

LAND SOUTH OF HONEYWALL LANE, MADELEY HEATH
MADELEY HEATH DEVELOPMENTAL LIMITED

17/00514/OUT

The application is for outline planning permission for the erection of up to 35 dwellings on a field off Honeywall Lane in Madeley Heath. Vehicular access from the highway network into and from the site is for consideration as part of this application with all other matters (internal access arrangements, appearance, landscaping, layout and scale) reserved for subsequent approval.

The application site lies on the southern side of Honeywall Lane, outside the village envelope of Madeley Heath, within the open countryside and on land designated as an Area of Landscape Restoration all as indicated on the Local Development Framework Proposals Map. The site does not lie within the Green Belt. The site extends to approximately 1.75 hectares in area.

Honeywall Lane connects to Ridge Hill Drive which in turn connects to the A525

The 13 week period for the determination of this application expired on the 26th September but the applicant has agreed to extend the statutory period until 12th December.

RECOMMENDATIONS

A). Subject to the applicant entering into S106 planning obligations by the 10th December 2017 securing the following:-

- i. In perpetuity, provision of 25% of the dwellings on-site as affordable units**
- ii. A financial contribution of £5,579 (index linked) per dwelling towards the maintenance and improvement of public open space at the playground facilities at Heath Row, Madeley Heath,**
- iii. A financial contribution of £77,217 towards primary school places at Sir John Offley CE(VC) Primary School in Madeley and £83,110 towards secondary school places at Madeley High School, Madeley (on the basis that the development as built is for the full 35 units and of the type indicated) or such other sum as determined by the Head of Planning as appropriate on the basis of policy.**

PERMIT subject to conditions concerning the following matters:

- 1. Standard time limits for submission of applications for approval of reserved matters and commencement of development;**
- 2. Reserved matters submissions;**
- 3. Approved access plans;**
- 4. Any reserved matters application to comply with the Design and Access Statement;**
- 5. Reserved matters application to include a detailed surface water drainage scheme (SuDS);**
- 6. Design measures to control internal noise levels;**
- 7. Submission and approval of a Construction Environmental Management Plan;**
- 8. Construction Hours;**
- 9. External lighting;**
- 10. Land contamination;**
- 11. Visibility Splays;**
- 12. Full details of the access arrangements, including Modifications at junction of Ridge Hill Drive and Honeywall Lane including surfacing materials;**
- 13. Drainage Details – foul and surface water;**
- 14. A written scheme of archaeological investigation;**
- 15. Arboricultural Method Statement (detailed to include construction access) including utilities connection details;**
- 16. Approval of Tree Protection Proposals and retained trees and hedgerows protected in accordance with BS5837;**
- 17. Tree pruning details;**
- 18. Recommendations of the main ecological report and individual species reports should be adhered to.**

B) Should the matters referred to in (i), (ii) and (iii) above not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure the provision of adequately maintained public open space, appropriate provision for required education facilities and an appropriate level of affordable housing; or, if he considers it appropriate, to extend the period of time within which such obligations can be secured.

Reason for Recommendations

In the context of the Council's inability to robustly demonstrate a 5 year plus 20% supply of deliverable housing sites, it is not considered appropriate to resist the development on the grounds that the site is within the rural area outside of a recognised Rural Service Centre or village envelope. The adverse impacts of the development do not significantly and demonstrably outweigh the key benefits of this sustainable development. Accordingly permission should be granted, provided the contributions and affordable housing indicated in the recommendation are secured.

Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this application

The applicant has been in discussions with officers of the LPA to address concerns raised by consultees and amended plans/ additional information have been submitted which have addressed concerns. The development is now considered to represent a sustainable form of development that meets the requirements of the National Planning Policy Framework 2012.

KEY ISSUES

1.1 Outline planning permission is sought for a residential development of up to 35 dwellings. Access from the highway network is for consideration as part of this application with all other matters (appearance, landscaping, layout, scale and other access details) reserved for subsequent approval. Notwithstanding this, an indicative layout has been submitted together with a Planning, Design and Access Statement. The layout plans are for illustrative purposes only and such details would be for consideration at the reserved matters stage if outline permission were granted.

1.2 The application site, of approximately 1.75 hectares in extent, is within an Area of Landscape Restoration as indicated on the Local Development Framework Proposals Map, in the open countryside outside the village envelope of Madeley Heath. The site does not lie within the North Staffordshire Green Belt.

1.3 The site consists of open land currently used for grazing horses.

1.4 Access to the application site is proposed off Honeywall Lane. The road has been closed off at the south eastern end so it is no longer a through road to the access road that leads to Keele Quarry and a timber yard. The site is located adjacent to properties that front onto Ridge Hill Drive. The Marley Eternit Building Materials site is located to the south of the application site.

1.5 The main issues for consideration in the determination of this application are accordingly:-

- Is this an appropriate location for residential development?
- Would the proposed development have any material adverse impact upon highway safety?
- Would the proposed development have a significant adverse impact on the character and appearance of the area?
- Would the development impinge unduly upon levels of residential amenity in adjoining properties and does the proposal also provide appropriate standards of residential amenity for the occupiers of the proposed dwellings themselves bearing in mind neighbouring commercial/ industrial uses?
- What planning obligations are considered necessary, directly related to the development, fairly and reasonably related in scale and kind to the development, and lawful?
- Do the adverse impacts of the development significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole?

2.0 Is this an appropriate location for residential development?

2.1 The site lies outside of the village envelope of Madeley Heath, in the open countryside.

2.2 Core Spatial Strategy (CSS) Policy SP1 states that new housing will be primarily directed towards sites within Newcastle Town Centre, neighbourhoods with General Renewal Areas and Areas of Major Intervention, and within the identified significant urban centres. It goes on to say that new development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling.

2.3 CSS Policy ASP6 states that there will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key Rural Service Centres, namely Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements, in particular, the need for affordable housing.

2.4 Furthermore, NLP Policy H1 only supports housing in limited circumstances - principally within the urban area of Newcastle or Kidsgrove or one of the village envelopes.

2.5 Madeley Heath is not identified in the CSS as one of the Rural Service Centres. It is identified as a village and the CSS indicates that no further growth is planned for the villages and efforts will be made to ensure existing services and activities within the villages are protected. The site is not previously developed land.

2.6 In terms of open market housing, the development plan indicates that unless there are overriding reasons, residential development in villages other than the Rural Service Centres is to be resisted according to CSS Policy ASP6. The adopted strategy is to allow only enough growth to support the provision of essential services in the Rural Service Centres.

2.7 In conclusion, this site is not one of the identified Rural Service Centres nor is it within a village envelope, and the proposed dwellings would not serve an identified local need.

2.8 Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. It also states that relevant policies for the supply of housing cannot be considered up-to-date if the LPA cannot demonstrate a five-year supply of deliverable housing sites (as defined in paragraph 47).

2.9 The Council is currently unable to robustly demonstrate a five year supply of specific, deliverable housing sites (plus an additional buffer of 20%) as required by paragraph 47 of the Planning Policy Framework (NPPF). The starting point therefore is set out in paragraph 14 of the NPPF which sets out that there is a presumption in favour of sustainable development, and for decision taking this means, *unless material considerations indicate otherwise granting permission 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; or specific policies in the Framework indicate development should be restricted.*

2.10 The examples given of specific policies in the footnote to paragraph 14 indicate that this is a reference to area specific designations such as Green Belts, Areas of Outstanding Natural Beauty and similar. The application site is not subject to such a designation.

2.11 In sustainability terms, although the site is outside of the village envelope of Madeley Heath, which is not one of the Rural Service Centres identified in the Core Spatial Strategy, your Officer considers that the village represents a relatively sustainable location. It has a primary school, public house, nearby employment opportunities (quarry, timber yard, tile factory), an hourly bus service linking the towns of Newcastle-under-Lyne, Crewe, Nantwich, Madeley and Keele. It is also well served by footways and street lighting which provide access to neighbouring villages including Madeley which is one of the Rural Service Centres identified in the CSS. The distance from the site to the nucleus of services in Madeley is approximately 2km. Whilst this maybe at the upper limits of what future occupiers could be expected to walk to services the footpath links and lighting do provide an alternative to the private motor vehicle to access services, whether it be by walking or cycling. The nearest bus stops to the site are also a few metres from the site.

2.12 These points undoubtedly weigh in favour of a conclusion that in terms of access to some facilities and a choice of mode of transport, the site can be described as being in a sustainable location. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development: economic, social and environmental.

2.13 The applicant's agent states that the social benefits of the development are the contribution towards the supply of deliverable housing land which would widen the opportunities, choice and affordability for home ownership in the locality. They state that economic benefits are the provision of construction jobs and the contribution of the increase in population to the local economy. In terms of the environmental dimension, the agent notes that the site does not lie within a Conservation Area and there are no Listed or locally listed buildings within the site or within immediate proximity. Trees within the site are not subject to a Tree Preservation Order. There is no evidence of protected or especially rare species inhabiting the site. There is no evidence of contaminated land on the site. The site does not lie within a defined Air Quality Management Area. The proposal offers the opportunity for

new landscaping which will benefit the local visual amenities of the area and the wildlife and ecology of the locality.

2.14 It is the case that the development would undoubtedly create associated construction jobs and the construction of housing in the rural area in a district that does not have a five year supply of housing. The development would fulfil a social role by delivering a mix of market housing and affordable housing in the rural area and the issue of the environmental impact of the scheme will be considered fully below.

2.15 The whole of the application site falls within a Mineral Safeguarding Area (MSA) for Brick Clay and also Superficial Sand and Gravel. The site is located in the vicinity of a permitted mineral site (Keele Quarry) and also a 'tile works' operated by Marley Eternit to the south of the application site. The access road to the quarry runs along the southern boundary of the proposal.

2.16 The application has now been supported by a Mineral Assessment Report (MAR) following a holding objection from the County Council who are the Minerals Planning Authority. The submitted report indicates that whilst there are a wide range of minerals present under the site, none could be considered to be of commercial viability and the environmental impact of the adjacent clay pit and factory are considered to be minimal.

2.17 The County Council have removed their holding objection on the grounds that it is reasonable to conclude that the proposed development would not lead to the sterilisation of any significant underlying mineral resources. They do however advise that the LPA will need to be satisfied that residents of the proposed development would not be subject to unacceptable adverse impacts as a result of the continued operation of the quarry and in particular, the use of the access.

3.0 Would the proposed development have any material adverse impact upon highway safety?

3.1 Access is a matter for approval as part of this application and details have been submitted for approval. The proposed development shows two access points off Honeywall Lane with the main access point serving an indicative layout of 34 dwellings and a further access point further along Honeywall Lane that would serve a detached dwelling only.

3.2 The NPPF at paragraph 32 advises that "development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe".

3.3 The application has been supported by a Transport Statement (TS) which identifies that as part of the development proposal Honeywall Lane will be upgraded and widened to 5.5m with a footway provided. This will be achieved by using a parcel of land on the northern side of the lane. A 2m wide footway is proposed along the southern side of Honeywall Lane. Dropped kerbs with tactile paving will be provided at the mouth of the Honeywall Lane / Ridge Hill Drive junction to facilitate pedestrian movement between the proposed footways on Honeywall Lane and the existing footways on Ridge Hill Drive which will remain as existing. Honeywall Lane to the east which leads from the main site access to the additional access for the detached plot will be re-surfaced to provide a 3m wide shared carriageway/ footway. This re-surfaced road will follow the alignment of the existing track and a passing place will also be provided.

3.4 The TS concludes that the proposed access improvements would result in acceptable access arrangements for the size of development proposed. The Highways Authority has also confirmed that they have no objections to the application subject to conditions.

4.0 Would the proposed development either have a significant adverse impact on the character and form of the area?

4.1 Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

4.2 Policy CSP1 of the CSS under the heading of 'Design Quality' advises new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape. The Urban Design SPD further expands on this by advising in R14 that "Developments must provide an appropriate balance of variety and consistency, for example by relating groups of buildings to common themes, such as building and/ or eaves lines, rhythms, materials, or any combination of them."

4.3 The only matter for approval as part of this application is access, and with respect to that, only the means of access into the site. The appearance, layout, including internal access routes, scale and landscaping of the development are all matters reserved for subsequent approval. However, an illustrative layout plan has been submitted along with a planning, design and access statement which indicates that the proposed dwellings are expected to be two storeys in height.

4.4 The illustrative layout plan shows a cul-de-sac arrangement comprising 34 houses with a further detached house to the east of the site with a separate access off Honeywall Lane. The illustrative layout demonstrates that an acceptable level of car parking, landscaping and private amenity space for each dwelling could be provided within the site. It also demonstrates that an acceptable sustainable urban drainage scheme (SuDS) could be accommodated, as well as landscaping of the embankment behind a 2.2m high acoustic fence between the rear gardens of houses and the access road to the quarry and timber yard. The SuDS scheme comprises of a swale which is incorporated into the design of the embankment at the southern end of the site and whilst the layout and landscaping are only indicative at this stage the scheme demonstrates that green SuDS can be incorporated and be acceptable.

4.5 Honeywall Lane has hedgerows along both sides and sections of hedgerow will need to be removed to widen the road. The submitted Arboricultural survey and impact assessment indicates that the hedges fall within category C - those of low quality and value whose their loss can be mitigated by suitable replacement planting.

4.6 The Landscape Development Section have requested further information regarding the affected hedgerows but do not appear to be raising significant concerns. The hedgerow loss does result in some harm to the immediate appearance of the landscape due to the size and location of the hedgerows, with limited opportunity for their replacement due to the access widening works required. This loss is unfortunate and whilst they are defined as category C it is a negative aspect of the development and this matter needs to be weighed against the proposal and this is considered in a further section below.

5.0 Would the development impinge unduly upon levels of residential amenity in adjoining properties and does the proposal also provide appropriate standards of residential amenity for the occupiers of the proposed dwellings themselves bearing in mind neighbouring commercial/ industrial uses?

5.1 Paragraph 17 of the NPPF lists a set of core land-use planning principles that should underpin decision-taking, one of which states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

5.2 The application site is within close proximity to the Marley Eternit tile works/ factory to the south, Chantler Timber yard to the east and Keele Quarry to the southeast.

5.3 The application has been supported by a noise assessment report (NAR) which has been undertaken to identify key noise sources in the vicinity of the site which may have the potential to impact upon the future occupiers of the proposed development. The NAR identifies that the key considerations are road traffic noise and commercial noise.

5.4 The NAR concludes that road traffic sound can be mitigated by design measures to ensure that internal noise levels within the proposed dwellings can be achieved. The noise impact from the neighbouring commercial/ industrial uses will need to be mitigated by a 2.2 metres high acoustic barrier to the rear of plots 15 to 26 and the detached plot to the east of the site.

5.5 The Environmental Health Department (EHD) has raised no objections subject to conditions which seek to minimise noise impact on future occupants of the proposed development. However, a

representation has been received from Ibstock Brick Limited who operates Keele Quarry. They raise concerns about the lack of reference and consideration within the NAR of the quarry, particularly when the access to the quarry is located directly to the south of the application site. Whilst Ibstock indicate that any noise from the quarry will be substantially reduced as a result of the propagation of sound over distance, and the 2.2m high fence proposed they recommend that a further noise monitoring is undertaken at the southern boundary of the proposed development site, when the quarry is operating.

5.6 The County Council Minerals Planning Authority, who have granted a further permission at the quarry, have also advised that the Council should be satisfied that residents of the proposed development would not be subject to unacceptable adverse impacts as a result of the continued operation of the quarry and in particular, the use of the access.

5.7 Following these concerns a revised NAR has been submitted which includes additional noise measurements have been undertaken during clay extraction and typical operations at the Ibstock Quarry and the noise levels fall below all relevant criteria.

5.8 The revised NAR maintains its conclusions that with mitigation measures in place any noise impacts would not be noticeable and not intrusive. Therefore the quality of life of future occupiers should not be affected by adverse noise.

5.9 The comments of EHD on the revised NAR are being sought and their response will be reported prior to the meeting if received but they previously indicated that conditions would be sufficient and there is no reason to believe that a different conclusion would now be reached.

5.10 In terms of the indicative layout of the scheme and the impact of the proposed development on the residential amenity levels of existing residential properties it is noted that the rear gardens of properties that front Ridge Hill Drive are situated on a lower ground level compared to the application site. However, cross sections and a topographical survey have been submitted which show that acceptable separation distances can be achieved between the two which would comply with the Council's SPG – Space Around Dwellings. In all other respects a future scheme can be designed to ensure that 35 dwellings can be accommodated within the site that would comply with the SPG.

6.0 What planning obligations are considered necessary, directly related to the development

6.1 Certain obligations are required to make the development acceptable. These are the provision of 25% affordable housing and a contribution of £5,579 (index linked) per dwelling towards public open space and an education contribution of £77,217 towards primary school places and £83,110 secondary school places.

6.2 The obligations are ones which make the development policy compliant and 'sustainable'. They are considered to meet the requirements of Section 122 of the CIL Regulations being necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

6.4 It is also necessary to consider whether the financial contribution sought complies with Regulation 123 of the CIL Regulations. Regulation 123 stipulates that a planning obligation may not constitute a reason for granting planning permission if it is in respect of a specific infrastructure project or a type of infrastructure and five or more obligations providing for the funding for that project or type of infrastructure have already been entered into since 6 April 2010.

6.5 The Council's Landscape Development Section has requested a contribution towards the enhancement/improvement of playground facilities at Heath Row which is a short walk from the proposed development. There have been no previous planning obligations entered into since April 2010 for a contribution towards this area of Public Open Space and on this basis, it is considered that the proposed financial contribution complies with CIL Regulation 123.

6.6 The Education Authority (EA) has requested the education contribution goes towards the provision of primary and secondary school places. In this instance the application site falls within the catchment of two primary schools - The Meadows Primary School in Madeley Heath and Sir John

Offley CE (VC) Primary School in Madeley. The EA has indicated that the Meadows PS is at capacity. This school is within easy walking distance of the site at approximately 0.5km. Sir John Offley PS is further away in Madeley at approximately 2.5km from the application site. The choice of primary schools in the catchment area of the site means that there is no guarantee that future occupiers of the proposed dwellings would go to the Meadows despite it being within easy walking distance of the site. The Meadows school is much smaller than Sir John Offley and this can deter parents from selecting the school as their preferred choice. There is no alternative shorter route to Sir John Offley via public footpaths/ rights of way and at a distance of 2.5km future occupiers would almost certainly travel by private motor vehicle which is a negative point against the sustainability credentials of the site.

6.7 The Meadows cannot be expanded any further and any financial contribution will not be spent here. Therefore any contribution for primary school places would go to the expansion of Sir John Offley Primary School and whilst this school is further away from the application site it has to be acknowledged that it is in the catchment area of the site and so meets CIL Regulation 122. There has been no previous planning obligation entered into since April 2010 for a contribution towards The Meadows but two previous obligations for Sir John Offley have been secured.

6.8 The additional secondary school places would be secured at Madeley High School which is within the catchment area. Numerous previous planning obligations have been entered into since April 2010 for a contribution towards Madeley High School but specific projects have been identified and a new project for the contribution to be allocated to will be listed for this development. On this basis, it is considered that contribution would comply with CIL Regulation 123.

6.9 The Parish Council have requested that any S106 money, that may be forthcoming as part of this project, is used to address issues regarding traffic flow, particularly at the adjacent junction of The War Memorial. However, the submitted transport statement has not identified issues in relation to this junction and the Highway Authority have not identified any issues of concern at this junction that could be attributed to the increased vehicle movements projected by the proposed development and a request for a further financial contribution would not comply with CIL Regulation 122.

7.0 Do the adverse impacts of the development significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole?

7.1 In consideration of the above points, the proposal represents sustainable development and would make a modest but material contribution towards addressing the undersupply of housing in the Borough. It would also provide affordable housing for the rural area. The proposed access works would however require the removal of hedgerows with very limited potential for replacement. This point weighs against the proposal. However, it is considered that this adverse impact or any other more minor adverse impacts would not significantly and demonstrably outweigh the benefits of the proposal. Accordingly the proposal complies with the requirements of paragraph 14 of the NPPF as well as the overarching aims and objectives of the NPPF. On this basis planning permission should be granted provided the required contributions are obtained to address infrastructure requirements and appropriate conditions are used, as recommended.

Policies and Proposals in the approved Development Plan relevant to this decision:-

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy SP1	Spatial Principles of Targeted Regeneration
Policy SP3	Spatial Principles of Movement and Access
Policy ASP6	Rural Area Spatial Policy
Policy CSP1	Design Quality
Policy CSP3	Sustainability and Climate Change
Policy CSP4	Natural Assets
Policy CSP5	Open Space/Sport/Recreation
Policy CSP6	Affordable Housing
Policy CSP10	Planning Obligations

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy H1	Residential Development: Sustainable Location and Protection of the Countryside
Policy T16	Development – General Parking Requirements
Policy N3	Development and Nature Conservation – Protection and Enhancement Measures
Policy N4	Development and Nature Conservation – Use of Local Species
Policy N17	Landscape Character – General Considerations
Policy N21	Area of Landscape Restoration
Policy C4	Open Space in New Housing Areas
Policy IM1:	Provision of Essential Supporting Infrastructure and Community Facilities

Minerals Local Plan for Staffordshire (2015 – 2030)

Policy 3: Safeguarding Minerals of Local and National Importance and Important Infrastructure

Other material considerations include:

National Planning Policy

[National Planning Policy Framework \(NPPF\) \(2012\)](#)

[Planning Practice Guidance \(PPG\) \(2014\)](#)

[Community Infrastructure Levy Regulations \(2010\)](#) as amended and related statutory guidance

Supplementary Planning Guidance/Documents

[Developer contributions SPD](#) (September 2007)

[Affordable Housing SPD](#) (2009)

[Space Around Dwellings SPG](#) (SAD) (July 2004)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

[Newcastle-under-Lyme Open Space Strategy](#) – adopted March 2017

Staffordshire County Council Education Planning Obligations Policy approved in 2003 and updated in 2016

Relevant Planning History

A previous planning application ref; 04/00596/FUL was received on part of the site for the construction of two storey offices, but a decision was never issued although the planning committee resolved to permit the development subject to the completion of a S106 agreement and conditions.

Views of Consultees

Madeley Parish Council note that the application is one of the sites that has come forward in response to the Joint Local Plan Call for sites.. They note the Road Safety Audit. However, they have concerns re traffic movement in that vicinity, especially access and egress from Ridge Hill Drive on to A525, Keele Road. They request that any section 106 money that may be forthcoming as part of this project is used to address issues re traffic flow, particularly at the adjacent junction of The War Memorial. It also notes that as with any development, there are issues as to whether Madeley can meet and sustain the extra population re infrastructure - especially the local primary school -The Meadows

The **Environmental Health Division (EHD)** raises no objections subject to conditions regarding land contamination, submission and approval of a construction environmental management plan, submission and approval of a further noise assessment and design mitigation, and approval of any external lighting.

The **Mineral and Waste Planning Authority** initially raised a holding objection on the grounds that the applicant had not demonstrated that the proposal would not sterilise important mineral resources and would not unduly restrict the permitted operations at the adjacent quarry.

The applicant sought to address the objection by submitting a Mineral Assessment Report and following further consultation with the County Council they now raises no objections on the grounds that there would be no unacceptable risks from pollution to any occupants of the proposed development as a result of the proximity to the neighbouring waste management facility; and the proposed development would not constrain the continued operation of the neighbouring quarry.

The **Highways Authority** raises no objections subject to conditions which secure acceptable visibility splays, parking areas being of a porous bound material, cycle parking and storage, submission and approval of the following:-

- Modifications at junction of Ridge Hill Drive and Honeywall Lane including surfacing materials,
- New 2m wide footway on south side of Honeywall Lane,
- Widening and resurfacing of Honeywall Lane,
- Development access from Honeywall Lane including surfacing materials, and
- Roadway within the development.

The **Education Authority** states that the proposed development falls within the catchments of The Meadows Primary School, Madeley Heath, Sir John Offley CE(VC) Primary School, Madeley and Madeley High School. The development is scheduled to provide 35 dwellings. A development of this size could add 7 Primary School aged pupils, 5 High School aged pupils and 1 Sixth Form aged pupil. All schools are projected to be full for the foreseeable future. They would seek an Education Contribution for 7 Primary School places (7 x £11,031 = £77,217), 5 High School places (5 x £16,622 = £83,110). This gives a total request of £160,327.

Staffordshire County Council Flood Risk Team have indicated that in the absence of an acceptable Drainage Strategy being submitted they are unable to advise acceptance of the planning application and advise no determination is made until the requested details have been submitted.

Staffordshire County Council Archaeologist indicates that records show that there are no designated or undesignated heritage assets within the red line boundary for the proposed scheme. However, there are a number of undesignated assets in the immediate vicinity. These include the site of the former Ridgehill brickworks (and associated infrastructure), evidence for post-medieval field systems and several farmsteads. The Staffordshire Historic Environment Record (SHER) also records the discovery of a Roman coin hoard (two urns containing a large collection of 3rd-4th century AD coins recovered c.1817). Bearing in mind the archaeological potential across the site it is therefore advised that a staged archaeological evaluation be undertaken to inform the need for and scope of further archaeological mitigation. There are no objections subject to conditions which secures a written scheme of archaeological investigation.

The **Landscape Development Section** indicates that the position of a particular plot should be adjusted to avoid the Root Protection Area of a tree, which is a category B Oak tree in a prominent location at the front of the site. Additional information should be provided within the Arboricultural Impact Assessment (AIA) for the formation of the access to the individual property (levels, sight lines, service connections etc). Accurate tree positioning is required.

Concerns are expressed about the impact of levels changes which may be required for car parking spaces adjacent to trees in G13 (which do not belong to the developer). This proposal will result in losses of rural hedgerow which may be classed as important under the terms of the Hedgerow Regulations. Further information is requested in this regard.

A financial contribution by the developer for capital development/improvement of off-site open space of £4,427 per dwelling in addition to £1,152 per dwelling for 60% of maintenance costs for 10 years. Total contribution: £5,579 per dwelling. This would be used for improvements to nearby playground facilities at Heath Row.

Notwithstanding the above and should this application be approved then the following planning conditions be applied: Approval of proposals for service connections, Arboricultural Method Statement (detailed to include construction access), Detailed proposals for access facilitation pruning, Approval of Tree Protection Proposals, Trees shown as retained to be retained and protected in accordance with BS5837 throughout the duration of the construction, Finalised levels proposals that demonstrate that there will be no alterations to levels within RPAs of retained trees, full landscaping proposals.

The **Staffordshire Police Crime Prevention Design Advisor (SPCPDA)** raises no objections to the principle of housing on the site which would be without any through routes, which means there should be little justification for outsiders to access the site and enable a strong sense of identity and community to be established, collectively things which can deter crime and anti-social behaviour. Although indicative at this stage, a development constructed along the lines of the illustrative masterplan would be most welcome. The cul-de-sac arrangement with a well overlooked single point of access/egress would be ideal in terms of security. Properties would allow for a high level of natural surveillance throughout the development including over the road network, the in-curtilage parking and between properties. A reasonable number of properties would back on the rear gardens of either existing or other properties to provide mutual security. Where this is not the case, the dense hedgerow along Honeywall Lane and the proposed acoustic fence atop an earth bund would provide protection for the rear garden boundaries. The need to deny unauthorised access to the rear gardens from the front by means of fencing and lockable gating (ideally as close to the front of the building line as possible) has been identified by the applicant. The installation of street lighting to adopted standards would reinforce the natural surveillance opportunities throughout the site.

United Utilities raises no objections subject to conditions for foul and surface water drainage, along with a management and maintenance of sustainable drainage systems.

The **Environment Agency** raises no objections subject to a condition regarding remediation for unsuspected contamination.

Comments were also invited from **Housing Strategy, Waste Management, Public Rights of Way Unit** and the **Staffordshire Wildlife Trust** and in the absence of any comments from them by the due date it must be assumed that they have no observations to make upon the application.

Representations

Three representations have been received raising the following matters;

- The development is Greenfield and surrounded by Green Belt and will completely ruin the character of the small village surrounding it,
- The development should be located on Brownfield land,
- The development will increase the pressure on services and amenities and the application makes no provisions for the development of amenities, schools (which are already full or oversubscribed), doctors, dentists, etc,

- The company behind these proposals have not addressed the needs of the village or suitable access to the site, the impact on the surroundings and the increased pressure on several busy roads that already present significant danger to pedestrians,
- The current road infrastructure is not suitable to support the houses,
- The road widening at the front of houses on Honeywall Lane would destroy the country and community feel and the proposed site of the development is ill considered,
- UK Wildlife Legislation – Hedgerows Regulations Act 1997 states that hedgerows should be maintained if there is a range of wildlife living there. Rabbits, birds and foxes are among the animals that we have seen in the specified field and hedgerows,
- Access would be better off Ridge Hill Drive,
- There is a lack of reference to Keele Quarry in the submission,
- There is no reference to the quarry in the noise report and further noise monitoring should be carried out,

Applicant/agent's submission

The application is accompanied by the following documents:

- Planning Statement
- Design and Access Statement
- Arboricultural Report
- Flood Risk Assessment
- Ecological Assessment
- Geo-Environmental Assessment
- Transport Statement and Road Safety Audit
- Landscape Appraisal/ Master Plan
- Noise Assessment

All of these documents are available for inspection at the Guildhall and on <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00514/OUT>

Background Papers

Planning file
 Planning documents referred to

Date report prepared

20th October 2017