 is not so significant and demonstrable as to outweigh the benefits when assessed against the policies in the Framework taken as a whole (the tilted balance test of para 11 of the NPPF)

3.14 For the reasons set out above, Members are invited to re-consider the application and their previous resolution. The officer recommendation remains to approve the application subject to conditions as set out below and the prior completion of a Section 106 Agreement.

8 RECOMMENDATION

A That planning permission be granted subject to the following conditions and the prior completion of a Section 106 Agreement to secure 33% of the units as affordable homes, self-build/custom build plots and financial contributions towards off site highway improvement works, public open space, education and health infrastructure

1. The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called "the reserved matters") before any development is commenced, Layout, Scale, Appearance, Landscaping and Access

Reason:- The application is an outline application under the provisions of Article 1(2) of the Town and Country Planning (General Development Procedure) Order 1995 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason:- To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason:- To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

4. The development hereby approved shall be carried out in accordance with the following drawings and documents

Location Plan 0180/002

Reason:- To define the permission and in the interests of proper planning

Travel plan/Access

5.No part of the development permitted by this consent shall be occupied until such time that a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals, including a timetable, to promote travel by sustainable modes. The approved Travel Plan shall subsequently be implemented in accordance with the timetable set out in the plan. Thereafter on the anniversary of the date of approval of the Travel plan, an Annual Performance Report (which shall include, as appropriate, the proposals and/or remedies required as set out in the Travel Plan) shall be submitted to the Local Planning Authority for its written approval. In the event that an Annual Performance Report is submitted which does not in the opinion of the Local Planning Authority achieve the objectives and/or targets of the Travel Plan and such opinion has been conveyed in writing, proposals and/or remedies in accordance with the Travel Plan shall be submitted to the Local Planning Authority for its approval in writing. This process shall be repeated as often as necessary until such revised proposals and/or remedies to the Travel Plan are approved in writing by the Local Planning Authority.

Reason:- To comply with NPPF paragraph 108; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety and to encourage alternative means of transport and comply with Local Plan Policy T1

6. The development hereby permitted, including site clearance and site stripping shall not be commenced until a Construction Management Plan is submitted to and approved in writing by the Local Planning Authority detailing the management and routing of demolition/construction traffic, delivery times, internal compound arrangements and wheel washing facilities. The approved Traffic Management plan shall be implemented on the commencement of construction and thereafter be adhered to for the full period of construction.

Reason:- To comply with NPPF paragraph 108; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

Ecology

7.The first reserved matters application shall be accompanied by a Landscape and Ecology Management Plan (LEMP) for the written approval of the Local planning Authority. This shall inform the application and be based on the BNG Calculation, Cheadle Phase 2 (rev2) (11/11/2021), Preliminary Ecological Appraisal August 2020 and Breeding Bird Survey September 2020 and shall include amongst other matters (this list is not exhaustive):-

- a) Further surveys for bats and amphibians,**
- b) Mitigation and enhancement measures for protected and priority species**
- c) A Local Wildlife Site assessment of the species-rich hedgerows to inform mitigation/ enhancement/ management.**
- d) Habitat creation and proposed new planting/landscape features on site including timescales for implementation and measures to secure its long term management**
- e) full details of the off site mitigation to be provided on land to the south east of the site as described in the BNG Calculation, Cheadle Phase 2 (rev2) (11/11/2021) together with a timescale for implementation of the works and measures to secure its long term management**

The development shall proceed strictly in accordance with the approved LEMP

Reason:- In the interests of protected species and biodiversity enhancement on site

Trees

8. The first reserved matters application shall be accompanied by an updated Arboricultural Survey Report (ASR) for the written approval of the Local Planning Authority which shall be based on the submitted ASR dated August 2020 but revised to take account of the detailed layout. The development shall thereafter be carried out in accordance with the approved ASR

Reason:- To protect existing trees and hedgerows in the interests of the character and appearance of the area

Drainage

9. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason:- To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

10. The first reserved matters submission shall be accompanied by a detailed surface water drainage design for the written approval of the Local Planning Authority. It shall be designed in consultation with the Lead Local Flood Authority and shall finalise the detail of the Preliminary Drainage Strategy Plan (20111 / SK01 – B) submitted at outline planning stage and must further demonstrate:

a) Infiltration testing in accordance with BRE digest 365 shall be undertaken to fully demonstrate the viability/ non viability of using infiltration methods to provide full (or partial) discharges to ground via infiltration methods in line with Part H of the building regulations.

b) Full design detail and cross sections of the re-graded land drain and proposed swale to demonstrate capacity to convey flows of 6.3 l/s towards to the unnamed tributary of the Cecilly Brook as shown upon the Preliminary Drainage Strategy Plan (20111 / SK01 – B).

c) A plan showing the total impermeable areas of the post developed site. The modelled impermeable area of the site shall be increased by 8% to include an allowance for urban creep over the lifetime of the development.

d) Surface water drainage system(s) designed in accordance with the non-technical standards for sustainable drainage systems (DEFRA, March 2015).

e) All discharges from the site to be limited to a maximum rate of 6.3 l/s.

f) Provision of attenuation storage for all events up to and including the 100-year return period plus an allowance of 30% for climate change to achieve the restricted discharge rate as per the approved Preliminary Drainage Strategy Plan (20111 / SK01 – B).

g) SuDS design to provide sufficient water quality treatment, in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria. Mitigation indices are to exceed pollution indices for all sources of runoff. All SuDS measures are to be demonstrated on the drainage plan.

h) Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements. The attenuation basin shall include an emergency bypass channel or emergency spillway feature to ensure an alternative route for surface water is available to the final outfall point if the inlet or outlet headwall becomes blocked.

i) Calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and storm durations (15 minutes to

48 hours), to include as a minimum the 1:2 year, 1:30 year and the 1:100-year plus climate change return periods.

j) Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.

Finished floor levels to be set 150mm higher than surrounding ground levels to mitigate the risk from exceedance flows.

K) Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development. To include the name and contact details of the body(-ies) responsible.

l) The drainage details should have regard to the Biodiversity Impact Assessment and calculation BNG Calculation Cheadle Phase 2 (rev 2) (11/11/2021)

The development shall thereafter proceed in accordance with the approved details.

Reason:- To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development and in the interests of biodiversity

11. A scheme to demonstrate satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development shall be submitted to approved in writing by the Local Planning Authority before any development commences on site including site clearance and site stripping

Reason:- To ensure that flood risk is not increased prior to the completion of the approved drainage strategy.

Construction & Demolition: Construction Method Statement

12. The development hereby permitted including site clearance and site stripping shall not take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Method statement should include the following details:-

I. The hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;

II. The method and duration of any pile driving operations (expected starting date and completion date). Pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;

III. The arrangements for prior notification to the occupiers of potentially affected Properties by any pile driving operations

IV. A scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.

V. Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site;

VI. a scheme for recycling/disposal of waste resulting from the demolition/construction works;

VII. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;

The development shall thereafter be carried out in accordance with the approved Construction and Environmental Method Statement throughout the course of the development.

Reason: To protect the amenities of the area from dust and avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Contamination

13. No development approved by this planning permission shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines and pipes; buildings), adjoining land and ground and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme must include:

I. A site investigations scheme, based on the information already provided to support a detailed assessment of risks to all receptors that may be affected, including those off site

II. The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and a remediation strategy giving full details of remediation objectives and remediation criteria

III. A validation plan providing details of the data that will be collected in order to demonstrate that the all works set out in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Validation

14. Prior to bringing the development into first use, a validation report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the validation plan, and for the reporting of this to the local planning authority.

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Unexpected Contamination

15. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not commence any further until an initial investigation and risk assessment has been completed in accordance with a scheme to be first agreed in writing by the Local Planning Authority, which shall assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not

commence further until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared and shall be subject to the written approval of the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details. Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Coal mining

16. No development shall commence until the following has been submitted to and approved in writing by the Local Planning Authority

- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

17. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason:- To ensure a safe and stable development

Importation of soil/ fill

18. No top soil / fill material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing by the Local Planning Authority.

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Air Quality

19. Prior to development, an updated detailed Air Quality (AQ) Assessment, incorporating Phase 1 and Phase 2 of the development, should be submitted and approved by the Local Planning Authority. The full scope of assessment should be agreed in writing with the local Planning authority and should be appropriate to both the location and scale of development and designed to quantify the impact of the proposed development upon the existing air quality within the local area. If the assessment indicates a potential breach in local AQ objectives as a result of the development, the development shall not precede until an air quality action plan,

detailing possible mitigation measures that could be adopted in the future by the Local Planning and Highways Authority, to improve AQ in the area, has been submitted and approved by the local planning authority.

Reason: To ensure that the development does not cause breaches in local Air Quality Objective and help secure a long-term improvement in Cheadle AQ

Levels

20. The development hereby permitted shall not be commenced until details of the following have been submitted to and approved in writing by the Local Planning Authority

- a) existing and proposed levels across the site and relative to adjoining land,
- b) finished floor levels of the proposed buildings
- c) long and cross sections through the site

Development shall thereafter be undertaken in accordance with the approved details.

Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.

Dwelling height

21. Notwithstanding reference in the Planning and Sustainability Statement and Design and Access Statement no dwellings shall be greater than 2 storey in height

Reason:- In the interests of the character and appearance of this edge of settlement site which adjoins open countryside

Dwelling mix

22. The mix of units at reserved matters shall reflect the Council's Strategic Housing Market Assessment and all units shall meet the Nationally described space standards

Reason: - To ensure an appropriate mix of units to reflect local need and comply with national standards for internal space within new dwellings

Structural/screen planting

23. The reserved matters application of 'Landscaping' shall provide for structural/screen planting along the southern and western boundaries of the site

Reason:- To protect and enhance the settlement edge in the interests of the character and appearance of the area

Informative

1. A sustainable development has been negotiated which complies with the provisions of the NPPF
2. This permission should be read in conjunction with the Section 106 Agreement dated TBC
3. This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.
4. The applicant's attention is drawn to the fact that the detailed layout to be submitted at reserved matters stage should benefit, amongst other matters, from the following:

- the use of shared surface streets in accordance with the principles outlined in Manual for Streets.
- good internal and external pedestrian connectivity.
- parking provision to comply with Local plan standards and be of sufficient geometry for example a width of 3.0m if hard up against a boundary to aid vehicle manoeuvring.
- swept path analysis to cater for a 12.0m long refuse vehicle.
- drainage to SUDS principles
- the attenuation/balancing pond should be integrated with the landscaping and houses using existing ditches and green areas to dissipate water, to increase resilience and reduce the size of the balancing features
- the Indicative layout is considered to be rather poor, dominated in part by roads, vehicles and hard surfacing and with generally a lack of space for meaningful landscaping and green space. Although development is shown to be outward facing and shows a potential strip of open space along the southern edge. This is too narrow and along this southern boundary and the western boundary structural/screen landscaping is necessary to mitigate impact and protect/enhance the settlement edge.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/in formatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.