

**Town and Country Planning Act 1990**

**Supporting Planning, Design &  
Access Statement**

**Outline Planning Application for up to  
4 residential units with primary  
access defined**

**Land at Piggishaw  
Altrincham Road  
Wilmslow  
SK9 5NW**

**Statement prepared by:**

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**Adams Planning + Development Ltd.**

**SUPPORTING STATEMENT**

**For and behalf of the landowners**

**Supporting Statement**

**Land at Piggishaw, Wilmslow**

**September 2025**

**Ref: 2023-28a**

Approved by:

A black rectangular redaction box covering the signature of Russell Adams. The box is positioned below the 'Approved by:' text and above the name 'Russell Adams - Director'.

**Russell Adams - Director**

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## 1.0 Introduction

- 1.1 This Supporting Planning, Design & Access Statement has been prepared by Adams Planning + Development Ltd (APD) on behalf of the landowners, Planetree Properties Ltd & Bentham Grandchildren Deed of Variation Trust. This Statement is being submitted in support of an Outline Planning Application for the following form of development:

*“The phased development of up to 4 residential self-build, custom-build or open market dwellings in Outline with the primary access point being defined and associated infrastructure.”*

- 1.2 This Supporting Statement provides a review of the existing site and the development proposals against relevant development plan policies and includes a concise overview of the environmental considerations to demonstrate that the maximum quantum of development is appropriate and deliverable at the scale being proposed in this instance.
- 1.3 This Supporting Statement demonstrates that the proposals should be granted planning consent in accordance with the details included within the recommendations and controls inserted in the comprehensive suite of plans and reports that have been submitted in support of this full planning application.
- 1.4 The full suite of supporting plans and documents reviewed in this Supporting Statement are listed in the covering letter that is being submitted as part of the planning application documentation.

### Planning History

- 1.5 We have reviewed Cheshire East Council’s on-line planning archives and we can confirm that Cheshire East Council has the following historical planning applications on file that relate to the subject landholding:
- Ref: 68288P Retrospective planning permission for alterations and improvements to access Approved, 25.09.1991
  - Ref: 70645P Improvement works to the highway and site access Refused, 03.06.1992. Allowed on Appeal November 1992
  - Ref: 97/1017P Renewal of planning permission 70645P for Highway and Access Improvement” Approved (24.07.1997)
  - Ref: 13/1700M - Erection of 7 detached dwellings
- 1.6 The most recent planning application (Ref: 13/1700M) was refused planning permission on 20<sup>th</sup> June 2013 for the following reasons for refusal:
- 1) The proposed constitutes inappropriate development in the greenbelt, would have a detrimental impact on openness of the green belt and would encroach into the green belt; no very special circumstances have been presented which clearly outweigh the harm to the green belt identified. As such, the proposed does not accord with Policy GC1 of the Local Plan or Paras 79-92 of the NPPF (which is a material consideration in the determination of the application).

- 2) Insufficient information has been submitted with the application to be able to fully assess the ecological impact of the proposed.
  - 3) The proposal raises issues in respect of indirect impact upon existing retained trees and therefore does not accord with policy DC9 of the Local Plan.
  - 4) The proposed would not enhance or conserve the Area of Special County Value for landscape and would therefore not accord with policy NE1 of the Local Plan.
  - 5) The proposed would threaten highways safety due to the gates across the proposed private drive and the potential resultant backing up at the turning head. As a result the proposed would not comply with policy DC6 of the Local Plan.
- 1.7 The 'saved' Macclesfield Local Plan was the adopted 'Development Plan' at the time of the previous submission. The Local Plan 'Development Plan' policies and National Planning Policy have been significantly updated since June 2013. As such, limited weight can be afforded to 2013 planning application.
- 1.8 The reasons for refusal have, however, been reviewed and addressed in full within this smaller scale housing development and the analysis contained within this Supporting Statement.

## 2.0 Site and surroundings

- 2.1 The land which is the subject of this planning application comprises of a flat area of land that is approximately 0.32 hectares (0.8 acres) that historically accommodated a horticultural nursery with associated buildings, car parking and infrastructure.
- 2.2 The site lies at the end of Piggishaw that is a shared tarmacked road which is accessed from the A538 Altrincham Road, the main road linking Wilmslow to South Manchester and Manchester Airport.
- 2.3 The main body of the site lies on the end of Piggishaw Lane of land that has historically accommodated a plant nursery with associated buildings that have now blended into the landscape (see Figure 1 below).



*Figure 1 – Aerial view of the application site (approx.) outlined in red*

- 2.4 The above aerial view identifies that the land lies at the end of Piggishaw, a small cul-de-sac that also serves two large, detached properties known as Piggishaw Barn and Piggishaw Cottage.
- 2.5 The land is surrounded by a mature belt of trees on the northern, eastern and western sides that include a number of individual and grouped protected trees.
- 2.6 Piggishaw Brook defines the eastern boundary of the Applicants' ownership and runs alongside the south-eastern boundary of the site, beyond which are the rear gardens of residential properties located on Kings Road. The site is bound by detached and semi-detached residential properties to the south and south-western boundaries that are accessed off Altrincham Road and a large complex of flats known as Pownall Court that bestrides the northern side of the junction of Altrincham Road and Kings Road.

- 2.7 Beyond the north-western boundary and north-eastern tip of the site is playing fields and Burned Hey Wood (a Site of Nature Conservation Importance).
- 2.8 The site is located within the Green Belt and was formerly included in the Bollin Valley Area of Special County Value (ASCV) but was removed from the ASCV following Cheshire East Council's 'Local Landscape Designation Review' conducted by Land Use Consultants between 2013 and 2018. As a result, the site at Piggishaw is now located outside of the Bollin Valley ASCV.
- 2.9 Further details of the site and surroundings are included within the analysis of services and facilities in section 4.0 and **Appendix A** of this Statement and the Landscape and Visual Assessment that accompanies this planning application.

## 3.0 Development Proposals

- 3.1 The Town and Country Planning (Development Management Procedure) (England) Order 2015 allows an Applicant to first submit an Outline Planning Application to agree the principle of a proposed development, with the detailed design being reserved for approval at the Reserved Matters stages of the full planning application process.
- 3.2 As previously identified, this planning application is being submitted for the following form of development:
- “The phased development of up to 4 residential self-build, custom-build or open market dwellings in Outline with the primary access point defined and associated infrastructure.”***
- 3.3 The description of development allows for the phased delivery of either open market and/or self or custom build housing with a maximum housing density of up to 4 residential units so that the maximum number of units corresponds with the number of units shown on the Illustrative Site Plan (Drawing No. 25070 (PL) 001D) that accompanies this planning application. This approach provides the Applicant with some flexibility to respond to potential market demand from developers and/or self-builders to provide a lower number of units at the reserved matters stages of the full planning application process.
- 3.4 The Site Location Plan (Drawing No. 25070 (SU) 001A) outlines the application site in red and the Piggishaw access road and an additional slither of land on the eastern side of the site in blue.
- 3.5 The Illustrative Site Plan (Drawing No. 25070 (PL) 001D) identifies that the slither of land on the eastern side has been excluded from the application site so that can serve as a wildlife and biodiversity net gain corridor that provides a 10 metre buffer from the top of the bank of Piggishaw Brook.
- 3.6 The Illustrative Site Plan (Drawing No. 25070 (PL) 001D) demonstrates that the site is sufficiently large to accommodate up to 4 no. residential plots with ancillary double garages whilst providing appropriate off-set distances to the band of mature trees around the periphery of the site and to the neighbouring residential properties to the south.
- 3.7 The Illustrative Site Plan (Drawing No. 25070 (PL) 001D) provides ample turning areas for servicing vehicles and identifies detached dwellings with generous sized gardens that are very similar in area to the Piggishaw Barn and Piggishaw Cottage that are both accessed off Piggishaw. Figure 1 above illustrates that there is no uniformity of design with the surrounding residential properties, but the proposed family-sized dwellings should assist in diversifying the housing offer alongside ensuring a low-intensity use of the site in the future.
- 3.8 The Controlling Parameter Plan (Drawing No. 25070 (PL) 002B) provides controls that will inform detailed designs that will be forthcoming at the Reserved Matters stage(s) of the full planning application process.
- 3.9 The Controlling Parameter Plan (Drawing No. 25070 (PL) 002B) incorporates the root protection areas of Mulberry’s Tree Survey Plan and includes the following key design controls:

- The primary access point that is taken from the centre of the northern side of the turning head in order to provide the optimum location.
- A maximum building ridge height of 8 metres so that this ties in with the adjacent Piggishaw Cottage ridge height.
- A wildlife and biodiversity corridor that will be fenced off from the residential site to act as a wildlife corridor along Piggishaw Brook and enable unrestricted access to the Brook, in line with the Environment Agency's requirements.
- A Tree Root Protection Zone that ensures that there will be no building footprint or building works encroaching into the root protection areas identified by Mulberry in their tree reports.

3.10 It is important to note that only the Controlling Parameter Plan (Drawing No. 25070 (PL) 002B) should be referenced in the planning conditions attached to the Outline planning consent. The Illustrative Site Plan has been provided in order to demonstrate that the maximum quantum of 4 no. residential units is appropriate in this instance. A further review of the development proposals is provided within the review of relevant planning policy in sections 5.0 and 6.0 of this Statement.

## 4.0 Planning Policy Considerations

### Introduction

- 4.1 Section 38(6) Planning and Compulsory Purchase Act 2004 and Paragraph 2 of the National Planning Policy Framework (NPPF, December 2024) identifies that:

*"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions."*

- 4.2 The 'Development Plan' for Cheshire East Council currently comprises of:

- The Cheshire East Council Local Plan Strategy (LPS, July 2017); and
- The Site Allocations and Development Policies Document (SADPD, December 2022)
- The Wilmslow Neighbourhood Plan (2019)

- 4.3 The LPS document sets out the overall vision and planning strategy for development in the Cheshire East Borough and contains planning policies to ensure that new development addresses the economic, environmental and social needs of the area. The SADPD provides further detailed planning policies and site allocations to support the strategic policies and sites contained in the Local Plan Strategy.

- 4.4 'Material considerations' can include a number of factors that can influence decision making and enable Local Planning Authorities to 'depart' from adopted Development Plan policies and legislation in a given instance and can include (but are not limited to) environmental factors (such as highways, noise, heritage and design considerations), planning appeal or design precedents and nature/biodiversity considerations. Issues such as loss of view, or negative effect on the value of properties are not material considerations.

- 4.5 The planning policy guidance contained within the National Planning Policy Framework (NPPF, December 2024) and National Planning Practice Guidance are material considerations of significant weight given that the NPPF's policy guidance post-dates the adopted Development Plan documents identified in paragraph 4.2 above.

- 4.6 We have included a summary of relevant planning policies in **Appendix B** of this Supporting Statement and conducted a review of the development proposals against the key planning policies that inform the decision making process for this outline planning application below and within the Environmental considerations section of this Supporting Statement.

### Review of Key Planning Policy

- 4.7 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development plan. The question is whether it accords overall with the development plan (see *Stratford on Avon v Secretary of State for Communities and Local Government* (2014)). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be made against other material considerations.

- 4.8 The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility (see *Cala Homes (South) Limited v Secretary of State for Communities and Local Government (2011)* and *Tesco Stores Ltd v Dundee City Council (2012)*).
- 4.9 More recently in *Corbett v Cornwall Council [2020]* the appeal court judge emphasised the importance of considering the plan as a whole stating:
- "Under section 38(6) the members' task was not to decide whether, on an individual assessment of the proposal's compliance with the relevant policies, it could be said to accord with each and every one of them. They had to establish whether the proposal was in accordance with the development plan as a whole. Once the relevant policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker."*
- 4.10 Paragraph 3 of the NPPF confirms that the Framework should be read as a 'whole' and the Government's NPPG confirms that 'Conflicts between development plan policies adopted, approved or published at the same time must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework' (paragraph 012 21b-012-20140306).
- 4.11 The judgement noted the purpose of the NPPF is to have regard to the Development Plan policies unless these are not determined to be up to date. When the most relevant policies are not considered to be up to date, the balance is 'tilted' in favour of the grant of planning permission unless the benefits are 'significant and demonstrably' outweighed by the adverse effects or where specific policies indicate otherwise. Weight is required to be afforded to such policies in the overall tilted balance (NPPF 2024 paragraph 11 d). The judgement determined that the decision-taker need not concern themselves with the specific reasons as to what is causing a lack of housing supply but attribute weight proportionally to addressing the problem and to significantly boost an adequate supply of housing land in the short term to significantly boost the supply of housing, as set out in paragraph 61 of the NPPF 2024.
- 4.12 Paragraphs 10 of the National Planning Policy Framework (NPPF) places a presumption in favour of sustainable development at the heart of the Framework to ensure that sustainable development is pursued in a positive way.
- 4.13 Policy PG1 of the Local Plan Strategy (LPS) sets out the 'Overall Development Strategy' for housing and employment growth within the Cheshire East Council authority area. This growth strategy has, however, been superseded by the recent changes to the 'standard method' for calculating housing supply that were introduced within the updates to the NPPF December 2024 (see further analysis below).
- 4.14 Policy PG2 of the LPS outlines the 'Settlement Hierarchy' in Cheshire East Council and Table 8.3 identify Wilmslow as a 'Key Service Centre', which is a Town where *"development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability."*
- 4.15 The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.
- 4.16 The Proposals Map Extract below illustrates that the site is located adjacent to but just outside of the settlement boundary for Wilmslow.

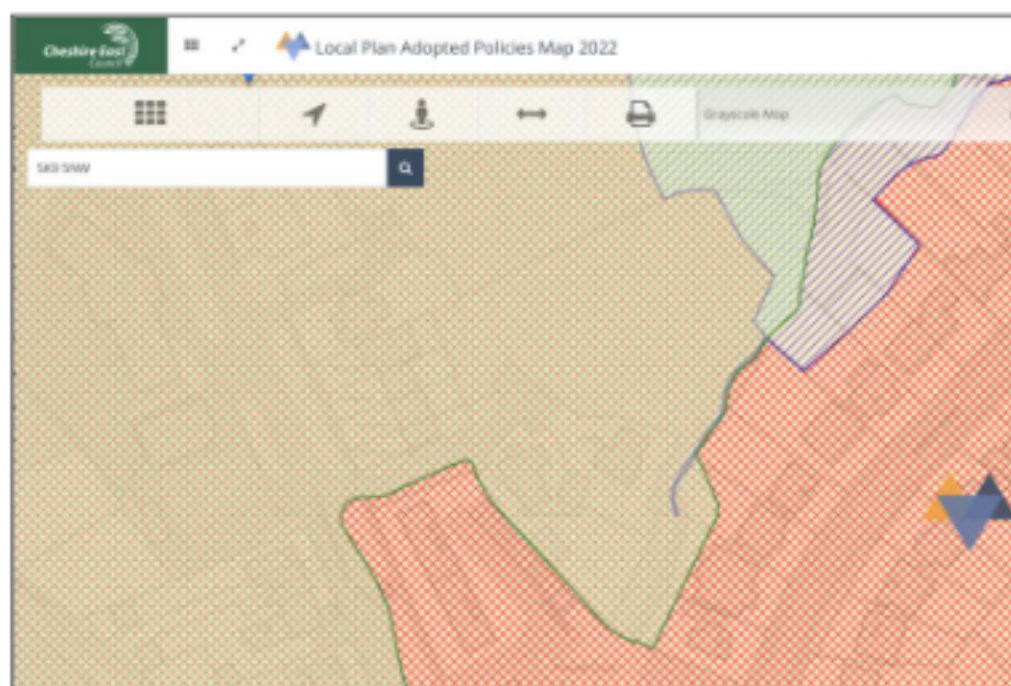


Figure 2 - Local Plan Proposals Map Extract

- 4.17 The site is located outside of the settlement boundary of Wilmslow which is a Town and does therefore lie within an Open Countryside and Green Belt location.
- 4.18 Policy PG7 clarifies that out of the planned 36,000 new homes identified in Policy PG1 in 2017, the Other Settlements and Rural Areas are expected to accommodate in the order of 2,950 new homes, which equates to 8.2% of housing growth.
- 4.19 Policy HOU 3 and HOU 16 are considered to be of particular relevance to the suitability of delivering this small scale housing site by a local housebuilder for either open market, custom or self-build dwellings that can be delivered quickly in order to boost the supply of housing given the Council's recognised housing shortfall (see below) in the short term.
- 4.20 Policy HOU 3 relates to 'Self and custom build dwellings' identifies that the Council will support proposals for self-build and custom-build housing in suitable locations. This policy is in-line with the Government's desire to increase opportunities for people to build or commission their own homes, and in doing so increase the role that these play in boosting the overall supply of new homes.
- 4.21 Policy HOU 16 'Small and medium-sized sites' identifies that:
- "The particular benefits of providing well-designed new homes on small and medium-sized sites, up to 30 homes, will be given positive weight in determining planning applications."***  
*(Note: Bolded text is APD emphasis).*
- 4.22 Policy PG 3 outlines the LPS's Green Belt policy that has subsequently been superseded and updated by the NPPF 2024 (see further clarifications below).
- 4.23 Policy PG 6 'Open Countryside' identifies that the Open Countryside is defined as the area outside of any settlement with a defined settlement boundary. Within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. The policy outlines a number of exceptions that may be made. Policy PG6 clarifies that the

retention of gaps between settlements is important, in order to maintain the definition and separation of existing communities and the individual characters of such settlements. The acceptability of such development will be subject to compliance with all other relevant policies in the Local Plan. In this regard, particular attention should be paid to design and landscape character so the appearance and distinctiveness of the Cheshire East countryside is preserved and enhanced.

4.24 Paragraph 34 of the NPPF (December 2024) identifies that:

*“Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than five years. Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”*

4.25 Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

4.26 Paragraph 11 of the NPPF identifies that:

*“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:*

- the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup>.”*

4.27 Paragraph 12 identifies that:

*“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*

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<sup>8</sup> This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 227.

<sup>9</sup> The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

4.28 Paragraph 39 of the NPPF identifies that:

*“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

4.29 Paragraph 62 of the NPPF clarifies that:

*“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance.”*

4.30 Paragraph 13 of the NPPF 2024 clarifies that “in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).”

4.31 The Wilmslow Neighbourhood Plan was ‘made’ in 2019 (i.e. 6 years ago) so limited weight can be afforded to the planning policies that relate to housing supply given that they are based upon the policies of the Local Plan that are now out-of-date when assessed against Paragraph 11 d), 13, footnote 8 of the NPPF and the updated ‘standard method’ for calculating housing supply (see below).

## Housing Land Supply

4.32 Paragraph 78 of the NPPF 2024 requires strategic policies to include a trajectory illustrating the expected rate of housing delivery with local authorities being required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

4.33 In other circumstances the 5 year housing land supply will be measured against the area’s local housing need calculated using the standard method (Paragraph: 005 Reference ID: 68-005-20190722).

4.34 Cheshire East Council’s Local Plan Strategy (LPS) was last updated in 2017. Cheshire East Council (CEC) has, therefore, decided to review the LPS over the coming years but, for the time being, the Local Plan out of date and CEC accept that their five-year housing land supply requirement needs to be calculated using the ‘standard method’ for calculating housing supply set out in the NPPF 2024 and National Planning Practice Guidance.

4.35 It is, therefore, necessary to review Cheshire East Council’s most up-to date assessment of housing need in order to assess whether the presumption in favour of sustainable development set out in Paragraph 11 d) of the NPPF applies in this instance.

- 4.36 The Cheshire East Annual Housing Monitoring Update Report ("HMU", April 2025) is the Cheshire East Council's most up to date account of housing supply. This provides detailed information on the supply of housing land in the Borough and is updated annually to a base date of the 31 March.
- 4.37 The HMU confirms that the latest calculation for Cheshire East published by MHCLG on the 12 December 2024 is 2,461 dwellings per annum, with this figure reflecting the housing requirement for the updated standard method for calculation housing supply outlined in the NPPF 2024, which equates to 12,395 dwellings over the next five years (2,479\*5).
- 4.38 A 5% buffer is then added to the housing requirement which amounts to 615 dwellings (12,395/100\*5) bring the total five year requirement to 13,015 dwellings, equivalent to 2,603 dwellings per annum.
- 4.39 Table 7.1 of the HMU provides a summary of all sources of CEC's five-year housing supply and concludes that there is a total provision of 10,011 new dwellings over the next 5-year period. This equates to 3.8 years supply.
- 4.40 As such, Cheshire East Council acknowledge that they have a 5-year housing land supply shortfall and the 'presumption in favour' of sustainable development set out in Paragraph 11 d) of the NPPF is, therefore, engaged in this instance.
- 4.41 With regards to the issue of housing land supply, the 'Suffolk Coastal' case (Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP v Cheshire East Borough Council [2017] UKSC 36) had regard to the meaning and effect of the provisions of the NPPF on housing land supply and the presumption in favour of sustainable development in having regard to the NPPF (2012 version). This is considered to still apply to the present NPPF.
- 4.42 The judgement noted the purpose of the NPPF is to have regard to the Development Plan policies unless these are not determined to be up to date. When the most relevant policies are not considered to be up to date, the balance is 'tilted' in favour of the grant of planning permission unless the benefits are 'significant and demonstrably' outweighed by the adverse effects or where specific policies indicate otherwise. Weight is required to be afforded to such policies in the overall tilted balance (NPPF 2024 paragraph 11 d). The judgement determined that the decision-taker need not concern themselves with the specific reasons as to what is causing a lack of housing supply but attribute weight proportionally to addressing the problem to significantly boost an adequate supply of housing land (as required by NPPF 2024 paragraph 61).
- 4.43 Footnote 8 of the NPPF clarifies that the most important policies for determining applications will be considered out-of-date in circumstances where the LPA cannot demonstrate a five-year supply:
- "This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78)"*
- 4.44 As the council is unable to demonstrate a five year supply of deliverable housing, paragraph 11(d) is engaged and planning permission should be granted unless the adverse effect of doing so would significantly and demonstrably outweigh the benefits when assessed against

the policies in the NPPF as a whole having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

4.45 Footnote 9 clarifies that the 'key policies' referred to in Paragraph 11 of the NPPF are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

4.46 Addressing these matters in turn:

- Paragraph 66 - Affordable housing: The 4 unit proposal is below the 1000 square metre threshold for affordable housing.

- Paragraph 91 - Sequential test: This is not applicable to the proposed development.

- Paragraphs 84, 110 and 115 - Accessibility: The proposal does not comprise isolated homes in the countryside for the purpose of paragraph 84 of the Framework. The site is in a highly accessible location with safe and accessible routes and is close to local services and existing public transport links. It is, therefore, entirely consistent with Paragraphs 110 and 115 of the Framework.

- Paragraph 129 - Making effective use of land: The proposal would make effective and efficient use of land, having regard to the site's location, its characteristics and the wider area. The proposal is consistent with paragraph 129 of the Framework.

- Paragraphs 135 & 139 - Design: The Outline planning application seeks to secure the principle of development, but the design controls inserted in the Controlling Parameter Plan ensure that the houses will be in-keeping with the area and will deliver well-designed family sized accommodation at the reserved matters stages.

4.47 It is evident, therefore, that in reviewing the key policies referenced in Paragraph 11 and footnote 9 of the NPPF there are no significant or demonstrable adverse impacts of delivering this small-scaled housing site in this sustainable location adjoining the Key Service Centre of Wilmslow.

## Grey Belt Assessment

4.48 The NPPF was updated in December 2024 to include a new 'grey belt' land classification. Annex 2 of the NPPF defines 'grey belt' land as:

"For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or **any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.** 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development."  
(Note: Bolded text is APD emphasis).

4.49 The subject land is not within the land classifications in footnote 7 of the NPPF.

4.50 Paragraph 155 of the NPPF identifies that:

*"The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:*

- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b) There is a demonstrable unmet need for the type of development proposed;*
- c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
- d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below."* (Note: Bolded text is APD emphasis).

4.51 With regards to paragraph 155 a), paragraphs (a), (b), or (d) in Paragraph 143 of the NPPF identify the following purposes of Green Belt:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- d) to preserve the setting and special character of historic towns*

4.52 In assessing the site against Paragraph 143 a) of the NPPF, the site is on the edge of a large built up area (i.e. Wilmslow) but development will not lead to unrestricted sprawl by virtue of small scale nature of the site and the existing significant woodland buffer that bounds the northern and eastern sides of the site between the subject land and the Jim Evison Playing Fields and Pigginslow Brook.

4.53 With regards to Paragraph 143 b) of the NPPF, development of the land will not lead to convergence of towns given that there is no neighbouring town boundary to the north of the land and the site infills a gap between the residential properties accessed off Altrincham Road and King's Road that extend further north than the subject site.

4.54 With regards to Paragraph 143 d), the LVA demonstrates that the development of the land will not have a discernible bearing upon Wilmslow due to it being visually well contained from public views, with their being no longer range views that would lead to a perceptible merging of settlements in this instance.

4.55 The proposed housing site at Pigginslow qualifies as 'grey belt' land when assessed against Annex 2's definition and Paragraphs a), b) and d) of the Paragraph 143.

4.56 We have enclosed a recent Appeal Decision (Appeal Ref: APP/G1630/W/24/3357444, 27<sup>th</sup> August 2025) and Illustrative Site Plan (see **Appendix C**) for a larger housing scheme at Land South of Badgeworth Lane, Shurdington. Paragraphs 38 to 43 of the Inspector's report review the site and agrees with both the Council's and the Appellant's view that the site qualifies as 'grey belt' land. We consider that this subject site is more visually contained, encroaches less into the countryside and performs better than the Appeal site when assessing against purposes a), b) and d) of Paragraph 143 of the NPPF.

4.57 The site is not considered to lead to unrestricted sprawl given that the housing on both Altrincham Road and Kings Road extend further north, the Controlling Parameter Plan and tree reports ensure the retention of the mature tree boundaries to the north and the 10 metre off-set to Pigginslow Brook that limit encroachment into the open countryside and visibility from third party receptors.

- 4.58 This area of Wilmslow does not make a discernible contribution to the setting and special character of the town, and the small scale nature of the proposals will not compromise urban regeneration. Part a) of Paragraph 155 of the NPPF is, therefore, satisfied in this instance given that the development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
- 4.59 Our above review of housing supply clarifies that Cheshire East Council acknowledged in April 2025 that they have a shortfall in housing supply, so part b) of Paragraph 155 is addressed in this instance.

#### *Locational Sustainability*

- 4.60 With regards to part c) of Paragraph 155 of the NPPF, Paragraph 110 of the NPPF identifies that:  
“The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”
- 4.61 Paragraph 115 of the NPPF requires development to have sustainable transport modes available, have safe and suitable access to the site an appropriate design of streets, parking areas and other transport elements.
- 4.62 Policy SD 1 of the CELPS requires development to make efficient use of land and prioritise the most accessible and sustainable locations. Policy SD 2 of the CELPS relates to sustainable development principles and states at paragraph 9.5 that Table 9.1 provides a guide to the appropriate distances for access to services and amenities.
- 4.63 It must be noted that these distances are guidance only and not mandatory. The Inspector’s final report on the CELPS reinforces this position:  
*“There has been some concern about the prescriptive nature of the distance criteria set out in Table 9.1 in Policy SD2. However, a footnote already confirms that the range of facilities will depend on the location; there is no policy requirement for developments to meet all the criteria and the distances specified only apply to residential development and are recommended, rather than being mandatory”.*
- 4.64 We have enclosed a summary of the site’s performance against Table 9.1 and enclosed this in **Appendix A** of this Statement. This review of nearby services and facilities clarifies that the site meets virtually all of the distance requirements, making it a highly accessible location with various services within walking and cycling distance of the site. The site should, therefore, be considered very sustainable when considered against Part c) of Paragraph 155 of the NPPF.
- 4.65 The above planning policy review demonstrates that the site fully complies with the NPPF’s definition of ‘grey belt’ land, the Council acknowledges that they have a housing shortfall, and the housing will be in a sustainable location. The planning application should, therefore, be granted planning consent without delay given the Council’s current acknowledged housing shortfall.



## 5.0 Environmental Considerations

- 5.1 We have provided a concise review of the environmental considerations that have been assessed within the supporting environmental reports that have been commissioned and demonstrate that the dwellings being proposed in the Outline planning application will provide an appropriate form of development at the Reserved Matters stages of the full planning process.

### Access & Highways

- 5.2 Cheshire East Council's Policy INF 3 'Highway safety and access' is consistent with Paragraph 116 of the NPPF which clarifies that:

*"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

- 5.3 The application site has an established access off Altrincham Road with good visibility splays that has a regular bus service that provides a direct link into Wilmslow and the wider South Manchester area.
- 5.4 The Officer Report for the previous 7-unit scheme (Ref: 13/1700M) confirms that there were no highways capacity or safety concerns raised with regards to traffic movements to and from the site; however, the Strategic Highways Manager objected to the proposal on the grounds that the gates to the private drive could result in blocking the turning head.
- 5.5 The Officer Report confirms that the highways officer confirmed that if the gates were removed there would be no objection.
- 5.6 The Illustrative Site Plan (Drawing No. 25070 (PL) 001D) removes the former gated access. The applicants are also agreeable to a planning condition and/or an Informative to be added to the Decision Notice specifically identifying that no gate should be inserted across the primary access point.
- 5.7 There are, therefore, no credible grounds to refuse the planning application on transport, traffic or highways safety reasons.

### Ecology, Biodiversity & Landscaping

- 5.8 LPS Policy SE 3 'Biodiversity and geodiversity' seeks to protect and enhance biodiversity and geodiversity. LPS Policy SE 6 'Green infrastructure' supports the protection, enhancement, creation and management of a network of green infrastructure. It also seeks to deliver a network of green spaces providing a variety of benefits including biodiversity.
- 5.9 Policy ENV 1 'Ecological network' of the Site Allocations Development Plan Document (SADPD) identifies that:

1. "The ecological network consists of core areas; corridors and stepping stones; restoration areas; sustainable land use areas; and the Meres and Mosses catchments (buffer zones).
2. Core areas; corridors and stepping stones; restoration areas; and the Meres and Mosses catchments (buffer zones) are shown on the adopted policies map.
3. Sustainable land use areas consist of all land outside of the core areas; corridors and stepping stones; and restoration areas.
4. Within the components of the ecological network, as identified on the policies map, development proposals should:
  - i. increase the size, quality or quantity of priority habitat within core areas, corridors or stepping stones;
  - ii. within corridors and stepping stones, improve the connectivity of habitats for the movement of mobile species;
  - iii. in restoration areas, improve the structural connectivity, resilience and function of the network;
  - iv. in buffer zones within core areas and around protected meres and mosses, minimise adverse impacts from pollution and disturbance.
5. Areas of ecological value may be designated within neighbourhood plans and where relevant, policies for them within neighbourhood plans will also be applied when considering planning applications that might affect them."

5.10 Policy ENV2 'Ecological implementation' identifies that:

1. "Net gain: development proposals should provide for a net gain in biodiversity in line with the expectations of national policy and be supported by a biodiversity metric calculation.
2. Mitigation hierarchy: in accordance with the mitigation hierarchy, all development proposals must make sure that significant harm to biodiversity and geodiversity is:
  - i. firstly avoided; then
  - ii. if impacts cannot be avoided, identify and implement measures to acceptably mitigate
  - iii. these impacts; then
  - iv. finally, and as a last resort, if impacts are unavoidable and cannot be acceptably mitigated, compensation measures should be provided. This may include off-site provision where adequate on-site provision cannot be made. To maximise its benefits, off-site habitat provision should be prioritised firstly towards those areas identified on the adopted policies map as nature improvement areas and those areas identified by the ecological network map as delivering the most benefit for biodiversity (see Policy ENV 1 'Ecological network').
3. Ecological assessment: planning applications should be supported by an ecological assessment (where necessary), which complies with industry good practice/guidance and:
  - i. identifies the assets of biodiversity/geodiversity value on and in the vicinity of the site;
  - ii. evaluates the value and extent of the assets;
  - iii. assesses the likely expected impact of the development on assets of
  - iv. biodiversity/geodiversity value taking into account the mitigation hierarchy;
  - v. identifies the net losses and gains for biodiversity/geodiversity, using a biodiversity
  - vi. metric calculation;
  - vii. identifies the options to enhance the value of the assets and contribute towards the
  - viii. borough's ecological network; and
  - ix. provides sufficient information to inform a Habitats Regulations Assessment, where
  - x. development could have an individual or in-combination significant effect on a European Site or its supporting habitat.
4. Management and maintenance: developers will be expected to secure the long term maintenance and management of any on-site or off-site habitat creation or

enhancement works to make sure created habitats achieve both their target value and are maintained into the future.

5. Geodiversity: any unavoidable loss of geodiversity should be compensated through the provision of replacement exposures that are of greater value for interpretation, research and study than those lost.”

5.11 Policy SE4 of the LPS relates to ‘The Landscape’ and identifies that:

“1.The high quality of the built and natural environment is recognised as a significant characteristic of the borough. All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.

2. Development will be expected to:

- i. Incorporate appropriate landscaping which reflects the character of the area through appropriate design and management;
- ii. Where appropriate, provide suitable and appropriate mitigation for the restoration of damaged landscape areas;
- iii. Preserve and promote local distinctiveness and diversity;
- iv. Avoid the loss of habitats of significant landscape importance;
- v. Protect and / or conserve the historical and ecological qualities of an area;”

5.12 Policy ENV 3 of the LADPD relates to ‘Landscape character’ and clarifies that:

“Development proposals should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area, as described in the Cheshire East Landscape Character Assessment (2018) or subsequent update, taking into account any cumulative effects alongside any existing, planned or committed development.

The areas listed below are designated as Local Landscape Designations and are defined on the adopted policies map. They represent the highest quality and most valued landscapes in the area of the borough covered by the Cheshire East Local Plan. In line with LPS Policy SE 4 ‘The landscape’, development that is likely to have an adverse effect on their special qualities as described in the Cheshire East Local Landscape Designation Review (2018) should be avoided.”

5.13 Policy ENV 5 of the LADPD relates to ‘Landscaping’ and identifies that:

“Where appropriate, development proposals must include and implement a landscape scheme that:

1. responds sympathetically to topography, landscape features and existing green and blue infrastructure networks to help integrate the new development into the existing landscape;
2. enhances the quality, setting and layout design of the development;
3. achieves an appropriate balance between the open space and built form of development;
4. provides effective screening to neighbouring uses where appropriate;
5. utilises plant species that are in sympathy with the character of the area and, in line with Policy ENV 7 ‘Climate change’, takes account of the need for climate change mitigation and adaptation;
6. makes satisfactory provision for the maintenance and aftercare of the scheme to make sure it reaches maturity and thereafter; and
7. reflects the outcome of any ecological assessment.”

5.14 Policy ENV 6 ‘Trees, hedgerows and woodland implementation’ identifies that:

“Trees, hedgerows and woodland implementation

Development proposals should seek to retain and protect trees, woodlands and hedgerows. 2. The layout of the development proposals must be informed and supported by an arboricultural impact assessment and/or hedgerow survey. Trees, woodlands and hedgerows considered worthy of retention should be sustainably integrated and protected in the design of the development to ensure their long-term survival.

3. Where the loss of significant trees is unavoidable, replacement tree planting should be provided, of a commensurate amenity value to the trees that are lost and to secure environmental net gain.

4. Replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, prioritised in the locality of the development.

5. New streets should be tree-lined unless there are clear, justified and compelling reasons why this would be inappropriate.

6. Development proposals should put in place appropriate measures to secure the long-term maintenance of newly planted trees.

Ancient woodland and veteran trees

7. Appropriate buffers must be provided adjacent to/around ancient woodland to avoid any harm to the woodland arising from new development. Development proposals on any site adjacent to ancient woodland must be supported by evidence to justify the extent of the undeveloped buffer proposed.

8. Ancient or veteran trees must be retained in development schemes and, wherever possible, located in public open space. Retained veteran trees must be protected through a management plan in accordance with Natural England guidelines (Veteran Trees: A Guide to Good Management)."

5.15 In 2013 Cheshire East Council engaged Land Use Consultants (LUC) to undertake a review of its Area of Special County Value (ASCV) that was inherited from the former Cheshire County Structure Plan.

5.16 In 2018 the Council published the report prepared by LUC titled 'Cheshire East Local Landscape Designation Review' that reviewed the areas covered by the ASCVs and incorporated changes to their boundaries.

5.17 As a result, the Landscape Designation Review removed this site at Piggishaw from the ASCV. In reviewing the Inspector's Report for the previous 7-unit scheme, most specifically paragraphs 24 to 30, the concerns with the proposals being within a 'valued landscape' being contrary to Local Plan Policy NE1 and paragraph 109 of the NPPF, now fall away given that the site is now simply located within the open countryside. As such, the development at the site will not engage with Paragraph 187a of the latest NPPF, which is related to protecting and enhancing valued landscapes.

5.18 Mulberry have undertaken a comprehensive updated assessment of the existing ecology, biodiversity and trees at the site.

5.19 The Landscape and Visual Appraisal (LVA, Mulberry, August 2025) confirms that the site is enclosed by residential development and trees that limit the visibility to those properties that immediately border the site, with the proposed retention of trees and the 10 metre offset from Piggishaw Brook contributing to the wooded character and wooded river valleys in the wider landscape, thus resulting in a negligible change to the wider landscape.

- 5.20 The Controlling Parameter Plan illustrates that the 'tree root protection areas' will be a no build zone that will be kept free of development to overcome the third reason for refusal with the previous application at the site (Ref: 13/1700M).
- 5.21 Mulberry have completed a preliminary ecological appraisal and biodiversity metric calculation to accord with the Environment Bill's legislative requirements. The LVA includes a Landscape Strategy (Drawing No. M731.05 (Figure 4.1) that illustrates that opportunities will be explored to maximise the amount of planting and biodiversity gain on site and integrate the site with the adjacent residential sites; however, the detailed landscaping is being reserved at this Outline stage.
- 5.22 By intention and design, BNG is a post consent, pre-commencement matter and consequently Cheshire East Council's ecologist has recently recommended the following planning condition is attached to Outline planning applications within the Borough.
- "Prior to commencement of development a Biodiversity Gain Plan is to be submitted and approved by the planning authority.  
The Biodiversity Gain Plan to include the following:  
(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,  
(b) the pre-development biodiversity value of the onsite habitat,  
(c) the post-development biodiversity value of the onsite habitat,  
(d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,  
(e) any biodiversity credits purchased for the development, and  
(f) such other matters as the Secretary of State may by regulations specify.  
The submitted Biodiversity Gain Plan to demonstrate compliance with Part 1 of Schedule 7A of the Town and Country Planning Act 1990.
- 5.23 The Controlling Parameter Plan provides an appropriate level of protection of the retained boundary trees and incorporates a generous 10 metre biodiversity net gain and wildlife corridor that ensure that the site will be well screened from third party views and will deliver appropriate ecology, biodiversity and landscape improvements at the site.

## Flood Risk and Drainage Strategy

- 5.24 The Environment Agency's Flood Risk Map for Planning confirm that the site is within Flood Zone 1 (Low Probability of Flooding) where all land uses are supported.
- 5.25 The scheme has been designed to accommodate a 10 metre buffer between Piggishaw Brook and the site's boundary, which exceeds the statutory 8 metre strip required by the Lead Local Flood Authority for future maintenance of the water course.
- 5.26 Lees Roxburgh have provided a Flood Risk Assessment and outline drainage strategy that demonstrates that the maximum scale of 4 no. units can be delivered in line with the NPPF's drainage hierarchy. It is accepted that a foul and surface water drainage strategy will be conditioned as part of this Outline planning application and will need to be finalised alongside the detailed design of the proposed dwellings as part of the future Reserved Matters application(s) at the site.

## Renewables

- 5.27 Policy ENV 7 'Climate change' requires development proposals to incorporate measures that can adapt and/or demonstrate resilience to climate change and mitigate its impacts. It is expected that the new dwelling will incorporate EV charging point in-line with the Council's planning policy requirements, energy efficient building materials and low carbon technologies such as roof mounted solar in order to deliver energy efficient dwellings in line with market demand. These details will be submitted and agreed within the future Reserved Matters application(s).
- 5.28 The above review demonstrates that all environmental considerations have been appropriately assessed and there are no known constraints that limit the development at the scale being proposed in this instance.

## 6.0 Community Infrastructure Levy

- 6.1 The description of development allows for the phased development of either open market, self or custom-build dwellings due to the realistic prospect that the sale may be on a plot-by-plot basis.
- 6.2 Policy HOU 3 'Self and custom build dwellings' identifies that the Council will support proposals for self-build and custom-build housing. This policy is in-line with the Government's desire to increase opportunities for people to build or commission their own homes, and in doing so increase the role that these play in boosting the overall supply of new homes.
- 6.3 Where a planning permission is phased, Community Infrastructure Levy can be applied to each plot on a plot-by-plot basis as if it were a separate chargeable development (see Regulation 8(3A) as amended by 2014 Regulations). The benefits of this approach are explained on Cornwall Council's website.<sup>1</sup>
- 6.4 The benefit of this phased approach is that different parts of the development can start without CIL becoming due on other parts of the development. In these instances if each plot is an individual phase, then commencement of any individual plot would only affect the CIL liability for that one plot. This means each individual plot owner could claim self-build relief if the development is delivered on a plot-by-plot basis and enables Cheshire East Council to maximise their ability to meet the obligation placed on them to offer a range of self-build residences within their Authority area.
- 6.5 We propose that a phasing condition is attached to this Outline planning application that ensures a phasing plan is submitted once the number of homes is fixed as part of the detailed designs. The phasing plan could, for example, identify 'Phase 1' enabling works, such as the primary access point and/or drainage works, that would be installed without triggering the CIL payment, thus allow serviced self-build plots to be delivered and the CIL charge being agreed on a plot-by-plot basis.
- 6.6 We have provided a suggested planning condition below for discussion with the appointed planning case officer:
- "A Community Infrastructure Levy (CIL) Charge shall only be payable on the material commencement of each of the individual residential properties identified on a Phasing Plan that shall be submitted as part of the first Reserved Matters application. The CIL Charge shall be payable unless a CIL Part 1 – Self Build Exemption Form, is submitted by the self-build or custom build individual for the individual residence that they are inhabiting in advance of the material commencement of the residence. For the avoidance of doubt, a Form 7: Self Exemption Claim Form – Part 2 shall also be submitted within 6 months of completing the self-build dwelling to benefit from the CIL self-build relief."*
- 6.7 This suggested planning condition is consistent with Regulation 8(3A) as amended by the 2014 CIL Regulations and will allow for custom and/or self-build units that the Government are keen to encourage to diversify the housing market.

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<sup>1</sup> See: <https://www.cornwall.gov.uk/planning-and-building-control/developer-contributions/phased-development-and-cil/>

- 6.8 We would respectfully request that the precise wording of the planning condition is agreed with Adams Planning & Development Ltd in advance of determination of the planning application to allow for the phased delivery of custom and/or self-build plots given that the site is well suited to meet this type of housing. The phasing condition will also assist the Council in meeting the obligations placed on them by the Self-build and Custom Housebuilding Act 2015 to deliver this type of housing to diversify the housing market.

## 7.0 Summary & Conclusion

- 7.1 This Statement conducts a thorough review of the application site and its surroundings, planning history and up to date planning policy and demonstrates that the proposed delivery of up to 4 open market, self-build or custom build residential units on this small, sustainably located site will provide an appropriate form of development that is in general accordance with relevant planning policies and complies with the NPPF's definition of 'grey belt' land.
- 7.2 The review of the site and surroundings confirms that this small-scale site historically accommodated a nursery and has a shared site access with the residential properties that adjoin the southern boundary of the site. The site is enclosed by residential development and trees that limit the visibility of the site and separate the site from the wider open countryside and the Bollin Valley Area of Special County Value following the site's exclusion from the ASCV in 2018.
- 7.3 The planning application includes a comprehensive suite of environmental reports to demonstrate that the residential development is deliverable. The Controlling Parameter Plan includes important design controls that can be conditioned as part of the Outline Planning Application to ensure that this smaller-scale scheme addressed the reasons for refusal identified in the 2013 planning application.
- 7.4 The review of relevant planning policy confirms that the proposed delivery of this small scale housing site adjoining the Key Service Centre of Wilmslow accord with Policies HOU 3 and Paragraph 61 of the NPPF 2024 by providing an opportunity for either bespoke open market, custom or self-build dwellings that can be delivered quickly in order to boost supply the supply of housing in the short term, with the benefits of this supply weighting heavily in the planning balance given CEC's acknowledged shortfall in their Annual Housing Monitoring Update Report, April 2025.
- 7.5 Policy HOU 16 of the Local Plan recognises that the particular benefits of providing well-designed new homes on small and medium-sized sites such as the application site will be given positive weight in determining planning applications and our review of Paragraphs 143 and 155 of the NPPF confirms that the review demonstrates that the site fully complies with the NPPF's definition of 'grey belt' land, would not fundamentally undermine the purposes of the remaining Green Belt across the area of the plan and should, therefore, be granted planning consent without delay given the Council's acknowledge housing shortfall.
- 7.6 Our review of the site and surroundings and environmental considerations demonstrates that there are no significant or demonstrable adverse impacts that would outweigh the benefits of delivering this small scale housing development, the benefits of which weigh heavily in favour of approving the proposals given that they can be delivered quickly and boost supply and make up for the housing shortfall in the short term in line with Paragraph 61 of the NPPF.
- 7.7 This Supporting Statement also includes suggested planning controls that enables the delivery of open market, custom or self-build homes and biodiversity net gain alongside the detailed designs that will be forthcoming at the Reserved Matters stages of the full planning application process.

- 7.8 Accordingly, this small-scale 'grey belt' housing development should be approved in accordance with the presumption in favour of sustainable development set out in Paragraph 11 d) of the NPPF and Policy HOU16 of their SADPD (Part 2) of the Local Plan which identifies that:

*"The particular benefits of providing well-designed new homes on small and medium-sized sites, up to 30 homes, will be given positive weight in determining planning applications."*

- 7.9 The proposals will also provide economic benefits through the construction jobs and additional spend from the future occupants of the proposed development and social benefits through the occupation of the residences by families that will fully utilise and assist in sustaining the local community services and facilities in the vicinity.
- 7.10 We therefore urge the Council to approve the proposed development in accordance with the presumption in favour of sustainable development set out in Paragraphs 10, 11 and 39 the NPPF 2024.

## 8.0 Appendices

**Appendix A – Review of Local Plan Strategy Table 9.1 - Access to services and amenities**

**Appendix B – Relevant Planning Policies**

**Appendix C - Appeal Decision and Illustrative Site Plan for Land South of Badgeworth Lane, Shurdington (Ref: APP/G1630/W/24/3357444, 27<sup>th</sup> August 2025)**

**Appendix A – Review of Local Plan Strategy Table 9.1 - Access to services and amenities**

| Criteria                                 | Recommended Distance | Land at Pigginshaw   |
|--|----------------------|--|
| <b>Public Transport</b>                  |                      |  |
| Bus Stop                                 | 500m                 | Located 60 metres (approx.) from site, to the south of Pigginshaw's junction with Altrincham Road. |
| Public Right of Way                      | 500m                 | Located 60 metres (approx.) from site.   |
| Railway Station                          | 2km                  | Wilmslow Station within 2km distance with bus linkages.  |
| <b>Open Space</b>                        |                      |  |
| Amenity Open Space                       | 500m                 | Jim Evison Playing Fields and Lindow Common within 500 metres.                                     |
| Children's Playground                    | 500m                 | Various.   |
| Outdoor Sports                           | 500m                 | Jim Evison Playing Fields & Wilmslow RUFC within 500m.   |
| Public Park and Village Green            | 1 km                 | Pownall Park, The Carnival Fields, The Carrs are all within 1km.                                   |
| <b>Services and Amenities</b>            |                      |  |
| Convenience Store                        | 500m                 | Asda Express within 100 metres.  |
| Supermarket                              | 1 km                 | Asda Express, Co-operative, M&S, Sainsbury's and Waitrose.   |
| Post Box                                 | 500m                 | Within 100 metres on Altrincham Road.  |
| Post Office                              | 1 km                 | Wilmslow – Approximately 1.5 km.   |
| Bank or Cash Machine                     | 1 km                 | At Asda Express within 100 metres.   |
| Pharmacy                                 | 1 km                 | Lifestyle Pharmacy, Oak Close within 1 km and various others in Wilmslow.                          |
| Primary School                           | 1 km                 | Gorseley Bank Primary School & Pownell Hall School both within 1km.                                |
| Secondary School                         | 1 km                 | Wilmslow High School approximately 1.8 km.   |
| Medial Centre                            | 1 km                 | Sanctum Health Centre and numerous others within Wilmslow.   |
| Leisure Facilities                       | 1 km                 | Pownall Park Lawn Tennis Club, FITISM, Alchemy Personal Training, Wilmslow Leisure Centre.         |
| Local Meeting Place/<br>Community Centre | 1 km                 | Various  |
| Public House                             | 1 km                 | Hickory's Smokehouse, The Farmers Arms within 1km  |
| Child Care Facilities                    | 1 km                 | Pepperberry Day Nursery, Little Bird's Nest Pre-school, the Garden Nursery                         |

## Appendix B - Relevant Planning Policy

### Local Plan Strategy (July 2017)

Policy PG 1 'Overall Development Strategy' of The Local Plan Strategy (LPS, July 2017) identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the plan period, 2010 to 2030.

Policy PG 3 Green Belt identifies that:

*Green Belt is a designation for land around large built-up areas, which aims to keep land permanently open or largely undeveloped.*

1. *The purposes of the Green Belt are to:*
  - i. *check the unrestricted sprawl of large built up areas;*
  - ii. *prevent neighbouring towns from merging into one another;*
  - iii. *safeguard the countryside from encroachment;*
  - iv. *preserve the setting and special character of historic towns; and*
  - v. *assist urban regeneration by encouraging the recycling of derelict and other urban land.*
2. *Within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy.*
3. *The construction of new buildings is inappropriate in Green Belt. Exceptions to this are*
  - i. *buildings for agriculture and forestry;*
  - ii. *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
  - iii. *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
  - iv. *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
  - v. *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
  - vi. *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

Policy PG6 'Open Countryside' identifies that:

1. *The Open Countryside is defined as the area outside of any settlement with a defined settlement boundary(34).*
2. *Within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted.*
3. *Exceptions may be made:*
  - i. *where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built up frontage elsewhere; affordable housing, in accordance with the criteria contained in Policy SC 6 'Rural Exceptions Housing for Local Needs' or where the dwelling is exceptional in design and sustainable development terms;*
  - ii. *for the re-use of existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension*
  - iii. *for the replacement of existing buildings (including dwellings) by new buildings not materially larger than the buildings they replace;*
  - iv. *for extensions to existing dwellings where the extension is not disproportionate to the original dwelling;*
  - v. *for development that is essential for the expansion or redevelopment of an existing business;*
  - vi. *For development that is essential for the conservation and enhancement of a heritage asset.*
4. *The retention of gaps between settlements is important, in order to maintain the definition and separation of existing communities and the individual characters of such settlements.*
5. *The acceptability of such development will be subject to compliance with all other relevant policies*

*in the Local Plan. In this regard, particular attention should be paid to design and landscape character so the appearance and distinctiveness of the Cheshire East countryside is preserved and enhanced.*

Policy SC 6 'Rural Exceptions Housing for Local Needs' identifies that:

*"Rural Exceptions affordable housing will be permitted as an exception to other policies concerning the countryside, to meet locally identified affordable housing need, subject to all of the following criteria being met:*

*Stronger Communities*

- 1. Sites should adjoin Local Service Centres and Other Settlements and be close to existing employment and existing or proposed services and facilities, including public transport, educational and health facilities and retail services;*
- 2. Proposals must be for small schemes; small schemes are considered to be those of 10 dwellings or fewer(54). Any such developments must be appropriate in scale, design and character to the locality;*
- 3. A thorough site options appraisal must be submitted to demonstrate why the site is the most suitable one. Such an appraisal must demonstrate why the need cannot be met within the settlement;*
- 4. In all cases, proposals for rural exceptions housing schemes must be supported by an up-to-date(55) Housing Needs Survey(56) that identifies the need for such provision within the parish;*
- 5. Occupancy will, in perpetuity, be restricted to a person in housing need and resident or working in the relevant parish, or who has other strong links with the relevant locality in line with the community connection criteria as set out by Cheshire Homechoice, both initially and on subsequent change of occupancy. This could include Key Workers and Self Build;*
- 6. The locality to which the occupancy criteria are to be applied is taken as the parish, unless otherwise agreed with Cheshire East Council;*
- 7. To ensure that a property is let or sold to a person who either lives locally or has strong local connections in the future, the council will expect there to be a 'cascade' approach to the locality issue appropriate to the type of tenure. Thus, first priority is to be given to those satisfying the occupancy criteria in relation to the parish, widening in agreed geographical stages(57).*

*Cross Subsidy*

- 8. Proposals must consist in their entirety of affordable housing that will be retained in perpetuity. In exceptional circumstances, proposals that intend to include an element of market housing, or plots for open market sale, may be acceptable, if they meet all of the above criteria, along with the criteria below:*
  - i. Such proposals will only be permitted where it can be demonstrated that the site would not be viable, as a rural exception site, without cross subsidy. The developer will be required to submit an open book viability assessment. In such cases, the Council will commission an independent review of the viability study, for which the developer will bear the cost;*
  - ii. The Council will not accept aspirational land value as justification for allowing a higher proportion of market value units;*
  - iii. The assessment must show that the scale of the market housing component is essential for the successful delivery of the rural exception affordable housing scheme and that it is based on reasonable land values as a rural exception site and must not include an element of profit;*
  - iv. The majority of the development must be for rural exception affordable housing; and*
  - v. No additional subsidy is required for the scheme."*

Policy SC 5 'Affordable Homes' identifies that:

*"In residential developments affordable housing will be provided as follows:*

*In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable;*

*In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sq.m) in Local Service Centres and all other locations at least 30% of all units are to be affordable; In future, where Cheshire East Council evidence, such as housing needs studies or housing market assessments, indicate a change in the borough's housing need the above thresholds and percentage requirements may be varied;*

*Units provided shall remain affordable for future eligible households or for the subsidy to be recycled for alternative affordable housing provision;*

*The affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer;*

*Affordable homes should be dispersed throughout the site, unless there are specific circumstances or benefits that would warrant a different approach;*

*Market and affordable homes on sites should be indistinguishable and achieve the same high design quality;*

*The council will seek to improve choice and increase supply of affordable homes to reflect that housing markets change over periods of time and therefore the products that are made available to help people access rented and other affordable housing need to change to meet these market conditions;*

*In exceptional circumstances, where scheme viability may be affected, developers will be expected to provide viability assessments to demonstrate alternative affordable housing provision(53). The developer will be required to submit an open book viability assessment. In such cases, the council will commission an independent review of the viability study, for which the developer will bear the cost. In cases where such alternative affordable housing provision is agreed there may be a requirement for the provision of 'overage' payments to be made. This will reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future;*

*Affordable housing is required to be provided on-site, however, in exceptional circumstances, where it can be proven that on-site delivery is not possible, as a first alternative, off-site provision of affordable housing will be accepted; as a second alternative a financial contribution may be accepted, where justified, in lieu of on-site provision.*

*Affordable housing and tariff style contributions will not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.*

Policy SD 2 'Sustainable Development Principles' identifies that:

*"1. All development will be expected to:*

*i. Provide or contribute towards identified infrastructure, services or facilities. Such infrastructure should precede the delivery of other forms of development, wherever possible;*

*ii. Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of:*

*a. Height, scale, form and grouping;*

*b. Choice of materials;*

*c. External design features;*

*d. Massing of development - the balance between built form and green/public spaces;*

*e. Green infrastructure; and*

*f. Relationship to neighbouring properties, street scene and the wider neighbourhood;*

*iii. Respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features;*

*iv. Respect, and where possible enhance, the significance of heritage assets, including their wider settings;*

*v. Avoid the permanent loss of areas of agricultural land quality of 1, 2 or 3a, unless the strategic need overrides these issues;*

*vi. Be socially inclusive and, where suitable, integrate into the local community;*

*vii. Avoid high risk flood areas, or where necessary provide appropriate mitigation measures;*

*viii. Use appropriate design, construction, insulation, layout and orientation to create developments that:*

*a. Are resilient to climate change;*

*b. Minimise energy use;*

*c. Use natural resources prudently;*

*d. Promote the use, recovery and recycling of materials;*

*e. Integrate or allow future integration of renewable energy technologies;*

*f. Discourage crime and anti-social behaviour;*

*g. Minimise trip generation;*

*h. Minimise waste and pollution; and*

*i. Are water efficient.*

*2. In addition to the above principles, residential development will be expected to:*

*i. ii. iii. Provide open space, of an extent, quality, design and location appropriate to the development and the local community;*

*Provide access to a range(37) of forms of public transport, open space and key services and amenities(38); and*

*Incorporate measures to encourage travel by sustainable modes of transport such as walking, cycling and public transport.*

*3. In addition to the principles in point 1 above, employment development will be expected to:*

- i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area;*
- ii. Provide a flexible development that can serve a range of sizes and types of employment; and*
- iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport.*

*4. In addition to the principles in point 1 above, retail/town centre development will be expected to:*

- i. Provide high quality pedestrian and cycle facilities, including secure cycle parking;*
- ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and*
- iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town."*

| Public Transport                        |                                   |
|---|-----------------------------------|
| Bus Stop                                | 500m                              |
| Public Right of Way                     | 500m                              |
| Railway Station                         | 2km where geographically possible |
| Open Space                              |                                   |
| Amenity Open Space                      | 500m                              |
| Children's Playground                   | 500m                              |
| Outdoor Sports                          | 500m                              |
| Public Park and Village Green           | 1km                               |
| Services and Amenities                  |                                   |
| Convenience Store                       | 500m                              |
| Supermarket                             | 1km                               |
| Post Box                                | 500m                              |
| Post Office                             | 1km                               |
| Bank or Cash Machine                    | 1km                               |
| Pharmacy                                | 1km                               |
| Primary School                          | 1km                               |
| Secondary School                        | 1km                               |
| Medical Centre                          | 1km                               |
| Leisure Facilities                      | 1km                               |
| Local Meeting Place / Community Centre  | 1km                               |
| Public House                            | 1km                               |
| Child Care Facility (nursery or crèche) | 1km                               |

Table 9.1 Access to services and amenities

Policy SE2 'Efficient use of land' identifies that:

- 1. The council will encourage the redevelopment / re-use of previously developed land and buildings.*
- 2. The council will manage development to protect previously developed land where it can be clearly demonstrated that either the landscape amenity or biodiversity value of the site has become of a high value and as such would be compromised through redevelopment of the site.*
- 3. All windfall development should:*
  - i. Consider the landscape and townscape character of the surrounding area when determining the character and density of development;*
  - ii. Build upon existing concentrations of activities and existing infrastructure;*
  - iii. Not require major investment in new infrastructure, including transport, water supply and sewerage. Where this is unavoidable, development should be appropriately phased to coincide with new infrastructure provision; and*
  - iv. Consider the consequences of the proposal for sustainable development having regard to Policy SD 1 and Policy SD 2*
- 4. Development should safeguard natural resources including high quality agricultural land (grades 1, 2, and 3a), geology, minerals, air, soil and water."*

Policy SE 3 'Biodiversity and geodiversity' seeks to protect and enhance biodiversity and geodiversity.

Policy SE4 of the LPS relates to 'The Landscape' and identifies that:

*"1. The high quality of the built and natural environment is recognised as a significant characteristic of the borough. All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.*

*2. Development will be expected to:*

*i. ii. iii. iv. v. Incorporate appropriate landscaping which reflects the character of the area through appropriate design and management;*

*Where appropriate, provide suitable and appropriate mitigation for the restoration of damaged landscape areas;*

*Preserve and promote local distinctiveness and diversity;*

*Avoid the loss of habitats of significant landscape importance;*

*Protect and / or conserve the historical and ecological qualities of an area;"*

Policy SE 6 'Green infrastructure' supports the protection, enhancement, creation and management of a network of green infrastructure. It also seeks to deliver a network of green spaces providing a variety of benefits including biodiversity.

## Site Allocations Development Plan Document (December 2022)

The following Site Allocation Development Plan Document Policies (SADPD, December 2022) also apply to the landholding.

Policy PG 9 'Settlement boundaries' identifies that:

- "1. Settlement boundaries for principal towns, key service centres and local service centres are defined on the adopted policies map. Where a neighbourhood plan defines a settlement boundary for a principal town, key service centre or local service centre, the council will apply the most recent settlement boundary, where relevant.*
- 2. Settlement boundaries for settlements in the other settlements and rural areas may be defined in neighbourhood plans, where this is justified as appropriate(2). Where the settlement is defined as an infill village in Policy PG 10 'Infill villages', the village infill boundary should be the starting point for determining a settlement boundary in a neighbourhood plan.*
- 3. Within settlement boundaries, development proposals (including change of use) will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan."*

Policy RUR 12 'Residential curtilages outside of settlement boundaries' identifies that:

- 1. "Outside of any settlement with a defined settlement boundary, proposals for the extension of residential gardens or curtilages involving the material change of use of land will only be permitted where the proposal will not cause unacceptable harm to the amenity, character and appearance of the surrounding area or the open countryside, either on its own or cumulatively with other development.*
- 2. In the Green Belt, LPS Policy PG 3 'Green Belt' will also apply and the relevant paragraphs of the NPPF may be a material consideration."*

Policy HOU 10 Backland development identifies that:

*"Proposals for tandem or backland development will only be permitted where they:*

- 1. demonstrate a satisfactory means of access to an existing public highway in accordance with Policy INF 3 'Highway safety and access', that has an appropriate relationship with existing residential properties;*
- 2. do not cause unacceptable harm to the amenity of the residents of existing or proposed properties, in accordance with Policy HOU 12 'Amenity';*
- 3. are equal or subordinate in scale to surrounding buildings, particularly those fronting the highway; and*
- 4. are sympathetic to the character and appearance of the surrounding area through its form, layout, boundary treatments and other characteristics."*

Policy HOU 13 Residential standards identifies that:

- 1. Proposals for housing development should generally:*
  - i. meet the standards for space between buildings as set out in Table 8.2 'Standards for space between buildings', unless the design and layout of the scheme and its relationship to the site and its characteristics provides an adequate degree of light and privacy between buildings; and*
  - ii. include an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development.*
- 2. In addition to the standards set out in Table 8.2 'Standards for space between buildings':*
  - i. each building should normally be set back at least 1 metre from the side boundary; and*
  - ii. where it is necessary to provide a car parking space at the front of the dwelling, each dwelling should be set back at least 5.5 metres from the highway to provide car parking space off the highway.*
- 3. The distances in Table 8.2 'Standards for space between buildings' should be seen as a minimum where it impacts on existing property.*

Policy HOU 16 Small and medium-sized sites identifies that:

*“The particular benefits of providing well-designed new homes on small and medium-sized sites, up to 30 homes, will be given positive weight in determining planning applications.”*

Policy ENV 1: ‘Ecological network’ identifies that:

1. The ecological network consists of core areas; corridors and stepping stones; restoration areas; sustainable land use areas; and the Meres and Mosses catchments (buffer zones).
2. Core areas; corridors and stepping stones; restoration areas; and the Meres and Mosses catchments (buffer zones) are shown on the [adopted policies map](#).
3. Sustainable land use areas consist of all land outside of the core areas; corridors and stepping stones; and restoration areas.
4. Within the components of the ecological network, as identified on the policies map, development proposals should:
  - i. increase the size, quality or quantity of priority habitat within core areas, corridors or stepping stones;
  - ii. within corridors and stepping stones, improve the connectivity of habitats for the movement of mobile species;
  - iii. in restoration areas, improve the structural connectivity, resilience and function of the network;
  - iv. in buffer zones within core areas and around protected meres and mosses, minimise adverse impacts from pollution and disturbance.
5. Areas of ecological value may be designated within neighbourhood plans and where relevant, policies for them within neighbourhood plans will also be applied when considering planning applications that might affect them.

Policy ENV2 ‘Ecological implementation’ identifies that:

1. “Net gain: development proposals should provide for a net gain in biodiversity in line with the expectations of national policy and be supported by a biodiversity metric calculation.
2. Mitigation hierarchy: in accordance with the mitigation hierarchy, all development proposals must make sure that significant harm to biodiversity and geodiversity is:
  - i. firstly avoided; then
  - ii. if impacts cannot be avoided, identify and implement measures to acceptably mitigate
  - iii. these impacts; then
  - iv. finally, and as a last resort, if impacts are unavoidable and cannot be acceptably mitigated, compensation measures should be provided. This may include off-site provision where adequate on-site provision cannot be made. To maximise its benefits, off-site habitat provision should be prioritised firstly towards those areas identified on the adopted policies map as nature improvement areas and those areas identified by the ecological network map as delivering the most benefit for biodiversity (see Policy ENV 1 ‘Ecological network’).
3. Ecological assessment: planning applications should be supported by an ecological assessment (where necessary), which complies with industry good practice/guidance and:
  - i. identifies the assets of biodiversity/geodiversity value on and in the vicinity of the site;
  - ii. evaluates the value and extent of the assets;
  - iii. assesses the likely expected impact of the development on assets of
  - iv. biodiversity/geodiversity value taking into account the mitigation hierarchy;
  - v. identifies the net losses and gains for biodiversity/geodiversity, using a biodiversity
  - vi. metric calculation;
  - vii. identifies the options to enhance the value of the assets and contribute towards the
  - viii. borough’s ecological network; and
  - ix. provides sufficient information to inform a Habitats Regulations Assessment, where
  - x. development could have an individual or in-combination significant effect on a European Site or its supporting habitat.
4. Management and maintenance: developers will be expected to secure the long term maintenance and management of any on-site or off-site habitat creation or enhancement works to make sure created habitats achieve both their target value and are maintained into the future.

5. Geodiversity: any unavoidable loss of geodiversity should be compensated through the provision of replacement exposures that are of greater value for interpretation, research and study than those lost.”

Policy ENV3 – Landscape character, Policy ENV5 – Landscaping and Policy ENV6 – Trees, hedgerows, and woodland implementation all require consideration of landscaping and biodiversity.

Policy ENV 3 of the SADPD relates to ‘Landscape character’ and clarifies that: “Development proposals should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area, as described in the Cheshire East Landscape Character Assessment (2018) or subsequent update, taking into account any cumulative effects alongside any existing, planned or committed development. The areas listed below are designated as Local Landscape Designations and are defined on the adopted policies map. They represent the highest quality and most valued landscapes in the area of the borough covered by the Cheshire East Local Plan. In line with LPS Policy SE 4 ‘The landscape’, development that is likely to have an adverse effect on their special qualities as described in the Cheshire East Local Landscape Designation Review (2018) should be avoided.”

### **Wilmslow Neighbourhood Plan (August 2019)**

#### **Policy NE1: Countryside around the Town**

*Applications which seek to introduce new built form within, or adjacent to, the open countryside (including householder applications where relevant) will be required to demonstrate how they have identified and sensitively responded to the guidance for development as identified as part of the Wilmslow Landscape Character Assessment (WLCA), or any subsequent replacement or updated document.*

*Planning applications should ensure that they identify the specific Character Area (as mapped within the Landscape Character Summary included in this Neighbourhood Plan) that they fall within and respond to the relevant Landscape Character Profiles included in the full document. Applications should positively respond to, and reflect the following (as identified within the nine profiles):*

- *The key characteristics and special attributes of the landscape*
- *The ecological structure, the habitats and wildlife*
- *The historical and cultural features*

*Planning applications should seek to realise opportunities to benefit humans, wildlife, and the natural environment through their overall layout and landscape design. Applications that fail to respond to the characteristics identified in the WLCA are unlikely to be acceptable.*

#### **Policy NE5: Biodiversity Conservation**

*“Planning applications will be supported where it can be demonstrated that they will not adversely affect designated and non-designated wildlife habitats including Priority Habitats within Wilmslow as identified within the schedule and associated Maps 1 and 2 in Appendix 3. Planning applications which create new habitats, especially linked to the existing habitats identified will be looked upon favourably.*

*Development is unlikely to be considered acceptable within any of the Nature Conservation Sites identified on Map 1 of Appendix 3. Developments adjacent to these sites must demonstrate how they will provide an appropriate and sensitive interface or ‘buffer’ with the site through their layout or landscape design to minimise negative impacts on these habitats and retain the overall ecological integrity of the network of these important sites and habitats.*

*All development, excluding householder developments, should demonstrate a net gain in biodiversity through the use of appropriate evaluation and delivery methodologies. Compensation through biodiversity off-setting will be sought where there is an unavoidable net loss of biodiversity.”*

#### **Policy NE6: Development in Gardens**

*“All development seeking to subdivide larger residential plots or gardens should not, wherever possible, result in significant loss of garden space. Planning applications should recognise and protect the contribution made by these garden spaces to the overall biodiversity and green infrastructure of the town. Schemes that would sever, or significantly disrupt, the Green Infrastructure network provided by*

*these garden spaces will be resisted. In order to mitigate the loss of garden space, schemes should seek to meet the following criteria:*

- The built form and hard surfaced areas must not exceed 50% of the area of the original plot unless permeable surfacing used*
- All mature trees, hedgerows and other woody species are retained and protected, and supplemented by new native planting*
- The landscape proposals developed must meet all 10 Green Biophilic Points set out within Policy SP2, Sustainable Spaces*

*Where appropriate, permitted development rights may be removed via conditions attached to a planning permission in order to preserve garden areas from ancillary development and further loss of garden space."*

**Policy H3: Housing Mix identifies that:**

*"In order to secure a sustainable and mixed community, each development site will need to deliver a taking account of the most up to date housing information including, where available, the Cheshire East Housing Needs Audit.*

*Applications which contribute to providing one or more of the house types below will be supported*

- Small properties for first time buyers*
- A provision of family homes including smaller family housing providing 2-3 bedroomed dwellings with garden space*
- Homes for the elderly and those with disabilities, including bungalows*
- Accommodation for those wishing to downsize*
- Higher density accommodation (apartments, terraces etc.) when a site is within the Town Core*

*In all cases, affordable housing will be delivered according to Policy SC5 Affordable Homes of the Cheshire East Local Plan, where appropriate and subject to compliance with Policy TH4, Three Wilmslow Parks of the WNP.*

*The Borough Council's criteria for providing affordable housing, states that all residential developments of 15 or more dwellings (or 0.4 ha) in towns like Wilmslow should provide at least 30% affordable units. Market and affordable homes should be indistinguishable and achieve the same high quality design."*

## National Planning Policy Framework (December 2024)

Paragraph 34 of the NPPF (December 2024) identifies that:

“Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than five years.

Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

Paragraph 11 of the NPPF identifies that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or  
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup>.”

Paragraph 12 of the NPPF identifies that:

“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”

Paragraphs 13 and 14 provide the following guidance in relation to neighbourhood planning:

“13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).”

In terms of decision-making, Paragraph 39 of the NPPF clarifies that:

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<sup>8</sup> This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 227.

<sup>9</sup> The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

With regards to housing provision, Paragraph 61 of the NPPF clarifies that:

*“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.”*

Paragraphs 78, 79 and 80 reintroduce the minimum 5 year housing requirements and the additional buffer required depending on the Council’s housing land supply:

*“78. Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old<sup>39</sup>. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

*a) 5% to ensure choice and competition in the market for land; or  
b) 20% where there has been significant under delivery<sup>40</sup> of housing over the previous three years, to improve the prospect of achieving the planned supply; or  
c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework<sup>41</sup>, and whose annual average housing requirement<sup>42</sup> is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.*

*79. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years, the following policy consequences should apply:*

*a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under- delivery and identify actions to increase delivery in future years;  
b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;  
c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.”*

Paragraphs 115 and 116 of the NPPF identify that:

*“115. In assessing sites that may be allocated for development in plans, or specific applications for*

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<sup>38</sup> The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

<sup>39</sup> Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

<sup>40</sup> This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

<sup>41</sup> Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

<sup>42</sup> Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

development, it should be ensured that:

- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."

Paragraphs 129 and 116 of the NPPF identifies that:

"Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places."

Paragraph 142 of the NPPF identifies that:

"The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 143 of the NPPF clarifies that:

"Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."

Paragraph 148 of the NPPF identifies that:

"Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate with particular reference to paragraphs 110 and 115 of this Framework. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary."

Annex 2 of the NPPF defines 'gray belt' land as:

" For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the

*application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development."*

We can confirm that your land is not within the land classifications in footnote 7 of the NPPF.

Paragraph 151 of the NPPF identifies that:

*"Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. Where Green Belt land is released for development through plan preparation or review, the 'Golden Rules' in paragraph 156 below should apply."*

Paragraph 153 of the NPPF identifies that:

*"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."*

Paragraph 154 of the NPPF identifies that:

*"Development in the Green Belt is inappropriate unless one of the following exceptions applies:  
e) limited infilling in villages;  
f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)"*

Paragraph 155 of the NPPF identifies that:

*"The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:  
a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;  
b. There is a demonstrable unmet need for the type of development proposed<sup>56</sup>;  
c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and  
d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below."*

Paragraph 156 of the NPPF outlines the 'Golden Rules' only relates to major development in the Green Belt so is not relevant to this planning application.

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<sup>56</sup> Which, in the case of applications involving the provision of housing, means the lack of a five year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years; and in the case of traveller sites means the lack of a five year supply of deliverable traveller sites assessed in line with Planning Policy for Traveller sites.

**Appendix C - Appeal Decision and Illustrative Site Plan for Land South of Badgeworth Lane, Shurdington (Ref: APP/G1630/W/24/3357444, 27<sup>th</sup> August 2025)**



## Appeal Decision

Site visit made on 8 July 2025

by **R E Jones BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 27<sup>th</sup> August 2025

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**Appeal Ref: APP/G1630/W/24/3357444**

**Land South of Badgeworth Lane, Shurdington. Grid Ref: Easting 391590;**

**Grid Ref Northing 218116**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
  - The appeal is made by Richborough Ltd (previously known as Richborough Estates Ltd) against the decision of Tewkesbury Borough Council.
  - The application Ref is 22/01137/OUT.
  - The development proposed is a cross subsidy affordable/open market residential development comprising up to 50 dwellings (of which 50% will be affordable housing and a further 10% will be self/custom build), vehicular and pedestrian access, internal streets, drainage, landscaping and all other ancillary engineering works. All matters are reserved except for vehicular access onto Badgeworth Lane.
- 

### Decision

1. The appeal is allowed and outline planning permission is granted for a cross subsidy affordable/open market residential development comprising up to 50 dwellings (of which 50% will be affordable housing and a further 10% will be self/custom build), vehicular and pedestrian access, internal streets, drainage, landscaping and all other ancillary engineering works. All matters are reserved except for vehicular access onto Badgeworth Lane, at land South of Badgeworth Lane, Shurdington Grid Ref: Easting 391590; Grid Ref Northing: 218116, in accordance with the terms of application, Ref 22/01137/OUT, dated 24 October 2022, and subject to the attached schedule of conditions.

### Preliminary Matters

2. The application was submitted in outline form with all matters, except for vehicular access, reserved at this stage. Therefore, I have treated the drawings showing the layout of the dwellings as indicative only.
3. The emerging Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan is at an early stage of preparation. Given that it has not reached key milestones in the consultation and assessment process I have afforded it very limited weight.
4. Following changes to the National Planning Policy Framework (the Framework) and the Planning Practice Guidance in December 2024 and February 2025 respectively, the parties in the appeal were given a further opportunity to provide comments. I have had regard to these in my assessment of the case.
5. Following the above changes to national policy and guidance and the submission of a revised statement of case by the appellant, the Council has withdrawn refusal

- reasons 1 and 2 relating to the principle of development at this location and inappropriate development in the Green Belt.
6. During the appeal two signed and completed S.106 legal agreements were submitted. I have accepted these into the appeal and an assessment of whether they address the Council's concerns will be made below.
  7. A revised drainage plan and report were submitted by the appellant with the appeal. Their content does not alter the proposal in terms of the number of dwellings proposed or the site access. Although this is new evidence that was not before the Council when it determined the application, the main and interested parties have had an opportunity to comment on it during the appeal consultation. I have therefore based my decision on this revised information.

### **Main Issues**

8. The main issues are:
  - the effect of the proposed development on the character and appearance of the area, including the effect of the removal of hedgerow along Badgeworth Lane;
  - whether the proposal makes adequate provision for any infrastructure, services and facilities arising from the development; and
  - whether material considerations indicate a decision should be made otherwise than in accordance with the development plan.

### **Reasons**

#### *Character and appearance*

9. The appeal site comprises a sizeable rectangular field abutting the built-up edge of Shurdington, a large village surrounded by open countryside. The site would have its primary frontage onto Badgeworth Lane where it is currently enclosed from the road by a long, mature hedge. Beyond the site's northern and western boundaries are residential dwellings lining Badgeworth Lane and the local primary school. This part of the village has a consolidated and legible appearance, where dwellings are closely arranged, set back from the street in neat lines and follow a clear building line.
10. The density of development significantly changes to the south and east of Badgeworth Lane. It is far more agrarian in appearance due to the presence of large fields, including the appeal site, that are typically enclosed by hedgerow and trees. Although there are far more green and open areas, to the south and east, there is a large swathe of commercial uses and associated buildings a short distance from the site lining one side of Shurdington Road. These are more spaced out and loosely arranged and bordered by the surrounding fields. This area contrasts to the higher density pattern of development along Badgeworth Lane.
11. The hedgerow boundary along the appeal site's Badgeworth Lane frontage is categorised as 'important' by the Council due, in part, to its age, considerable length and biodiversity value. Although the hedge is very dense, I was able, during my site inspection to obtain views of the appeal site's open and undeveloped character, through several small gaps. Clearer views of the appeal site are

- obtained from Shurdington Road over the ranch style boundary fence running along that part of the site. From this location the site's expansive and pastoral appearance can be appreciated against the built-up edge of Shurdington.
12. In this context, the appeal site is part of an important rural backdrop that helps define the edge of the settlement and the interface between it and the surrounding countryside. This is reinforced by the attractive mature hedge along Badgeworth Lane which provides a legible division between the southern extent of Shurdington and the countryside beyond. Together the frontage hedge and associated field form a distinctive landscape setting that contributes positively to the character of the street frontage along Shurdington Road and Badgeworth Lane, as well as this part of the village in general.
  13. The proposed access would result in a significant visual break in the mature hedge along the site's Badgeworth Lane frontage. The effect would be detrimental to its appearance and function in containing the built-up edge of the village. Although the gap would be small as a proportion of the hedge's total length, it would nevertheless significantly undermine its visual qualities and the soft edge it provides between built development and the surrounding countryside.
  14. The proposed dwellings and circulation routes within the development would likely extend across most of the site and be visible from Badgeworth Lane and Shurdington Road. The development of up to 50 dwellings with associated roads, driveways and engineered works would have a harsh and urbanising impact on this otherwise undeveloped field. The scale and built form of the proposal significantly encroaches into this important undeveloped space at the edge of the village. This would harm the pastoral qualities of the appeal site and the contribution it makes to the settlement's edge, while having a discordant impact on the rurality of its immediate landscape setting. Consequently, the proposal would have a detrimental impact on the appearance and visual qualities of this part of Shurdington.
  15. The establishment of new boundary trees and hedges along the site's Shurdington Road frontage would be a positive inclusion and would help reduce the visual impact of the built development from that side of the site. The extent of new planting would also far exceed the length of vegetation proposed for removal along Badgeworth Lane. Nevertheless, the visual break in that frontage, through the formation of the site access, would indefinitely undermine the composition of the hedge and the contribution it makes to the visual amenity of the lane.
  16. The appeal site is not covered by a local or national landscape designation. Also, a report commissioned by the Council in 2014<sup>1</sup> assessed the site as being of low landscape and low visual sensitivity. Given the site is in agricultural use and is surrounded in part by built development, I have no reason to disagree with that assessment. Moreover, the development's degree of expansion into rural land is somewhat tempered by the presence of built development along Shurdington Road and would not appear overly prominent from long range views. Nonetheless, there would be localised harm due to the loss of an undeveloped green space that forms a clear and attractive backdrop to the southern edge of the village. This would be most clearly seen from adjoining land, along Badgeworth Lane and from the southern approach to the village along Shurdington Road.

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<sup>1</sup> 'Landscape and Visual Sensitivity Study: Rural Service Centres and Service Villages' prepared for the Council by Toby Jones Associates, November 2014

17. On the basis that the visual impact of the proposal does not extend into any important or designated landscapes, would be seen from short to medium range distances, and would be partly visible against the settlement's built-up edge, the degree of harm in this case would be at the lower end of the spectrum.
18. In view of the above the proposed development would have an unacceptable effect on the character and appearance of the area. It would conflict with Policies SD4 and SD6 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (December 2017) (the JCS) and Policy RES5 of the Tewkesbury Borough Plan 2011-2031 (June 2022) (the TBP). These require, amongst other things, that new developments respond positively to the character of the site and its surroundings and have regard to local distinctiveness. Consideration must also be given to the form of the settlement and its landscape setting and developments must not appear as unacceptable intrusions into the countryside.
19. My conclusion on the main issue, has not referred to Policy LAN2 of the TBP as I have no evidence that the appeal site is within a 'landscape protection zone', which forms the basis for that policy.
20. The Council's reasons for refusal relating to the loss of the hedgerow refers to Policy SD9 of the JCS and Policy NAT1 of the TBP. These seek to conserve and protect against the unacceptable loss of biodiversity features. Although the loss of part of the hedgerow would result in visual harm, there is no specific dispute between the parties regarding any harm to biodiversity, particularly given the proposed mitigation and enhancement opportunities proposed elsewhere on the site. Moreover, the Council expressed that the harm in this respect would be to the "local environment" rather than the loss of any specific habitat feature/species. Accordingly, I have not referred to these policies in my conclusion on the main issue.

#### *Infrastructure*

21. Regulation 122 of the Community Infrastructure Levy Regulations 2010 (the Regulations) requires that if planning obligations are to be considered in the grant of planning permission, those obligations must be necessary, directly related, and fairly and reasonably related in scale and kind to the development in question.
22. The submitted Planning Obligations between the developer, the Council and the neighbouring Council area set out obligations in relation to libraries, primary and secondary education, school transport, refuse collection, public open space and play area provision, and securing on-site affordable housing and custom/self-build properties.
23. Evidence of the necessity, relevance and proportionality of these obligations have been set out in CIL Compliance Statements submitted by the Councils. These demonstrate the basis for the obligations, how they relate to the development proposed (indicating the relevant planning policy basis for them) and set out how any financial contributions have been calculated. In my judgement these provide satisfactory evidence that the above obligations meet the tests set out in the Regulations.
24. Therefore, the proposal makes adequate provision for infrastructure, services and facilities arising from the development. In doing so it complies with Policies SD12, INF4, INF6 and INF7 of the JCS and Policies RES12 and RCN1 of the TBP.

Together, these require, amongst other things, that new residential developments should contribute towards providing on-site or developer contributions towards social, community, open space, play, travel, education and green infrastructure where the need arises and in order to mitigate the impact of new development upon existing communities. Moreover, developers are required to provide affordable housing on site for schemes on sites with an area of 0.5ha or more.

*Other considerations*

25. The main parties agree that the Council does not have a deliverable 5 year housing land supply. However, there is some difference between the parties on the extent of the shortfall. The Council indicates a supply of 3.4 years in its latest published position. The appellant has applied the new standard method of calculating the supply and confirms that the figure is 2.58 years. Regardless of whose position is correct, even if I took the Council's figure, the supply is still mediocre and well below the minimum required for the Borough. Accordingly, the shortfall is attributed significant weight in favour of the development.
26. The provision of up to 50 dwellings at the site includes a high proportion of affordable and custom/self-build dwellings where there is a demonstrable unmet need and demand locally for these properties. Together with open market units at the site, those dwellings would make an important contribution to the local housing supply and significantly boost the provision of housing in the Borough. These factors attract very significant weight.
27. Although on the edge of Shurdington the site is nevertheless within comfortable walking distance of the settlement's services and amenities, including the nearby primary school. The facilities in the village are limited, and a greater range could be easily accessed by public transport given that the site is very close to regular bus services. Furthermore, the appeal scheme includes provision to improve bus stop facilities. Accordingly, the ability for future residents to use more sustainable methods of travel attracts moderate weight.
28. The provision of a new light-controlled junction adjacent to the site at the intersection of Badgeworth Lane and Shurdington Road would improve the traffic flows in the area. A pelican crossing and new pedestrian routes around the site are also proposed. These would improve the range and safety of connections by foot, between the site and the village. Together these benefits would improve the safety and efficiency of travel movements locally. Accordingly, they are afforded significant weight.
29. The appeal proposal is not required to deliver a mandatory 10% Biodiversity Net Gain (BNG), insofar as Schedule 7A of the Town and Country Planning Act 1990 is concerned. However, the Council's committee report refers to the site being capable of achieving a BNG in habitat in excess of 10% and significant net gains in hedgerows to compensate for the loss of the section proposed for removal along Badgeworth Lane. These benefits attract minor weight.
30. The submitted planning obligation provides a commitment to the provision of public open space and an on-site play area. The site cannot currently be accessed by the public, therefore facilities relating to play, recreation and additional public open space accessible to the community attract moderate weight.

31. In addition, there would be economic benefits arising, including from construction works, employment and local expenditure from new occupants. Those benefits attract minor weight.
32. There are no specific details of how the proposal would provide enhanced energy efficiency, nor has wording for a condition been presented to secure those benefits. Therefore, this matter attracts limited weight. Similarly, whilst there is no objection regarding the principle of some dedicated “drop-off” parking provision for the school within the appeal site I do not have any details regarding this. These can be obtained through a planning condition. Accordingly, it is given limited weight as a benefit.

### **Other Matters**

33. Opposite the appeal site’s Shurdington Road boundary is the Grade II listed lodge to the Greenway hotel. Historically this served as a lodge to the larger Shurdington Manor (now the Grade II listed Greenway Hotel). Its special interest lies in its aesthetic quality and historical association with the former Shurdington Manor. The lodge building is contained in a small, landscaped plot and adjacent to the access to the former Manor. The neat grounds and the former driveway to the Manor makes a positive contribution to the lodge’s significance as a gateway building to a higher status manor house. The proposal would be on the opposite side of the road and likely set in from the site boundary. It would be screened from the listed lodge by a new landscape boundary that would soften the impact of the proposed dwellings. On this basis, the proposal would not harm the aspects of the lodge’s setting that contribute to its significance.
34. There would be a considerable separation distance between the listed Greenway Hotel and the proposed development. The intervening road and boundary screening would ensure that the proposed development would not be clearly visible from within the open grounds that contribute towards the hotel’s significance. Accordingly, the special interest in the listed hotel would be preserved.
35. There are interested party concerns that the proposal would harm the setting of the Cotswold National Landscape (NL). It is incumbent upon me to evidence consideration of possible ways to further the purpose of conserving and enhancing the natural beauty of the NL. The proposal would be outside of the designation. From long range views it would be seen against the backdrop of built development, rather than being perceived as encroaching unacceptably into the NL’s setting. Therefore, I am satisfied that the proposal would leave the NL’s landscape and scenic beauty unharmed. No objection has been raised by the Cotswold National Landscape Conservation Board and based on my own assessment there is no reason to come to a different view. Accordingly, I am satisfied that I have discharged my duty in respect of the NL.
36. In my assessment of the main issue, it was found that the partial loss of hedgerow along Badgeworth Lane would be harmful. Notwithstanding this, there is no objection from the Council that its removal would result in ecological harm. In any event, planning conditions can be imposed requiring mitigation and enhancement measures insofar as their relate to the loss of biodiversity.
37. Interested parties indicate that the proposal would result in inappropriate development in the Green Belt which conflicts with its purposes. Following the publication of the 2024 Framework, new provisions relating to “Grey Belt” land were

- introduced, as well as new exceptions where development would not be inappropriate. Those changes led to the Council withdrawing their objection to the proposal's effect on the Green Belt to the south of Shurdington.
38. The new exceptions in the Framework<sup>2</sup> where development is not regarded as inappropriate require: the land to be Grey Belt and to not fundamentally undermine the purposes of the remaining Green Belt across the plan area; must meet a demonstrable unmet need for the type of development proposed; be in a sustainable location (with particular reference to paragraphs 110 and 115 of the Framework) and if major development involving the provision of housing must make contributions to affordable housing in accordance with the Framework, make necessary improvements to local/national infrastructure and provide new or improvements to existing green spaces (the 'Golden Rules').
  39. Grey Belt land is defined by the Framework as land in the Green Belt comprising previously developed land and/or any other land, that in either case, does not strongly contribute to any of the purposes in (a), (b) and (d) of Paragraph 143 of the Framework.
  40. The appeal site does not relate to a large built-up area or a historic town given that Shurdington is principally a modern village comprising 20<sup>th</sup> century residential development. Purposes (a) (to check the unrestricted sprawl or large built-up areas) and (d) (to preserve the setting and character of historic town) are not therefore relevant.
  41. Purpose (b) seeks to prevent neighbouring towns from merging into one another. Shurdington's position in the largely undeveloped gap between Cheltenham and Gloucester is acknowledged. Although Shurdington itself is not a town, further development around it could reduce the gap and diminish Green Belt land between those two larger settlements.
  42. However, in the case of the appeal scheme there are existing residential plots and gardens that extend behind the Badgeworth Lane frontage, roughly a similar distance to the appeal site. The existing finger of development along Shurdington Road to the south also has the effect of containing the appeal scheme's expansion into the less developed areas of countryside and the Green Belt. The proposed development would also be seen, particularly from longer range views, against the built-up edge of Shurdington. Thus, any effect of merging would not be overly perceptible in this context. Therefore, the proposal would not strongly contribute to the merging of neighbouring towns.
  43. For the above reasons I see no reason to disagree with the main parties that the site is Grey Belt land.
  44. The proposal meets the remaining exceptions listed in paragraph 155 of the Framework as it would not fundamentally undermine the other Green Belt purposes given my earlier findings. Also, there is a demonstrable unmet need for housing in the Borough (in the absence of a 5 year housing land supply). Furthermore, the appeal development is sustainably located to village services and facilities. Finally, it would satisfy the 'Golden Rules' insofar as affordable housing, infrastructure and open space is concerned. On this basis I have no reason to come to a different view to the Council.

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<sup>2</sup> Paragraph 155, National Planning Policy Framework, 2024

45. As the proposal accords with the Golden Rules significant weight is given in its favour in the final planning balance.
46. The concerns of the Inspector that presided over an earlier development plan review are noted. However, his comments came before the changes to the Green Belt policies in the Framework and at the time when the Borough's housing supply position was different. Limited weight is given to those comments as proposals now require a different assessment of housing land supply and new development in the Green Belt.
47. Interested parties have noted that several large housing developments in the locality have received planning permission, citing the cumulative impacts on local infrastructure and the highway network. Full details of those cases or the matters that arose during their assessment have not been provided. Nevertheless, it is clear to me that the Borough has a shortfall in the supply of housing and further growth would be meeting a demonstrable local need in this regard. It would also be for those other developers to make contributions to local infrastructure to address any cumulative concerns the Council may have in that regard.
48. With respect to the development of housing by Bromford Homes at an adjacent site, there are no details of that scheme's scale, exact location or the stage of the application. Accordingly, I am unable to comment any further on this matter.
49. The timing of the Council's decision to remove its Green Belt objection is not a matter for this appeal and any concerns in this respect should be pursued with them.
50. Several interested parties have raised concerns regarding the effect the additional housing could have on traffic congestion, highway safety and the loss of parking opportunities for those dropping off and picking-up pupils at the primary school.
51. The appeal has been accompanied by detailed modelling and surveys of existing and predicted traffic effects. The findings of those assessments indicate that the proposed signal-controlled junction would reduce congestion on Badgeworth Lane and Shurdington Road. The proposal would increase the number of vehicles using the local road network, although this would be very small as a proportion of the total daily movements. A new pedestrian crossing would also improve safety for pedestrians crossing the road. Although there would be parking restrictions placed along Badgeworth Lane, drop off and pick up areas for the primary school would be allocated within the appeal site.
52. The above measures, according to the submitted evidence, will improve the safety and capacity of the road network and given that I have no detailed technical evidence to the contrary there is no reason to disagree with those findings. The Council's highway advisers have also raised no objection to these proposals,
53. Pressure from the proposed development upon existing community infrastructure would be addressed, in part, by developer contributions relating to improved local education facilities, open space, play and library services. The proposal would also lead to an increase in the viability of some services in the village through increased use from future residents. Accordingly, the proposal would not lead to any harmful effects upon local infrastructure.

54. The issue of impact on property values has also been raised. It is a well-founded principle that the planning system does not exist to protect private interests such as value of land or property.
55. There is no firm evidence that the proposal would cause additional drainage problems, and I am satisfied that the details submitted would mitigate and attenuate any surface water flooding concerns locally.
56. Construction work and traffic would cause some disruption, but this would be temporary and would be mitigated by a Construction Environmental Management Plan which could be the subject of a condition.
57. There is no detailed evidence to suggest that the proposal would result in the harmful displacement of wildlife. The site is an agricultural field and the submitted ecological assessment indicates it is of low ecological value. There would be some loss of hedgerow, although this would be mitigated by compensatory planting elsewhere on the site. A condition can also be imposed, in the event the scheme is allowed, to ensure existing trees are protected during the construction phase of the development.

### **Planning Balance**

58. The appeal proposal would cause harm to the character and appearance of the area, by virtue of the loss of an undeveloped green space that forms a clear and attractive backdrop to the southern edge of the village. Therefore, significant weight should be given to the conflict with the development plan. However, the effects of the proposal's impact would be relatively localised and the degree of harm to the character and appearance of the area would be moderate.
59. The Council cannot demonstrate a five-year supply of deliverable housing sites. With a supply of between 2.58 and 3.4 years, the shortfall is judged to be significant in this case. In these circumstances footnote 8 of the Framework establishes that the policies which are most important for determining the application are deemed out-of-date. Consequently, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies which include, amongst other things, directing development to sustainable locations and providing affordable homes.
60. The general housing supply position is deficient and there has been a notable under delivery in recent years. The Framework refers to the Government's objective to significantly boost the supply of homes where they are needed and to meet the needs of groups with specific housing requirements. Up to 50 new dwellings, including a sizeable proportion of affordable and self/custom build units, would appreciably improve the mediocre housing supply in the Borough and address the needs of groups with specific requirements. The Framework also promotes housing in locations where it will enhance or maintain the vitality of rural communities. A significant proportion of new dwellings in the village, as in this case, would help sustain its services and facilities. In accordance with Paragraph 158 of the Framework, I have given significant weight to the proposal's compliance with the "Golden Rules".
61. The proposed housing numbers and the contribution to the existing shortfall in supply attracts very significant weight. Moderate weight is given to the proposal's

potential to enhance or maintain the vitality of Shurdington. The other scheme benefits including highway improvements, open space provision, biodiversity enhancement and additional spending in the local economy attract minor to significant weight in favour of the scheme.

62. The scheme benefits and the weight given to them above, would be considerable in this case. Set against that, the adverse impacts identified would not significantly and demonstrably outweigh them, when assessed against the Framework as a whole. Therefore, the presumption in favour of sustainable development applies and paragraph 11 d) indicates that permission should be granted. There are no other material considerations to override this finding.

### **Conditions**

63. An agreed schedule of conditions was submitted with the appeal. Where necessary, I have amended wording, or conflated conditions, in the interest of enforceability, precision, concision and consistency.
64. Conditions specifying the time limits, reserved matters details and approved plans are necessary for certainty.
65. The conditions covering external material finishes of the dwellings, plot boundary treatments, and the landscaping of the site are necessary in the interests of general amenity and to secure a high quality, attractive development consistent with the local character.
66. To address the satisfactory disposal of surface water from the site, and to mitigate the potential impacts of flooding, conditions requiring details of a Sustainable Drainage System (SuDS) Strategy and the implementation and management of a site wide sustainable drainage system are necessary.
67. The conditions requiring a CEMP and the control of operating hours relating to deliveries and on-site works during the construction phase are necessary in the interests of highway safety and to protect the living conditions of nearby residents during construction.
68. A condition relating to the submission and implementation of a landscape and ecological management plan is necessary to mitigate and manage site ecology. Ecological enhancement measures in accordance with the results of the submitted Biodiversity metric are necessary in the interests of ecology. So, too is a condition requiring external lighting details. A condition requiring the planting and management of street trees is necessary to enhance local amenity and the environment and to ensure the future wellbeing of the trees. A condition requiring the provision of a Homeowner Information Pack for future occupiers informing them of the sensitivities of local nature conservation sites and how to minimise impacts when visiting those sites is necessary in the interests of biodiversity.
69. In the interest of highway safety, the conditions relating to access, junctions, visibility splays, footways and the signal-controlled junction on the A46 / Badgeworth Lane, vehicle /cycle and visitor parking are necessary. The travel plan condition is necessary in the interests of supporting sustainable travel ambitions and to reduce vehicle movements.
70. The requirement for the new signal-controlled junction and improvements to footways and visibility splays would need to be delivered through a "Grampian"

style condition, as those works would be on land outside of the appellant's control (i.e. on County highway authority land). The effects of the condition would also require the works to be completed prior to occupation of 50% of the dwellings. Given that the Council does not object to the principle of this it would be unlikely that permission for the works would be denied or delayed. The phasing of those works is acceptable insofar as they relate to highway safety as they would be completed well in advance of the development being fully occupied and when occupier vehicle numbers entering and leaving the site would be at reduced levels.

71. The condition for archaeological work is reasonable due to the relationship of the site to archaeology in the area.
72. It is necessary to include conditions requiring that the development is carried out in accordance with procedures outlined in the preliminary ground investigation report, and that previously unidentified contaminants follow further investigation and remediation procedures.
73. The condition requiring a waste minimisation statement is necessary to ensure that the development is constructed and occupied in accordance with waste minimisation and efficiency measures. It would also comply with waste policies in the development plan.
74. To ensure the delivery of a mix of dwelling sizes to meet existing need and the creation of a mixed and balanced community it is necessary that the development is implemented in accordance with a Housing Mix Statement.

### **Conclusion**

75. The proposed development would conflict with the development plan but material considerations, including the Framework, indicate that a decision should be made other than in accordance with it. Therefore, the appeal is allowed subject to the conditions in the attached schedule.

*RE Jones*

INSPECTOR

**Schedule of Conditions:**

1. The development for which permission is hereby granted shall not be begun before detailed plans thereof showing the appearance, landscaping, layout and scale (hereinafter referred to as "the reserved matters") have been submitted to and approved by the Local Planning Authority.
2. Applications for the 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.
3. The development hereby permitted shall be begun either before:
  - i. the expiration of three years from the date of this permission; or
  - ii. before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - Location Plan - n1618-001 Rev B;
  - Proposed Site Access Junction with Visibility Splays - T20587 001 Rev C;
  - Proposed A46 and Badgeworth Lane Signals Mitigation Scheme - T20587 003 Rev C;
  - Proposed Footway Mitigation (Lambert Avenue to School) - T20587 004.
5. The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include a plan indicating the positions, design, materials and type of boundary treatments to be erected to the boundaries of the proposed dwellings. The boundary treatments shall be completed in accordance with the approved plan/details.
6. The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include precise details of all external materials to be used in the development hereby approved. Development shall be carried out in accordance with the approved details.
7. Prior to commencement of the development hereby permitted, details of a Construction (and demolition) Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:
  - Parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction).
  - Advisory routes for construction traffic.
  - Any temporary access/exit to the site.
  - Staff/contractor facilities and travel arrangements.
  - Dust mitigation.

- Noise and vibration mitigation (Including whether piling or power floating is required. White noise sounders will be required for plant operating onsite to minimise noise when in operation/moving/ reversing).
- Mitigation of the impacts of lighting proposed for the construction phase.
- Measures for controlling leaks and spillages, managing silt and pollutants.
- Plans for the disposal and recycling of waste.
- Locations for loading/unloading and storage of plant, waste and construction materials.
- Methods of preventing mud and dust being carried onto the highway.
- Arrangements for turning vehicles.
- Arrangements to receive abnormal loads or unusually large vehicles.
- Highway Condition survey.
- Methods of communicating the CEMP to staff, visitors and neighbouring residents and businesses.

The mitigation measures set out in the EclA (Ecolocation, 2019-06(12)) that apply to the site clearance and construction phase of the development shall also be included in the CEMP with detailed Method Statements.

8. Prior to first occupation of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include ecological enhancement details as outlined in the EclA (Ecolocation, 2019-06(12)). The LEMP will also include locations of ecological enhancements (insect bird, bat boxes, log piles, hedgehog holes) to be included within a plan including specification of elevation, heights to be installed etc. and details of the Waterbodies/SUDS which will benefit biodiversity and wildlife.
9. The proposed development shall be completed in accordance with the results of the Biodiversity Metric submitted to the Local Planning Authority on the 30th January 2023.
10. Prior to first occupation of the development hereby approved, details of the proposed Highway Improvement Works shall have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be in general accordance with details shown in the following drawings:
  - Location Plan - n1618-001 Rev B;
  - Proposed Site Access Junction with Visibility Splays - T20587 001 Rev C;
  - Proposed A46 and Badgeworth Lane Signals Mitigation Scheme - T20587 003 Rev C;
  - Proposed Footway Mitigation (Lambert Avenue to School) - T20587 004.

The agreed Highway Improvement Works shall be delivered prior to the first occupation of 50% of the dwellings.

11. Vehicle and cycle parking for each dwelling shall have been provided prior to first occupation of that dwelling, in accordance with details to be contained within the approval of any reserved matters permission. The approved details shall be maintained for this purpose thereafter.

12. Notwithstanding the Travel Plan submitted with the outline application, prior to any development above ground, an updated Travel Plan shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the Travel Plan should include the Travel Information Pack to be provided to residents. Thereafter the development shall be implemented in accordance with the approved details prior to the occupation of the development.
13. No works or development shall take place until full details of all proposed street tree planting, root protection systems, future management plan, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.
14. No development shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document has been submitted to and approved in writing by the Local Planning Authority. The SuDS Strategy must include a detailed design, a timetable for implementation, and a full risk assessment for flooding during the groundworks and building phases with mitigation measures specified for identified flood risks. The SuDS Strategy must also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the life time of the development. The approved scheme for the surface water drainage shall be implemented in accordance with the approved details before the development is first occupied.
15. No development shall be occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.
16. Prior to first occupation of each dwelling, a Homeowner Information Pack shall be produced and left in each new home, to inform new residents of the recreational opportunities available to them, the sensitivities of local nature conservation sites and how visitors can minimise their impact, plus details for becoming involved in the ongoing conservation of these sites. The packs should advise people how to behave carefully in protected areas so as not to harm wildlife and habitats, e.g. putting dogs on leads during bird nesting season and throughout the year in protected areas. The packs shall first have been submitted to and agreed in writing by the Local Planning Authority.
17. The development shall be carried out in accordance with the findings and recommendations of the submitted Preliminary Ground Investigation Report by ASL reference 380-18-087-10 dated December 2018.

Prior to the commencement of the development, a Phase 2 intrusive investigation shall have been completed, submitted to and approved in writing by the Local Planning Authority sufficient to characterise the type, nature and extent

of contamination present, the risks to receptors and to inform remediation strategy proposals. The details submitted shall, if required, include a remediation strategy, validation plan, and/or monitoring plan to ensure the site will be suitable for its proposed use.

The development shall be carried out in accordance with the approved details.









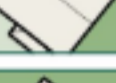


18. The development shall not be occupied until any approved remedial works have been carried out and a full validation report has been submitted to and approved by the local planning authority.
19. No development shall commence on site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
20. The development shall be carried out in accordance with the Waste Minimisation Statement (Reference: JBB8429.C8169) Version 1 (dated 18 October 2022).
21. The details to be submitted for the approval of Reserved Matters pursuant to Condition 1 shall include details of dwelling sizes, types and tenures. These should be broadly in accordance with the local housing evidence base, including the most up-to-date Strategic Housing Market Assessment for the area at the time of the submission of the reserved matters. The development shall be implemented in accordance with the approved Housing Mix Statement.
22. The details of landscaping to be submitted for the approval of Reserved Matters pursuant to Condition 1 shall include a landscape scheme for the whole site. The submitted design shall include the proposed new landscaping scheme on scaled drawings accompanied by a written specification clearly providing full details of proposed tree and hedgerow planting to include location, species, sizes, densities and planting numbers. Development shall be carried out in accordance with the approved details. The submitted drawings shall also include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and which are to be removed and how those to be retained are to be protected (a tree protection plan to BS5837:2012 or subsequent revisions). Development shall be carried out in accordance with the approved details.
23. The details of landscaping to be submitted for the approval of Reserved Matters pursuant to Condition 1 shall include full details regarding adequate measures to protect trees and hedgerows. This shall include:
  - A. Fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions in accordance with BS5837:2012 (or subsequent revisions). Such fencing shall be maintained during the course of development.
  - B. Tree Protection Zones (TPZ). The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the TPZ.

Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, siting of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ, unless agreed in writing with the local planning authority. The TPZ shall be maintained during the course of development.

24. All planting, seeding or turfing indicated in the approval of reserved matters for landscaping shall be carried out in accordance with a timetable first to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
25. During the construction phase (including demolition and preparatory Groundworks), no machinery shall be operated, no process shall be carried out, and no deliveries shall be taken at or dispatched from the site outside the following times:
  - Monday-Friday 8.00am-6.00pm,
  - Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.
26. Prior to commencement of development, details of external lighting should be submitted to and approved in writing by the Local Planning Authority. The details should clearly demonstrate that lighting will not cause excessive light pollution of the boundary habitats and areas of open space. The details should include, but not be limited to, the following:
  - i. A drawing showing sensitive areas and/or dark corridor safeguarding areas;
  - ii. Description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
  - iii. A description of the luminosity of lights and their light colour including a lux contour map;
  - iv. A drawing(s) showing the location and where appropriate the elevation of the light fixings; and
  - v. Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)). All external lighting should be installed in accordance with the specifications and locations set out in the approved details. These should be maintained thereafter in accordance with these details. No additional external lighting shall be installed unless agreed in writing by the Local Planning Authority.
27. The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include a plan indicating the location and specifications of 16 no. dedicated visitor parking spaces. Details of a dedicated drop-off area for the local school shall also be provided.

**\*\*\*End of Schedule\*\*\***



- Key**
-  Application site boundary
  -  Existing (retained) trees & hedgerow
  -  Indicative proposed planting
  -  Proposed tree/hedge removal
  -  Multi-functional publicly accessible open space (including biodiversity enhancements)
  -  Indicative surface water attenuation basin
  -  Existing Public Right of Way (PRoW)
  -  Existing Public Right of Way (PRoW)
  -  Indicative buildings
  -  Potential locations of landmark buildings
  -  Existing bus stop

- Features of the Proposals**
- 1 Grade II listed lodge building
  - 2 Building line set back, with proposed new hedgerow to site boundary with Shurdington Road
  - 3 Vista along street toward Cotswold Escarpment
  - 4 Retention and enhancement of existing hedgerow along Badgeworth Lane and set back of development from it
  - 5 Visitor car parking with the potential to accommodate school drop-off/collection requirements
  - 6 Pedestrian crossing facility along Badgeworth Lane\*
  - 7 Proposed junction improvement by way of provision of a dedicated left-turn lane\*
  - 8 Pedestrian connection to Shurdington Road, including footpath improvements and provision of crossing facilities (subject to consultation) allowing links to PRoW and bus stop\*
  - 9 Proposed widening of existing footpath along Badgeworth Lane leading to the existing bus stop on Shurdington Road\*

\*Highway improvement works on Badgeworth Lane and A46 Shurdington Road to be delivered via Section 27B agreement (Highways Act 1980)



**Richborough Estates**  
**nineteen47**  
 CHARTERED TOWN PLANNERS & URBAN DESIGNERS

Project  
 Badgeworth Lane, Shurdington

Drawing Title  
 Illustrative Layout

| Project Code | Drawing No    | Rev |
|--------------|---------------|-----|
| n1618        | 006           | E   |
| Date         | Drawing Scale |     |
| 05.05.2022   | 1:500 @ A1    |     |

Mr Russell Adams  
Adams Planning + Development Ltd  
The Oaks, Oaks Drive, Crook Road  
Bowness On Windermere  
LA23 3JA

**Development Management**  
Delamere House  
Delamere Street, Crewe  
CW1 2LL  
Telephone: 0300 123 5014  
Email: [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk)

## DECISION NOTICE

Application No: **25/3610/OUT**

### **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

Particulars of Development

**Outline application for the phased development of up to 4 residential self-build, custom-build or open market dwellings, all matters reserved apart from primary access point and associated infrastructure.**

Location

**Land At Piginshaw, Altrincham Road, SK9 5NW**

for **Mr Richard Sidi**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

- 1. Application for approval of reserved matters shall be made within three years of the date of this permission. Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.**
- 2. The development hereby approved shall commence within two years of the date of approval of the last of the reserved matters to be approved. Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.**
- 3. Approval of the details of the appearance, landscaping, layout and scale (the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced. Reason: This is an outline planning permission with these matters reserved for subsequent consideration.**
- 4. The development hereby approved shall be carried out in accordance with the approved drawing no. 25070 (SU) 001 B (Location Plan) and Drawing no. 25070 (PL) 002 D (Parameters Plan) received 18 th December 2025. The reserved matters application shall comply with the parameters relating to the scale of development (including, the height, width and length of each building), and the amount of floor area for each proposed use as set out in this application for outline consent. Reason: This is an outline planning permission and compliance with the parameters is required to provide certainty and ensure the impact of the development on planning interests is acceptable.**
- 5. Prior to the commencement of development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall include details of the maximum number of dwellings and other development to be implemented within each phase of the development / development parcel. The development shall only be implemented in accordance with the approved Phasing Plan. Reason: To ensure the satisfactory phasing of the development and that the development is delivered in a coordinated and planned way.**
- 6. The reserved matters for each phase of development shall be submitted with a detailed and suitable sustainable surface water management scheme, designed in accordance with the National Standards for Sustainable Drainage Systems (2025). The proposed surface water drainage strategy must incorporate the following information as a minimum: - A layout which has been approved by the Lead Local Flood**

Authority (LLFA) and Local Planning Authority (LPA) Designed in accordance with the runoff hierarchy, with above ground attenuation prioritised. - Any discharge of surface water off-site from the application site to be limited to 2.5 l/s. - Implementation of SuDS as the primary method of the management of surface water. (This may be via infiltration if soakaway rates allow it). - Provision of detailed design, including all proposed pipe diameters/gradients, proposed FFLs, provision of hydraulic calculations - Demonstrate equal consideration of the Four Pillars of SuDS (Quantity, Quality, Biodiversity, Amenity). - Foul and surface water demonstrated to drain via separate systems. - Provision of full management and maintenance schedule for the drainage strategy to cover the lifetime of the development, including contact details of the responsible party. Prior to occupation of each phase of development, the drainage scheme shall be completed in accordance with the approved details for that stage and retained thereafter for the lifetime of the development.

7. The reserved matters for each phase of development shall include details of the existing ground levels, proposed ground levels and the level of proposed floor slabs shall be submitted concurrently with application for the approval of reserved matters for each phase of development required by this permission. Reason: To ensure that any change in ground level is acceptable given the nature of the site and adjoining uses.

8. The reserved matters for each phase of development shall be accompanied by a plan indicating the positions, design, materials and type of boundary treatment to be erected. The approved boundary treatments for each dwelling shall be completed before the occupation of each dwelling in accordance with the approved details and permanently retained unless otherwise first approved in writing by the Local Planning Authority. Reason: To ensure adequate and appropriate treatment to all boundaries.

9. Any reserved matters application shall be supported by an Arboricultural Impact Assessment which shall include a Tree Protection (TPP) and Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations and shall include full details of the following: a) Location and installation of all services/ utilities/ drainage. b) Details of any construction including existing and proposed levels within the Root Protection Area (RPA) or that may impact on the retained trees, and proposed mitigation for such impacts. c) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. d) Details of any remediation works within the RPA of retained trees related to site contamination. e) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing on a Tree Protection Plan (TPP). f) Implementation, supervision and monitoring of the approved Tree Protection Scheme. g) details of site access, temporary parking, on site facilities, loading, unloading and storage of equipment, materials, fuels and waste as well as concrete mixing and use of fires. h) a detailed tree felling / pruning specification in accordance with BS3998:2012 Tree Work (Recommendations). i) Details of Veteran and ancient tree protection and management. j) Arboricultural supervision, inspection and reporting by a suitably qualified and competent tree specialist. The development shall be carried out in accordance with the approved details. Reason: To ensure that the protection of trees has been implemented in the interests of the visual amenity of the area having regard to Policy ENV6 of the SADPD and Policy SE 3/5 of the Cheshire East Local Plan Strategy.

10. The reserved matters for each phase of development shall be supported with an updated badger survey, impact assessment and mitigation strategy. Reason: To safeguard biodiversity.

11. The reserved matters for each phase of development shall be supported by a strategy for the incorporation features to enhance the biodiversity value of the proposed development is to be submitted to the LPA. The submitted strategy should include proposals for the provision of features for nesting birds including house sparrow, swifts and roosting bats, gaps in garden fences to facilitate the movement of hedgehogs, native species planting and brush piles. The approved details shall be implemented in full prior to the first occupation of that dwelling. Reason: To safeguard biodiversity.

12. The reserved matters application for each phase shall include a scheme for the landscaping of the site. The landscaping scheme shall include details of both retained and proposed hard- and soft-landscaping, including: surfacing, entrance features, boundary treatments, planting plans, written specifications, schedules of plants (noting species, plant sizes, numbers and densities), an implementation programme and arrangements for long-term maintenance. The landscaping scheme shall be carried out in accordance with the approved details. Reason: To ensure appropriate landscaping of the site.

13. The reserved matters for each phase of development shall be supported by a noise impact assessment (NIA). Any mitigation shown as part of the report must achieve BS8233:2014: Guidance on sound insulation and noise reduction for buildings (i) Internal ambient noise levels for dwellings and (ii) Design criteria for external noise The scheme must also include provisions for ventilation that will not compromise the acoustic performance of any proposals whilst meeting building regulation requirements. The agreed scheme for each phase shall be implemented and maintained throughout the use of the development. Reason: In accordance with paragraph 198a of the National Planning Policy Framework to avoid noise from giving rise to significant adverse impacts on health and quality of life.

14. Prior to any works of piling taking place on each phase of development, should there be a requirement to undertake piling works, a piling method statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include the following information: -

Commencement date of the piling work - Days / hours of work - Duration of the pile driving operations (i.e. the expected completion date) - Full contact details of a responsible person (e.g. site manager/office) who could be contacted in the event of a complaint. The development of that phase shall be carried out in accordance with the approved details. Reason: To minimise the impact of noise and vibration to the occupiers of nearby dwellings.

15. Prior to the commencement of each phase of development, a method statement for minimising dust emissions during construction shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include suitable mitigation/suppression measures and the methods to monitor emission of dust arising for the duration of the project. The agreed method statement shall be held on site and implemented in full throughout the demolition and construction of that phase of the development. Reason: To prevent unacceptable dust emissions from the construction phase of the development affecting air quality or residential amenity.

16. The hours of noise generative\* demolition / groundworks / construction works taking place during the development (and associated deliveries to and from the site) shall be limited to: Monday - Friday 08:00 to 18:00 hrs Saturday - 09:00 to 14:00 hrs Sundays and Public Holidays - Nil \*"Noise Generative" is defined as any works of a groundworks /construction / demolition nature (including ancillary works such as deliveries) which are likely to generate noise beyond the boundary of the site. Reason: In the interests of amenity having regard to the location of the site.

17. No removal of any vegetation or the demolition or conversion of buildings shall take place between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub or other habitat to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any further works take place within the exclusion zone. Reason: To safeguard biodiversity in accordance with the Local Plan Policy SE 3 of the Cheshire East Local Plan Strategy.

18. No development involving the use of any facing or roofing materials shall take place on each phase of development until details of all such materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details for each phase. Reason: To ensure that the external appearance of the building is acceptable and to ensure high standards of design.

19. Each dwelling shall not be occupied until space has been laid out within the site for the parking of cars in accordance with the plans approved at the reserved matters stage for that dwelling. Parking so provided, including the approved number of spaces for disabled persons (if applicable), shall be retained at all times thereafter, unless otherwise approved by the Local Planning Authority. Reason: To ensure that an adequate level of car parking is provided and retained for the development.

20. The reserved matters application for each phase of development shall be supported by a lighting scheme. The lighting scheme should reflect the Bat Conservation Trust Guidance Note 08/23 (Bats and Artificial Lighting in the UK) and should consider both illuminance (lux) and luminance (candelas/m<sup>2</sup>). It should include dark areas and avoid light spill upon bat roost features, bat commuting and foraging habitat (boundary hedgerows, trees, watercourses etc.) aiming for a maximum of 1lux light spill on those features. The scheme should also include a modelled lux plan, and details of:

- Proposed lighting regime;
- Number and location of proposed luminaires;
- Luminaire light distribution type;
- Lamp type, lamp wattage and spectral distribution;
- Mounting height, orientation direction and beam angle;

The approved lighting strategy for each phase to be implemented in full unless otherwise approved in writing by the LPA. Reason: to safeguard biodiversity in accordance with Local Plan Strategy Policy SE 3.

21. No development (other than agreed demolition and site clearance works) shall commence on each phase of development until: (a) A Phase I Preliminary Risk Assessment has been submitted to, and approved in writing by, the Local Planning Authority (LPA) AND if required: (b) A Phase II ground investigation and risk assessment has been completed. A Phase II report shall be submitted to, and approved in writing by, the LPA AND: (c) If Phase II ground investigations indicate that remediation is necessary, a Remediation Strategy shall be submitted to, and approved in writing, by the LPA. The remedial scheme shall be carried out in accordance with the approved Remediation Strategy unless otherwise agreed in writing by the LPA. Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development.

22. No part of the development hereby approved shall be occupied or in use prior to submission and approval in writing of a Verification Report prepared in accordance with the approved Remediation Strategy that covers that part of the development to be occupied or used. Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development.

23. (a) Any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping shall be tested for contamination and suitability for use prior to importation to site. (b) Prior to occupation, evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the LPA. Reason: To ensure the development is suitable for

its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development.

24. Prior to commencement of the first phase of development an Overall Biodiversity Gain Plan is to be submitted and approved by the planning authority. Prior to the commencement of any phase of development a 'Phase Biodiversity Gain Plan' for that phase must also be submitted and approved by the planning authority. The Outline Biodiversity Gain plans to include the following: - information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; - the pre-development biodiversity value of the entire onsite habitat; - any registered offsite biodiversity gain allocated or proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development; - any biodiversity credits purchased or proposed to be purchased for the entire development; and - the post-development biodiversity value of the onsite habitat for the entire development and each phase of development - name and address of the person completing the plan, and (if different) the person submitting the plan; - a description of the development and planning permission reference number (to which the plan relates); - pre-development plans showing the location of existing onsite habitat and drawn to an identified scale and showing the direction of North; - the relevant date, for calculating the pre-development biodiversity value for the development, and if proposing an earlier date, the reasons for using this earlier date; - completed biodiversity metric calculation tool(s) stating the publication date of the biodiversity metric used and showing the calculation of the pre-development and post-development biodiversity values; - arrangements for the maintenance and monitoring of significant onsite habitat enhancements; - a description of how the Biodiversity Gain Hierarchy will be followed and where to the extent one or more actions in that hierarchy are not followed, the reasons if not (except for irreplaceable habitats); - a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and - a statement whether habitat degradation has taken place, and if it has: a statement to this effect, - the date immediately before the degradation activity, - the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and - any available supporting evidence for the value Each Phase Biodiversity Gain Plan to include: - the post-development biodiversity value of the onsite habitat for the phase of the development (which is the subject of the Plan); - the post-development biodiversity value of the onsite habitat for each other phase of development (whether begun or otherwise); - any registered offsite biodiversity gain allocated to the entire development and the biodiversity value of that gain for the development prior to submission of the phase plan; - any registered offsite biodiversity gain which is proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development; - any biodiversity credits purchased for the entire development prior to submission of the phase plan; and - any biodiversity credits proposed to be purchased for the entire development. - name and address of the person completing, and (if different) the person submitting the plan; - description of the development and planning permission reference number (which the person submitting the plan considers is relevant to the phase of development); - post-development plans for the phase of development showing the location of existing onsite habitat (including any irreplaceable habitats) and drawn to an identified scale and showing the direction of North; - a completed biodiversity metric calculation tool(s) stating the publication date of the biodiversity metric used and showing the calculation of the pre-development and post-development biodiversity values; - information about the steps taken or to be taken to minimise the adverse effect of the phase of development on the biodiversity of the onsite habitat; - arrangements for the maintenance and monitoring of significant onsite habitat enhancements; - a description of how the Biodiversity Gain Hierarchy will be followed and where to the extent any actions in that hierarchy are not followed, the reasons if not (except for irreplaceable habitats); and - a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat The submitted Biodiversity Gain Plan to demonstrate compliance with Part 1 of Schedule 7A of the Town and Country Planning Act. Reason: Biodiversity Net Gain is applicable to this development and the development is subject to the deemed condition as set out by paragraph 13, Part 2 of Schedule 7A to the Town and Country Planning Act 1990. This condition clarifies the requirements for submission and approval of a Biodiversity gain Plan. For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the local planning authority prior to the commencement of the consented development please see the link: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

25. The reserved matters for each phase of development shall be supported by a strategy for the incorporation of ecological enhancements for hedgehog. The strategy shall be implemented prior to the first occupation of that dwelling. Reason: To safeguard biodiversity.

26. The reserved matters applications shall include details of an undeveloped buffer between the proposed dwellings and the woodland to the north. Reason: in the interests of biodiversity and to protect priory habitat.

## **INFORMATIVES**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 39 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental

conditions of the area.

2. The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the Town and Country Planning Act 1990 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application should be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

. **Electric Vehicle Charging** - In order to ensure that sustainable vehicle technology is a real option for future occupants at the site, the applicant shall provide electric vehicle infrastructure in accordance with those specifications set out in The Building Regulations 2010 Infrastructure for the Charging of Electric Vehicles Approved Document S.

. **Drainage** - The erection of an outfall headwall discharging to the adjacent ordinary watercourse requires the prior written approval of the Cheshire East Council Lead Local Flood Authority according to the Land Drainage Act 1991. Even if a headwall is designed so as not to intrude into the watercourse channel, it is likely that a temporary works application will be necessary for the construction works. Regarding the pipe run between Plots 2 and 3, the design will need to satisfy Sections H1 and H4 of the Building Regulations and in particular Section 1.13 of H4 which states that a drain trench should not be excavated lower than the foundations of any building nearby.

**Please Note:** This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of conditions. Please see our Website for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

(a) If a condition precedent is not complied with, the whole of the development may be unauthorised and you may be liable to enforcement action.

(b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

This permission is granted in strict accordance with the approved plans. It should be noted however that:

(a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.

(b) Variation to the approved plans will require the submission of a new planning application.

Dated: 09 March 2026

Signed



Authorised Officer for

Cheshire East Borough Council

We enclose our decision notice in respect of the application you recently submitted to us.

You should read the notice carefully. It is your responsibility to ensure that you comply with the terms of any conditions which are attached to it. Where conditions require you to submit further information to us you will need to pay a fee and submit a separate application. The notice doesn't convey or grant consent for anything other than the application you made under the terms of the Town and Country Planning Act 1990.

If you are aggrieved by our decision to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State. For planning and related applications this is covered under section 78 of the Town and Country Planning Act 1990 (as amended). For listed building consent applications, this is covered under Section 20 of Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). For advertisement consent applications, this is covered under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). You must submit your appeal within:

- 12 weeks of the date of this notice in the case of householder applications
- 8 weeks of the date of this notice for advertisement applications or
- 6 months of the date of this notice in all other cases

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

#### Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**Ref: 6787/R1**

**Land at Pigginslaw  
Wilmslow  
Cheshire**

**Flood Risk Assessment  
with Outline Drainage Strategy**

**September 2025**



**REPORT DETAILS**

**Site Name:** Land at Piggishaw, Wilmslow, Cheshire

**Report Title:** Flood Risk Assessment with Outline Drainage Strategy

**Report Number:** 6787/R1

| <b>Revision</b> | <b>Date</b>    | <b>Status</b>           |
|-----------------|----------------|-------------------------|
| -               | September 2025 | For Planning Submission |
|                 |                |                         |
|                 |                |                         |

**Client:** Planetree Properties Ltd & Bentham Grandchildren Deed of Variation Trust.

**Client Contact:** Richard Sidi



**Prepared By:** \_\_\_\_\_  
John E Lees B.Sc., C.Eng., M.I.C.E., M.C.I.W.E.M.

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## 1.0 INTRODUCTION

1.1 In June 2025, Planetree Properties Ltd & Bentham Grandchildren Deed of Variation Trust instructed Lees Roxburgh to carry out a Flood Risk Assessment (FRA) for development of land at Pigginslow, Wilmslow, Cheshire.

1.2 This report has been prepared to accompany an outline application for up to 4 No. dwellings with the primary access being defined.

1.3 The site lies within an area designated on EA Flood mapping as Flood Risk Zone 1 and therefore comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (< 0.1%).

1.4 *The National Planning Policy Framework (NPPF)* and the accompanying *National Planning Policy Guidance* set out the requirements for addressing flood risk with respect to potential development sites.

1.5 The purpose of an FRA is to address the following;

- The potential for the proposed development to be affected by flooding either from the development proposal or external sources.
- The potential for the proposed development to increase the flood risk elsewhere.
- That mitigation measures introduced to deal with any risks identified can be successfully managed.
- That the site can be developed and occupied safely.

The NPPF indicates that an assessment of flood risk should be proportionate to the risk and appropriate to the scale, nature and location of the development. This report reflects the requirements of the NPPF in this regard.

1.6 This report has been prepared specifically for Planetree Properties Ltd & Bentham Grandchildren Deed of Variation Trust for the sole purposes of the planning application and any reliance on its contents must be read in conjunction with the requirements of any subsequent planning conditions.

## **2.0 SITE LOCATION AND DESCRIPTION**

### **2.1 Location**

2.1.1 The site is centred on National Grid references SJ383285, 381800 and occupies 0.8075 acre in area. **(Appendix 1)**.

2.1.2 The site is situated on the outskirts of Wilmslow to the north west of the town centre.

### **2.2 Access and Surrounding Land Use**

2.2.1 The site lies at the edge of the current settlement boundary with its south western and western boundaries formed by residential property.

To the north is open land, the former Lindow Nurseries, with playing fields beyond.

Immediately to the east is Piggishaw Brook which runs in a south west to north easterly direction towards the River Bollin.

Detached houses fronting onto Kings Road to the south east back onto Piggishaw Brook.

2.2.2 The A538 Altrincham Road lies 50m to the west and links Wilmslow with the M56 and Altrincham.

2.2.3 To the opposite side of Altrincham Road is a grouping of terraced and semi detached residential properties, a Texaco petrol station and an office block.

2.2.4 Access to the site is achieved off Piggishaw a private road which forms a junction with Altrincham Road to the west and which also serves Piggishaw Cottage and Piggishaw Barn, now converted to residential properties.

There is a turning head at the end of the lane.

### **2.3 Site Description**

2.3.1 The site comprises an open meadow and is clear of development.

2.3.2 The north boundary is formed by trees which link into woodland to the north and north east comprising the valley which contains Piggishaw Brook.

Piggishaw Brook runs in a steep wooded valley which continues into more extensive woodland area to the north.

2.3.3 The valley to the east is also wooded and overgrown.

## 2.4 Topography

2.4.1 As would be expected, ground levels fall away from the turning head down towards the top of the bank to Piggishaw Brook before falling steeply down to the brook.

2.4.2 Reference should be made to the topographical survey (**Appendix 2**) but the overall fall across the site is reflected by;

- Level at west corner... approx. 49.75m AOD
- Levels at south east corner ... approx. 47.5m AOD
- Level at north east corner... approx. 47.0m AOD

2.4.3 The brook level falls north from about 45.4m AOD to 42.2m AOD along the boundary of the site.

## 2.5 Existing Drainage

2.5.1 As noted, Piggishaw Brook runs in a steep wooded valley to the east boundary of the site and beyond to the north.

2.5.2 There is also a minor ditch system which runs within the wooded area along the north boundary and outfalls into Piggishaw Brook. The sewer records (**Appendix 3**) notes '*Issues*' at the point of connection to the brook.

This is a minor system with minimal flow noted at the time of inspection.

2.5.3 Manholes provide evidence of the public sewer system in the area (also ref. **Appendix 3**).

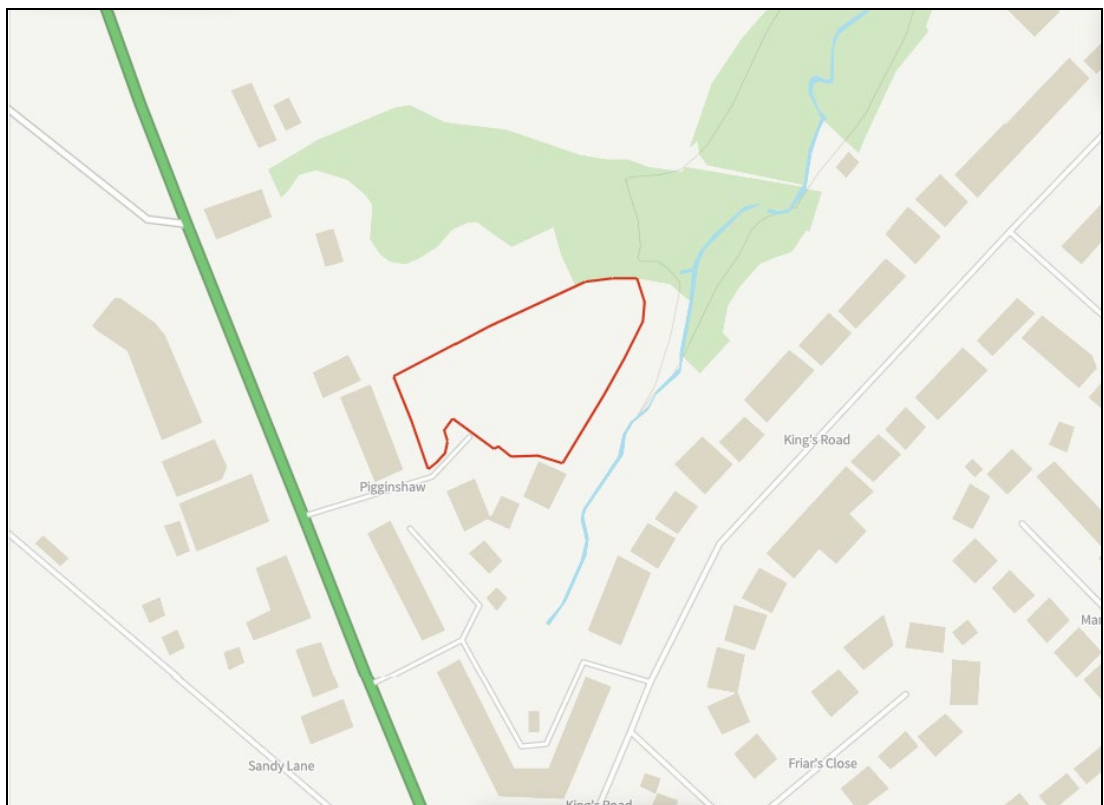
### 3.0 FLOOD RISK

#### 3.1 Flood Mapping

##### 3.1.1 **Gov.UK Flood Map for Planning**

3.1.1.1 Reference to the Flood Map for Planning (**Figure.1**) identifies that the site is situated within a Flood Zone 1 Area of flood risk. This is defined within the NPPF as land assessed as having a less than 1 in 1000 annual probability of flooding (<0.1% in any year).

All uses of land are appropriate in this zone.



**Figure 1: Gov.UK Flood Map for Planning**

### 3.1.2 Gov.UK Surface Water Flood Risk

3.1.2.1 Reference to the 1 in 100 Annual Likelihood of Flooding from Surface Water Map (**Figure 2**) identifies sporadic areas of generally localised flood risk within the general area but none affecting the site.



**Figure 2: Gov.UK 1 in 100 Annual Likelihood of Flooding from Surface Water**

3.1.3 Gov.UK Extent of Flooding from Reservoirs

3.1.3.1 Reference to the Gov. UK Extent of Flooding from Reservoirs Map (Figure 3) identifies the site is not at risk.



Figure 3: Gov. UK Extent of Flooding from Reservoirs

### 3.1.4 Extent of Groundwater Flooding

- 3.1.4.1 Reference to the GW5 Groundwater Flood Risk Map (GeoSmart 2024) (**Figure 4**) identifies that the site is negligible risk of flooding from groundwater.

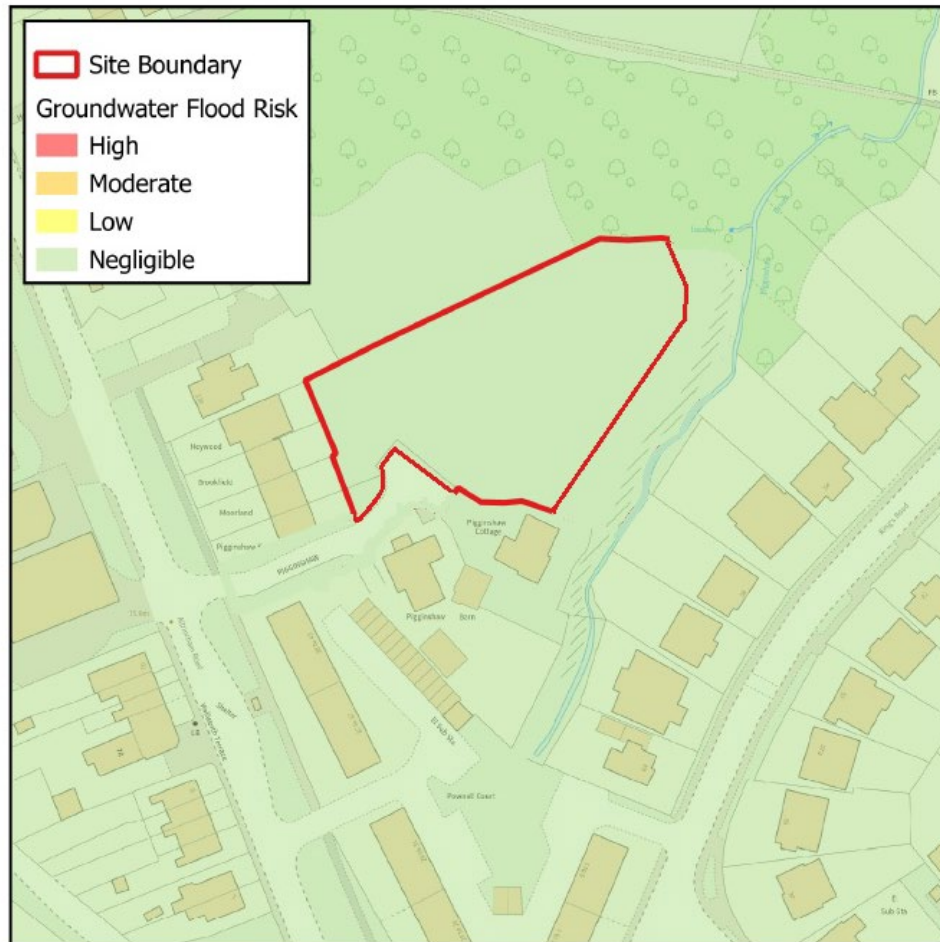


Figure 4: GW5 Groundwater Flood Risk Map (GeoSmart 2025)

### 3.2 Land Use Vulnerability Classification and Sequential and Exception Tests

- 3.2.1 As set out in the NPPF, the sequential test is a risk based approach which should be applied at all stages of the planning process in order to steer new development to areas at risk from the lowest probability of flooding, in the first instance from areas mapped as Flood Zones 2 and 3 to Flood Zone 1.

The sequential test should also be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site specific Flood Risk Assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

- 3.2.2 The NPPF Planning Practice Guidance incorporates a list of appropriate land uses in each flood zone dependent on the vulnerability of the proposed development to

flooding. Table 2 of the guidance classifies the proposed residential development as 'More Vulnerable'.

Reference is made to the table below, reproduced from Table 3 of the guidance, which sets out the Flood Risk Vulnerability Classification.

| Flood Zones | Flood Risk Vulnerability Classification |                         |                         |                 |                  |
|-------------|---|-------------------------|-------------------------|-----------------|------------------|
|             | Essential infrastructure                | Highly vulnerable       | More vulnerable         | Less vulnerable | Water compatible |
| Zone 1      | ✓                                       | ✓                       | ✓                       | ✓               | ✓                |
| Zone 2      | ✓                                       | Exception Test required | ✓                       | ✓               | ✓                |
| Zone 3a †   | Exception Test required †               | x                       | Exception Test required | ✓               | ✓                |
| Zone 3b *   | Exception Test required *               | x                       | x                       | x               | ✓*               |

Key:

✓ Development is appropriate

x Development should not be permitted.

3.2.3 The proposed development is classified in the NPPF as 'More Vulnerable' and is located within a Zone 1 area of flood risk.

This FRA will conclude built development within the site boundary can be delivered so as not to be at risk of flooding from any source having regard to reasonably foreseeable potential changes in flood risk. On this basis the sequential and exception tests should not apply.

### **3.3 Sources of Flood Risk**

#### **3.3.1 Watercourse Systems, Surface Water, Water Bodies and Groundwater**

3.3.1.1 The site is not mapped as being at risk from the adjacent watercourse network which sits well below the site which is not therefore at risk.

3.3.1.2 Reference to surface water flood mapping has identified that the site is not at risk.

3.3.1.3 There are no water bodies in the area which present a source of risk.

3.3.1.4 Reference to the groundwater flood mapping identifies that the site is at negligible risk.

3.3.1.5 On this basis it is concluded that the risks from watercourse systems, surface water, water bodies and groundwater can be discounted.

### 3.3.2 Existing Sewers and Drainage

3.3.2.1 Copies of United Utilities public sewer records have been obtained and identify the presence of adopted drainage infrastructure in the area of the site. These records have been incorporated in **Appendix 3**.

3.3.2.2 Records identify;

- Surface water sewer flowing south down Altrincham Road.
- Combined sewer network also flowing south within Altrincham Road.
- Foul connection into the combined system from property served by the Pigginsshaw cul de sac.

3.3.2.3 None of these systems are considered as presenting a source of risk.

### 3.3.3 Comment

3.3.3.1 On the basis of the assessment of the potential sources of flood risk described above, it is considered that it is solely the risk associated with the following which needs to be considered by this FRA;

- Development drainage proposals

## 4.0 **SURFACE WATER RUNOFF**

### 4.1 **Requirements for Surface Water Drainage of the Site**

4.1.1 The NPPF recommends that surface water generated by the development site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development.

4.1.2 Proposals should ensure that peak flow rates of surface water leaving the developed site are no greater than those prior to development, reducing surface water run off where possible.

### 4.2 **Site Area**

4.2.1 The site occupies an area of 0.8075 acre, 0.326 ha.

### 4.3 **Existing Run Off**

4.3.1 Run off rates have been calculated for the development area using the FEH-22 method (**Appendix 4**) and these are as follows;

- $Q_{bar...}$  1.2 litres/sec
- $Q_{1...}$  1.0 litres/sec
- $Q_{30...}$  2.0 litres/sec
- $Q_{100...}$  2.5 litres/sec

4.3.2 The surface water flows generated by the developed site will need to be restricted.

### 4.4 **Surface Water Run Off from the Developed Site**

4.4.1 The development plan is incorporated in **Appendix 5**.

4.4.2 The development will increase the rate of surface water run off. Measures need therefore to be incorporated to mitigate flood risk associated with the development proposals.

These are discussed under Section 6.0.

## **5.0 DRAINAGE HIERARCHY**

### **5.1 National Planning Practice Guidance**

- 5.1.1 National Planning Practice Guidance states the aim that surface water run off should be discharged as high up the drainage hierarchy as reasonably practicable;
- Into the ground (infiltration)
  - To a surface water body or watercourse
  - To a surface water sewer, highway drain or other drainage system
  - To a combined sewer

The following measures have therefore been considered and identified.

### **5.2 Potential for Ground Infiltration Based Drainage**

- 5.2.1 Reference to geological mapping has identified that the site is underlain by sand and gravel deposits and therefore potentially suitable for infiltration based drainage which can be investigated at a more detailed stage.
- 5.2.2 Meanwhile for the purposes of the outline application a positive surface water outfall from the development is required.

### **5.3 Surface Water Outfall**

- 5.3.1 It is proposed to outfall surface water into the adjacent watercourse.

## 6.0 **MITIGATION MEASURES**

### 6.1 **Development Drainage Proposals**

#### 6.1.1 **Surface Water Drainage Strategy**

6.1.1.1 Connection is proposed to the adjacent watercourse.

6.1.1.2 In order to mitigate against future maintenance problems it is proposed that flows be restricted to a rate of 2.5 litres/sec.

6.1.1.3 The surface water system will be designed to contain flows up to the 1 in 100 year event plus allowance for 45% climate change and will comprise a pipe system supplemented by attenuation within geocell units.

#### 6.1.2 **Future Maintenance**

6.1.2.1 The surface water system will remain private and maintained by a management company.

#### 6.1.3 **Water Quality**

6.1.3.1 The risk to water quality from this development is categorised as very low. The incorporation of trapped gullies to the drive areas will nonetheless provide one level of treatment.

#### 6.1.4 **Proposed Drainage Layout**

6.1.4.1 The drainage proposals for the development have been prepared accordingly and are incorporated in **Appendix 5**.

### 6.2 **Exceedance Flows**

6.2.1 Setting of floor levels a minimum of 0.15m above external ground level will ensure any flows generated by an exceedance event (i.e. greater than the 1 in 100 year plus climate change design event) will not impact on the development.

6.2.2 Indicative routing is shown in **Appendix 5**.

**7.0**     **FOUL DRAINAGE**

- 7.1     As described, there is an existing foul sewer network in the cul de sac and into which foul flows will be connected.
- 7.2     The foul system will need to be pumped and will remain private.
- 7.3     The foul drainage strategy for the development has been prepared accordingly and is incorporated in **Appendix 5**.

## 8.0 **CONCLUSIONS**

- 8.1 The proposed residential development is classified in the NPPF as 'More Vulnerable' and is located within a Zone 1 area of flood risk.

Potential sources of flooding from watercourse systems, surface water, water bodies and groundwater have been considered and found to be negligible and can be discounted.

This FRA has therefore concluded that built development within the site boundary can be delivered so as not to be at risk of flooding from any source having regard to reasonably foreseeable potential changes in flood risk. On this basis the sequential and exception tests will not apply.

- 8.2 Reference to geological mapping has identified that the site is underlain by sand and gravel deposits and therefore potentially suitable for infiltration based drainage which can be investigated at a more detailed stage.

Meanwhile for the purposes of the outline application a positive surface water outfall from the development is required.

- 8.3 The flow rate from the development will be restricted to a rate of 2.5 litres/sec.

The surface water system will be designed to contain flows up to the 1 in 100 year event plus allowance for 45% climate change and will comprise pipe system supplemented by attenuation within geocell units.

- 8.4 The surface water system will remain private and maintained by a management company.

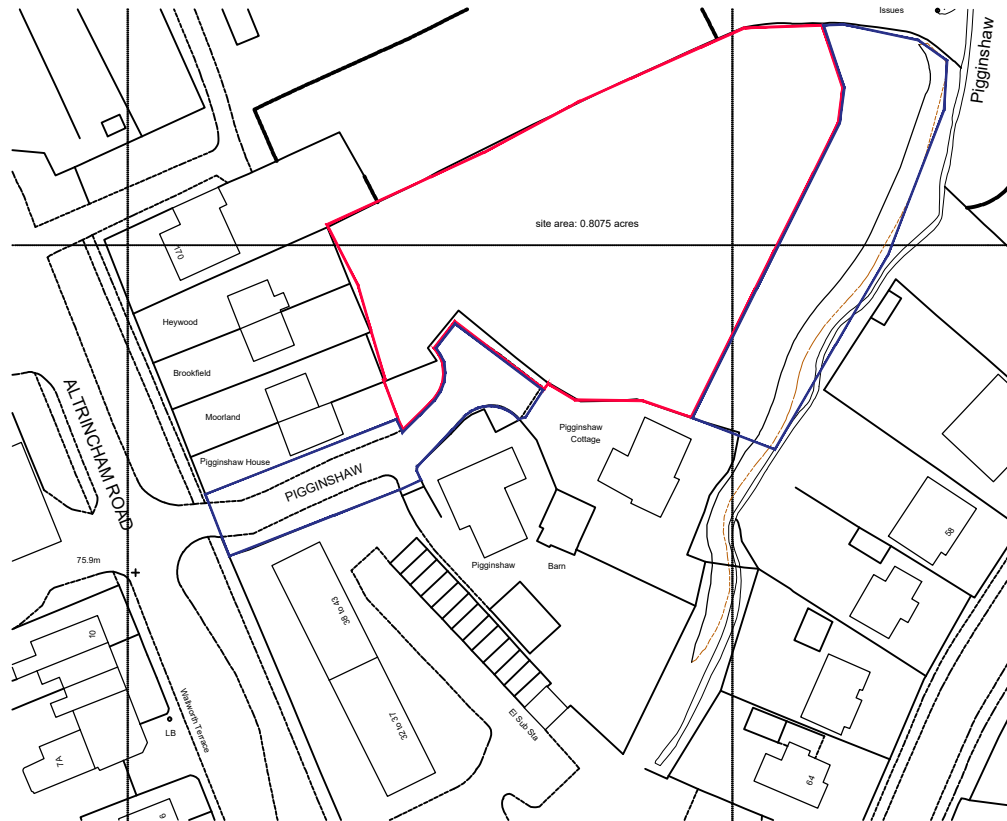
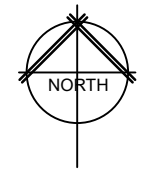
- 8.5 The risk to water quality from this development is categorised as very low. The incorporation of trapped gullies to the drive areas will nonetheless provide one level of treatment.

- 8.6 Setting of the floor levels a minimum of 0.15m above external ground level will ensure any flows generated by an exceedance event (i.e. greater than the 1 in 100 year plus climate change design event) will not impact on the development.

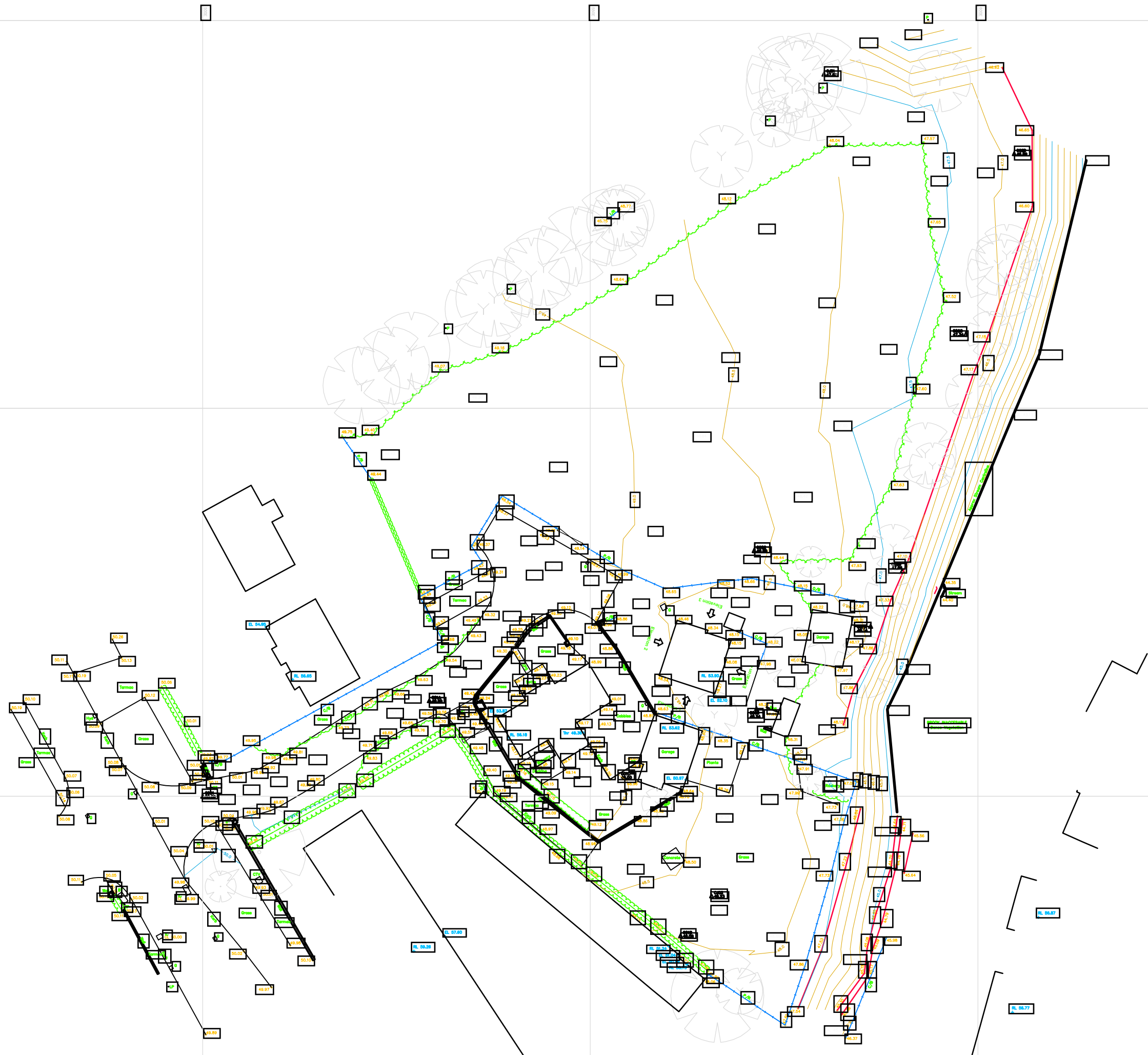
- 8.7 Foul drainage will be pumped on a private basis to the existing public network in Pigginsshaw.

- 8.8 It is therefore concluded that the development can be delivered in accordance with the NPPF so as not to be at risk of flooding from external sources or from within the development, and so as not to increase flood risk to the surrounding area and development is therefore appropriate.

**Appendix 1: Site Location Plan**



## **Appendix 2: Topographical Survey**



Piginshaw Farm - Topo A3 @ 1:500

**Appendix 3: United Utilities Sewer Records**

**Lees Roxburgh Ltd**

**The Genesis Centre  
Science Park South, Birchwood  
Warrington, Cheshire  
WA3 7BH**

**FAO:**

**How to contact us:**

**United Utilities Water Limited  
Property Searches  
Haweswater House  
Lingley Mere Business Park  
Great Sankey  
Warrington  
WA5 3LP**

**Telephone: 0370 7510101**

**E-mail: [propertysearches@uuplc.co.uk](mailto:propertysearches@uuplc.co.uk)**

**Your Ref: 6787  
Our Ref: UUPS-ORD-661250  
Date: 28/06/2025**

**Dear Sirs**

**Location: Pigginshaw**

I acknowledge with thanks your request dated 27/06/2025 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack  
Property Searches Manager

## **TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS**

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

### **TERMS AND CONDITIONS:**

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.



| Refo | Cover | Func | Invert | Size x | Size y | Shape | Matl | Length   | Grad      |
|------|-------|------|--------|--------|--------|-------|------|----------|-----------|
| 3507 | 150   | FO   | 73.1   | 150    |        |       | VC   | 10.29088 |           |
| 3517 | 150   | FO   | 73.1   | 150    |        |       | VC   | 13.09081 |           |
| 3607 | 75.06 | SW   | 73.18  | 300    |        |       | CO   | 18.20361 |           |
| 4004 | CO    | 0    | 0      | 150    |        |       | VC   | 13.81937 |           |
| 4002 | SW    | 0    | 0      | 150    |        |       | VC   | 15.34528 |           |
| 3519 | FO    | 0    | 0      | 150    |        |       | VC   | 2.06525  |           |
| 4421 | CO    | 0    | 0      | 150    |        |       | VC   | 5.203251 |           |
| 3512 | FO    | 0    | 0      | 150    |        |       | VC   | 45.9429  |           |
| 2404 | 75.57 | SW   | 73.48  | 225    |        |       | VC   | 90.2807  | 1 in 322  |
| 4703 | 75.1  | SW   | 73.48  | 150    |        |       | VC   | 14.14214 |           |
| 3506 | SW    | 0    | 0      | 300    |        |       | CO   | 16.24621 |           |
| 4704 | 75.75 | CO   | 73.67  | 225    |        |       | VC   | 11.80501 | 1 in 123  |
| 3501 | 75.46 | CO   | 73.67  | 225    |        |       | VC   | 28.07075 | 1 in 336  |
| 5901 | 74.78 | CO   | 71.31  | 225    |        |       | VC   | 57.00877 | 1 in 519  |
| 3903 | 75.28 | SW   | 73.98  | 225    |        |       | VC   | 44.43321 | 1 in 147  |
| 5501 | 75.9  | SW   | 74.39  | 150    |        |       | VC   | 78.41989 | 1 in 88   |
| 5611 | FO    | 0    | 0      | 150    |        |       | VC   | 12.16199 |           |
| 5902 | 74.67 | SW   | 72.92  | 150    |        |       | VC   | 60.44005 | 1 in 168  |
| 1805 | 76.04 | CO   | 73.65  | 225    |        |       | VC   | 19.78999 | 1 in 180  |
| 3525 | FO    | 0    | 0      | 150    |        |       | VC   | 8.718977 |           |
| 2607 | 75.42 | CO   | 72.74  | 225    |        |       | VC   | 20.61553 | 1 in 1031 |
| 4702 | 75.02 | SW   | 73.27  | 150    |        |       | VC   | 19.66443 | 1 in 44   |
| 2601 | 75.8  | SW   | 72.9   | 300    |        |       | BR   | 11.62183 |           |
| 4901 | 74.43 | SW   | 72.54  | 150    |        |       | VC   | 117.3243 |           |
| 2501 | 75.5  | SW   | 73.2   | 300    |        |       | CO   | 33.77071 | 1 in 113  |
| 3605 | 75.11 | CO   | 72.44  | 225    |        |       | VC   | 47.92703 | 1 in 436  |
| 3603 | 75.31 | CO   | 72.91  | 225    |        |       | VC   | 57       | 1 in 211  |
| 4513 | FO    | 0    | 0      | 150    |        |       | VC   | 7.46878  |           |
| 4501 | 77.69 | SW   | 75.94  | 150    |        |       | VC   | 21.3132  | 1 in 236  |
| 3611 | FO    | 0    | 0      | 150    |        |       | VC   | 6.090106 |           |
| 4603 | 76.65 | SW   | 75.45  | 150    |        |       | VC   | 108.8531 | 1 in 108  |
| 3702 | 74.54 | SW   | 72.21  | 300    |        |       | VC   | 18.25338 | 1 in 80   |
| 3521 | FO    | 0    | 0      | 150    |        |       | VC   | 13.6178  |           |
| 3610 | 75.1  | FO   | 73.21  | 150    |        |       | VC   | 15.21612 | 1 in 217  |
| 4705 | 75.76 | CO   | 73.83  | 225    |        |       | VC   | 11.40175 | 1 in 81   |
| 5407 | 75.51 | SW   | 74.1   | 225    |        |       | CO   | 2.230068 |           |
| 2605 | 73.35 | SW   | 71.59  | 300    |        |       | VC   | 18.78976 | 1 in 321  |
| 5706 | FO    | 0    | 0      | 150    |        |       | VC   | 7.22371  |           |
| 3525 | CO    | 0    | 0      | 100    |        |       | VC   | 83.56505 |           |
| 1501 | FO    | 0    | 0      | 150    |        |       | VC   | 15.6205  | 1 in 104  |
| 4701 | 75.07 | CO   | 73.35  | 225    |        |       | VC   | 8.489122 |           |
| 4418 | FO    | 0    | 0      | 150    |        |       | VC   | 28.15476 | 1 in 22   |
| 2606 | 75.51 | CO   | 73.57  | 225    |        |       | VC   | 78.89003 | 1 in 197  |
| 1901 | 76.29 | SW   | 74.85  | 225    |        |       | VC   | 14.70986 |           |
| 3511 | FO    | 0    | 0      | 150    |        |       | VC   | 5.297948 |           |
| 3501 | 75.12 | FO   | 73.1   | 150    |        |       | VC   | 11.54547 |           |
| 3504 | 75.52 | CO   | 73.22  | 225    |        |       | VC   | 89.52751 | 1 in 366  |
| 3513 | FO    | 0    | 0      | 150    |        |       | VC   | 6.722691 |           |
| 5502 | 75.92 | CO   | 74.4   | 150    |        |       | VC   | 78.59844 | 1 in 98   |
| 3513 | FO    | 0    | 0      | 150    |        |       | VC   | 3.160472 |           |
| 4602 | 74.4  | CO   | 71.16  | 100    |        |       | VC   | 73.95017 | 1 in 210  |
| 4706 | 75.88 | CO   | 73.98  | 225    |        |       | VC   | 14.80007 | 1 in 124  |
| 4601 | 75.62 | SW   | 74.2   | 150    |        |       | VC   | 49.57523 | 1 in 48   |
| 4416 | FO    | 0    | 0      | 150    |        |       | VC   | 28.48285 |           |
| 3602 | 75.4  | SW   | 73.03  | 225    |        |       | VC   | 31.86044 | 1 in 354  |
| 2603 | 75.22 | CO   | 72.7   | 225    |        |       | CO   | 31.05111 | 1 in 354  |
| 2604 | 75.56 | SW   | 71.74  | 300    |        |       | CO   | 27.313   | 1 in 210  |
| 3606 | 75.39 | FO   | 73.01  | 225    |        |       | VC   | 17.02099 | 1 in 45   |
| 3608 | 75.23 | FO   | 72.82  | 150    |        |       | VC   | 9.736465 | 1 in 108  |
| 3604 | 75.28 | SW   | 72.92  | 150    |        |       | VC   | 65       | 1 in 138  |
| 2602 | 75.25 | SW   | 73.03  | 300    |        |       | VC   | 109.3846 | 1 in 156  |
| 5610 | FO    | 0    | 0      | 150    |        |       | VC   | 12.24639 |           |
| 4503 | 75.45 | SW   | 73.27  | 225    |        |       | VC   | 80.1561  | 1 in 364  |
| 5707 | CO    | 0    | 0      | 150    |        |       | VC   | 6.217329 |           |
| 4604 | 76.68 | CO   | 75.42  | 150    |        |       | VC   | 110.8878 | 1 in 308  |
| 4805 | 74.74 | SW   | 72.69  | 225    |        |       | VC   | 111.2115 | 1 in 293  |
| 2701 | 75.84 | CO   | 73.36  | 225    |        |       | VC   | 150.7912 | 1 in 251  |
| 3612 | SW    | 0    | 0      | 300    |        |       | VC   | 2.650080 |           |
| 4007 | CO    | 0    | 0      | 100    |        |       | VC   | 8.950522 |           |
| 1806 | 76.04 | SW   | 74.14  | 300    |        |       | VC   | 124.3905 | 1 in 235  |
| 3609 | 75.23 | SW   | 73.16  | 300    |        |       | VC   | 13.21104 | 1 in 120  |
| 4509 | CO    | 0    | 0      | 150    |        |       | VC   | 16.3151  | 1 in 120  |
| 4704 | 75.75 | CO   | 73.67  | 225    |        |       | VC   | 24.90004 | 1 in 83   |
| 4001 | 75.49 | SW   | 73.5   | 225    |        |       | VC   | 74.30305 | 1 in 364  |
| 3710 | CO    | 0    | 0      | 150    |        |       | VC   | 3.931564 |           |
| 3705 | CO    | 0    | 0      | 150    |        |       | VC   | 13.89912 |           |
| 3703 | 74.91 | SW   | 72.27  | 300    |        |       | VC   | 13       | 1 in 325  |
| 4707 | 75.68 | SW   | 74     | 150    |        |       | VC   | 92.02174 | 1 in 279  |
| 4804 | 74.69 | CO   | 71.66  | 225    |        |       | VC   | 51.47815 | 1 in 214  |
| 3613 | CO    | 0    | 0      | 150    |        |       | VC   | 48.83446 |           |
| 3624 | CO    | 0    | 0      | 100    |        |       | VC   | 31.91113 |           |
| 2702 | 73.49 | SW   | 72.22  | 100    |        |       | VC   | 4.653987 |           |
| 3401 | 77.29 | SW   | 75.79  | 225    |        |       | VC   | 88.86507 | 1 in 50   |
| 3715 | FO    | 0    | 0      | 150    |        |       | VC   | 35.1141  |           |
| 4502 | 75.52 | CO   | 73.52  | 225    |        |       | VC   | 83.63013 | 1 in 299  |
| 4602 | 77.46 | SW   | 75.73  | 150    |        |       | VC   | 80.60397 | 1 in 41   |
| 3502 | 75.04 | SW   | 73.65  | 225    |        |       | VC   | 38.71512 | 1 in 80   |
| 1802 | 76.04 | SW   | 74.44  | 300    |        |       | VC   | 44.77723 | 1 in 180  |
| 1804 | 75.5  | CO   | 74.62  | 150    |        |       | PVC  | 5        | 1 in 42   |
| 3529 | FO    | 0    | 0      | 150    |        |       | VC   | 14.74298 |           |
| 3508 | SW    | 0    | 0      | 225    |        |       | VC   | 69.30097 |           |
| 4417 | FO    | 0    | 0      | 150    |        |       | VC   | 12.72953 |           |
| 3704 | 74.94 | CO   | 72.32  | 225    |        |       | VC   | 106.9677 | 1 in 288  |
| 4806 | 74.8  | CO   | 71.92  | 225    |        |       | VC   | 66.48306 | 1 in 277  |
| 4601 | 77.45 | CO   | 75.77  | 150    |        |       | VC   | 78.24321 | 1 in 40   |
| 3615 | CO    | 0    | 0      | 150    |        |       | VC   | 8.778361 |           |
| 4716 | CO    | 0    | 0      | 150    |        |       | VC   | 17.61925 |           |
| 3715 | CO    | 0    | 0      | 150    |        |       | VC   | 13.52476 |           |
| 4512 | FO    | 0    | 0      | 150    |        |       | VC   | 15.53421 |           |
| 2503 | FO    | 0    | 0      | 150    |        |       | VC   | 46.73751 |           |
| 4802 | 75.48 | CO   | 74.02  | 225    |        |       | VC   | 49.0408  | 1 in 64   |
| 4807 | CO    | 0    | 0      | 100    |        |       | VC   | 13.1228  |           |
| 1808 | FO    | 0    | 0      | 100    |        |       | VC   | 10.9975  |           |
| 1809 | CO    | 0    | 0      | 100    |        |       | VC   | 9.101748 |           |
| 3701 | 73.16 | SW   | 71.86  | 100    |        |       | VC   | 4.90962  | 1 in 8    |
| 4001 | 73.86 | CO   | 70.78  | 225    |        |       | VC   | 64.15901 |           |
| 1810 | FO    | 0    | 0      | 100    |        |       | VC   | 9.132535 |           |
| 3633 | CO    | 0    | 0      | 100    |        |       | VC   | 7.758447 |           |
| 5408 | 75.87 | CO   | 73.81  | 225    |        |       | VC   | 82.13443 | 1 in 304  |
| 1803 | 75.51 | CO   | 74.35  | 150    |        |       | VC   | 46.67423 | 1 in 138  |
| 4803 | 74.67 | SW   | 73.13  | 225    |        |       | VC   | 71.42129 | 1 in 170  |
| 3516 | FO    | 0    | 0      | 150    |        |       | VC   | 21.37871 |           |
| 1801 | 76.09 | CO   | 74     | 225    |        |       | VC   | 56.46238 | 1 in 171  |
| 2703 | 75.08 | SW   | 73.30  | 300    |        |       | VC   | 8.246211 | 1 in 52   |
| 1601 | 74.48 | CO   | 71.32  | 150    |        |       | VC   | 6.854956 |           |

### LEGEND

Abandoned Foul Surface Water Combined Public Sewer

Section 104  
Rating Main  
Sludge Main  
Overflow  
Water Course  
Highway Drain

All point assets follow the standard colour convention:  
red - combined  
blue - surface water  
brown - foul  
purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

#### MANHOLE FUNCTION

FO Foul  
SW Surface Water  
CO Combined  
OV Overflow

#### SEWER SHAPE

CI Circular TR Trapezoidal  
EG Egg AR Arch  
OV Oval BA Barrel  
FT Flat Top HO HorseShoe  
RE Rectangular UN Unspecified  
SQ Square

#### SEWER MATERIAL

AC Asbestos Cement  
BR Brick  
PE Polyethylene  
RP Reinforced Plastic Matrix  
CO Concrete  
CSB Concrete Segment Bolted  
CSU Concrete Segment Unbolted  
CC Concrete Box Culverted  
PSC Plastic / Steel Composite  
GRC Glass Reinforced Plastic  
DI Ductile Iron  
PVC Polyvinyl Chloride  
CI Cast Iron  
SI Spun Iron  
ST Steel  
VC Vitrified Clay  
PP Polypropylene  
PF Pitch Fibre  
MAC Masonry, Coursed  
MAR Masonry, Random  
U Unspecified

**Address or Site Reference:**  
Piggishaw,

**Scale:** 1:1250      **Date:** 28/06/2025

**Sheet:** 1 of 1

**Printed by:** Property Searches

**SEWER RECORDS**      **United Utilities**  
Water for the North West

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.  
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**Appendix 4: Existing Surface Water Run Off**

**FEH-22 Method for Full Development Area**

**Design Settings**

|                                      |        |                                    |               |
|--------------------------------------|--------|------------------------------------|---------------|
| Rainfall Methodology                 | FEH-22 | Minimum Velocity (m/s)             | 1.00          |
| Return Period (years)                | 100    | Connection Type                    | Level Soffits |
| Additional Flow (%)                  | 0      | Minimum Backdrop Height (m)        | 0.200         |
| CV                                   | 1.000  | Preferred Cover Depth (m)          | 1.200         |
| Time of Entry (mins)                 | 5.00   | Include Intermediate Ground        | ✓             |
| Maximum Time of Concentration (mins) | 30.00  | Enforce best practice design rules | ✓             |
| Maximum Rainfall (mm/hr)             | 50.0   |                                    |               |

**Simulation Settings**

|                      |          |   |      |                        |     |
|----------------------|----------|---|------|------------------------|-----|
| Rainfall Methodology | FEH-22   | Skip Steady State                       | x    | 1 year (l/s)           | 1.0 |
| Rainfall Events      | Singular | Drain Down Time (mins)                  | 240  | 30 year (l/s)          | 2.0 |
| Summer CV            | 1.000    | Additional Storage (m <sup>3</sup> /ha) | 20.0 | 100 year (l/s)         | 2.5 |
| Winter CV            | 1.000    | Starting Level (m)                      |      | Check Discharge Volume | x   |
| Analysis Speed       | Normal   | Check Discharge Rate(s)                 | ✓    |                        |     |

**Storm Durations**

15 | 30 | 60 | 120 | 180 | 240 | 360 | 480 | 600 | 720 | 960 | 1440

| Return Period (years) | Climate Change (CC %) | Additional Area (A %) | Additional Flow (Q %) |
|-----------------------|-----------------------|-----------------------|-----------------------|
| 100                   | 0                     | 0                     | 0                     |

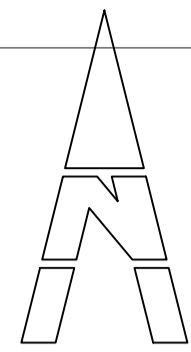
**Pre-development Discharge Rate**

|                              |            |                        |      |
|------------------------------|------------|------------------------|------|
| Site Makeup                  | Greenfield | Growth Factor 30 year  | 1.70 |
| Greenfield Method            | FEH        | Growth Factor 100 year | 2.08 |
| Positively Drained Area (ha) | 0.326      | Betterment (%)         | 0    |
| SAAR (mm)                    | 825        | QMed                   | 1.1  |
| Host                         | 1          | QBar                   | 1.2  |
| BFIHost                      | 0.577      | Q 1 year (l/s)         | 1.0  |
| Region                       | 10         | Q 30 year (l/s)        | 2.0  |
| QBar/QMed conversion factor  | 1.075      | Q 100 year (l/s)       | 2.5  |
| Growth Factor 1 year         | 0.87       |                        |      |

**Appendix 5: Surface Water Drainage**

**Drainage Strategy**

**Lees Roxburgh Drg. Ref. 6787/01-01**



**Notes**

- Key:**
- Existing**
  - Watercourse
  - UU Foul Sewer
  - UU Combined Sewer
  - Proposed**
  - Surface Water Network and Outfall
  - Indicative Area for Geocell Attenuation (Private)
  - Flows from SW system to be restricted to 2.5 L/Sec and overall attenuated up to 1 in 100 Year +45% CC event.
  - Foul water system to be connected to private pumping station - (location TBC) and pumped to MH 2707
  - Exceedance Routes

| Rev | Revision | By | Date |
|-----|----------|----|------|
|     |          |    |      |

Piggishaw Wilmslow

Drainage Strategy

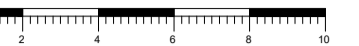
**Lees Roxburgh**  
 Consulting Engineers  
 The Genesis Centre  
 Science Park South  
 Birchwood  
 Warrington  
 WA3 7BH

01925 812898  
 office@leesroxburgh.co.uk  
 www.leesroxburgh.co.uk

|                |                     |            |
|----------------|---------------------|------------|
| Job No.        | Drawing No.         | Revision.  |
| 6787           | 01-01               | -          |
| Scale 1:250@A1 | Date September 2025 |            |
| Drawn By       | Designed By         | Checked By |
| RD             | JEL                 | JEL        |

NOTE: DO NOT SCALE FROM THIS DRAWING

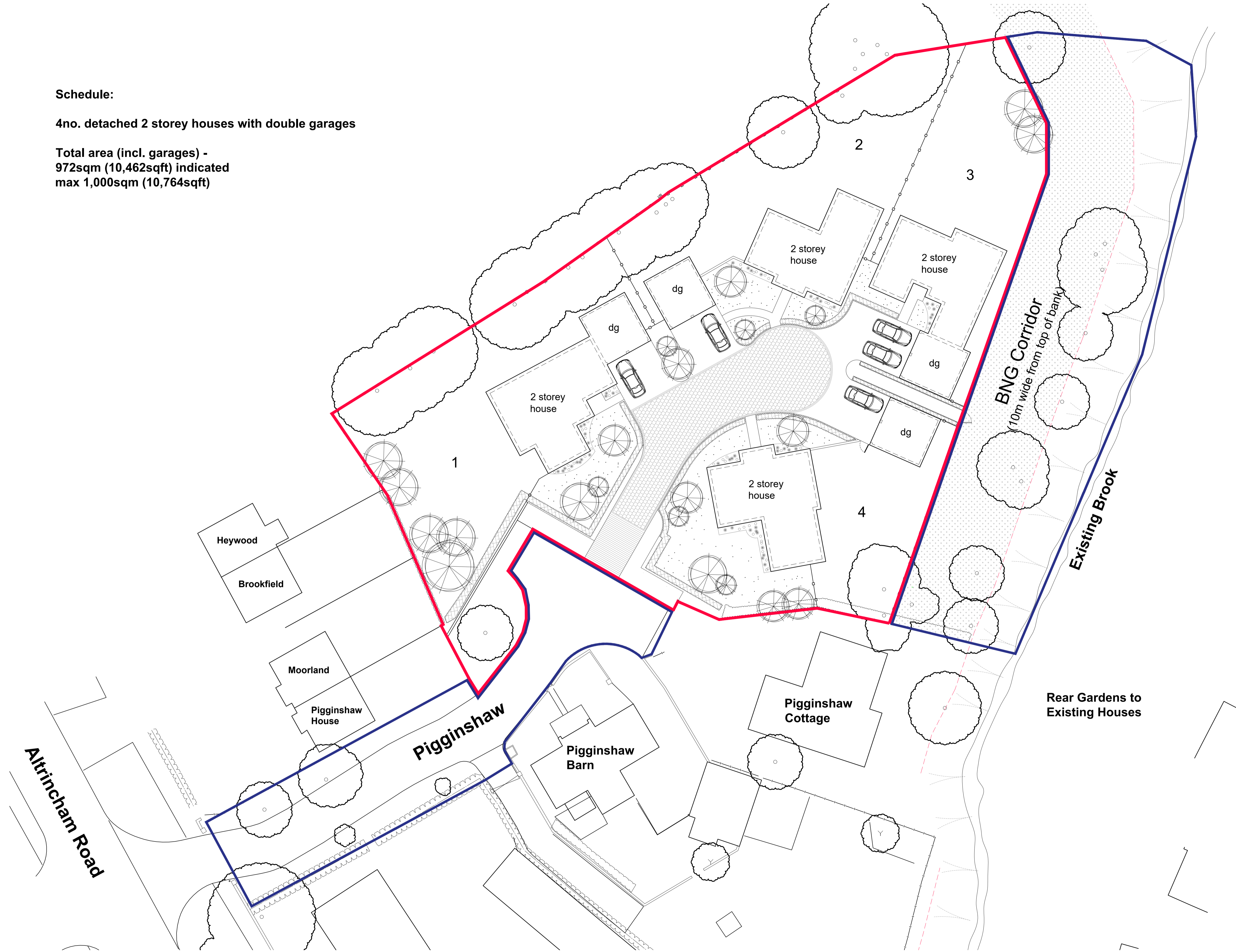
| REV. | DESCRIPTION            | DATE     | BY |
|------|------------------------|----------|----|
| 1    | Issue for planning     | 27.07.25 | CS |
| 2    | Issue for construction | 27.07.25 | CS |
| 3    | Issue for construction | 27.07.25 | CS |
| 4    | Issue for construction | 27.07.25 | CS |

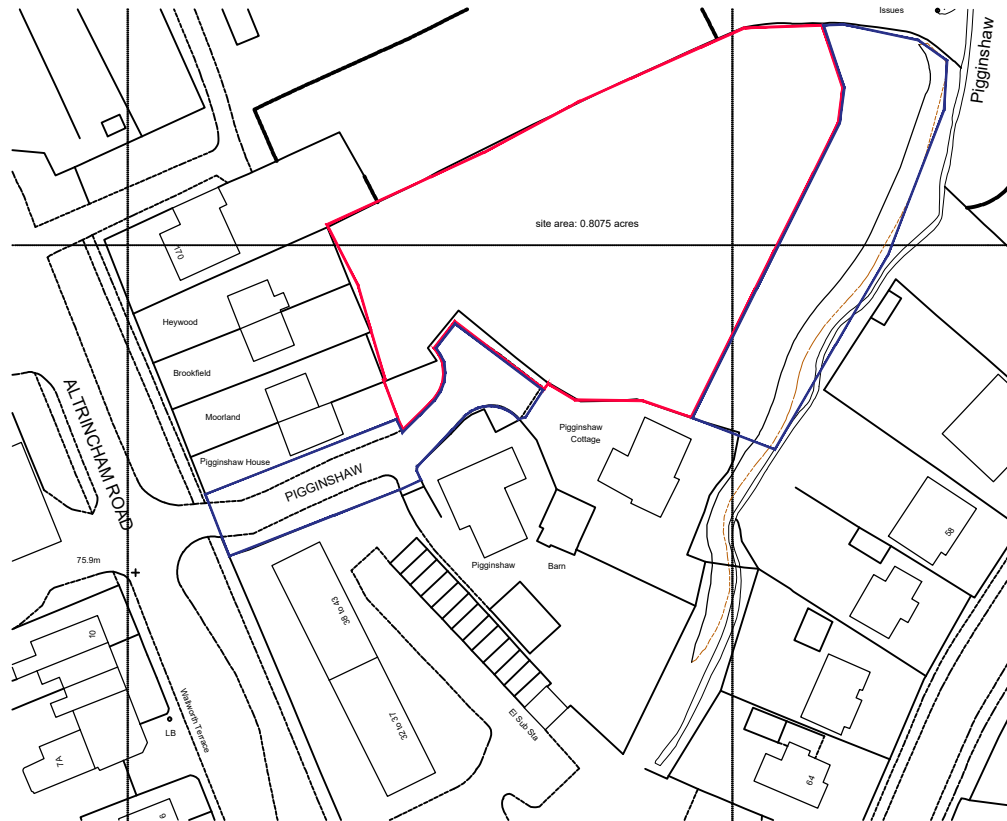
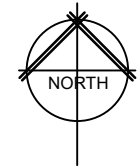


Schedule:

4no. detached 2 storey houses with double garages

Total area (incl. garages) - 972sqm (10,462sqft) indicated  
max 1,000sqm (10,764sqft)





CHESHIRE SHEFFIELD

Suite 6F-B  
 Station House  
 Stamford New Road  
 Altrincham  
 WA14 1EP  
 0161 929 7622

Acero  
 1 Concourse Way  
 Sheffield  
 S1 2BJ  
 0114 212 9035

LAND AT PIGGINSHAW, WILMSLOW  
 PLANETREE PROPERTIES

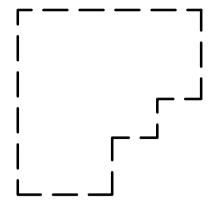
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 DWG: 25070 (SU) 001 A  
 DATE: 06.08.25  
 SCALE: 1:1250 @ A4 DRAWN: CS



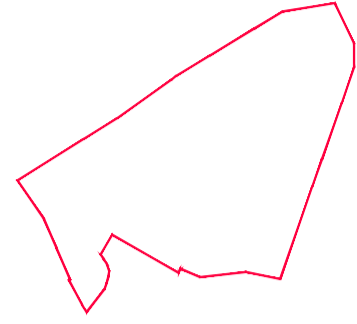
**Key:**

4no. detached 2 storey houses with double garages

Total area (incl. garages) - 972sqm (10,462sqft) indicated  
max 1,000sqm (10,764sqft)



denotes developable area



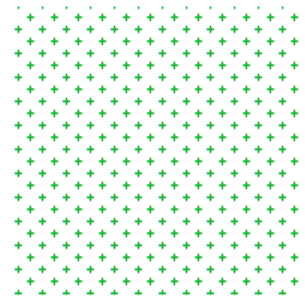
proposed maximum ridge heights - 8m



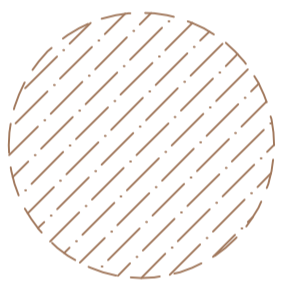
indicative surface water attenuation tank



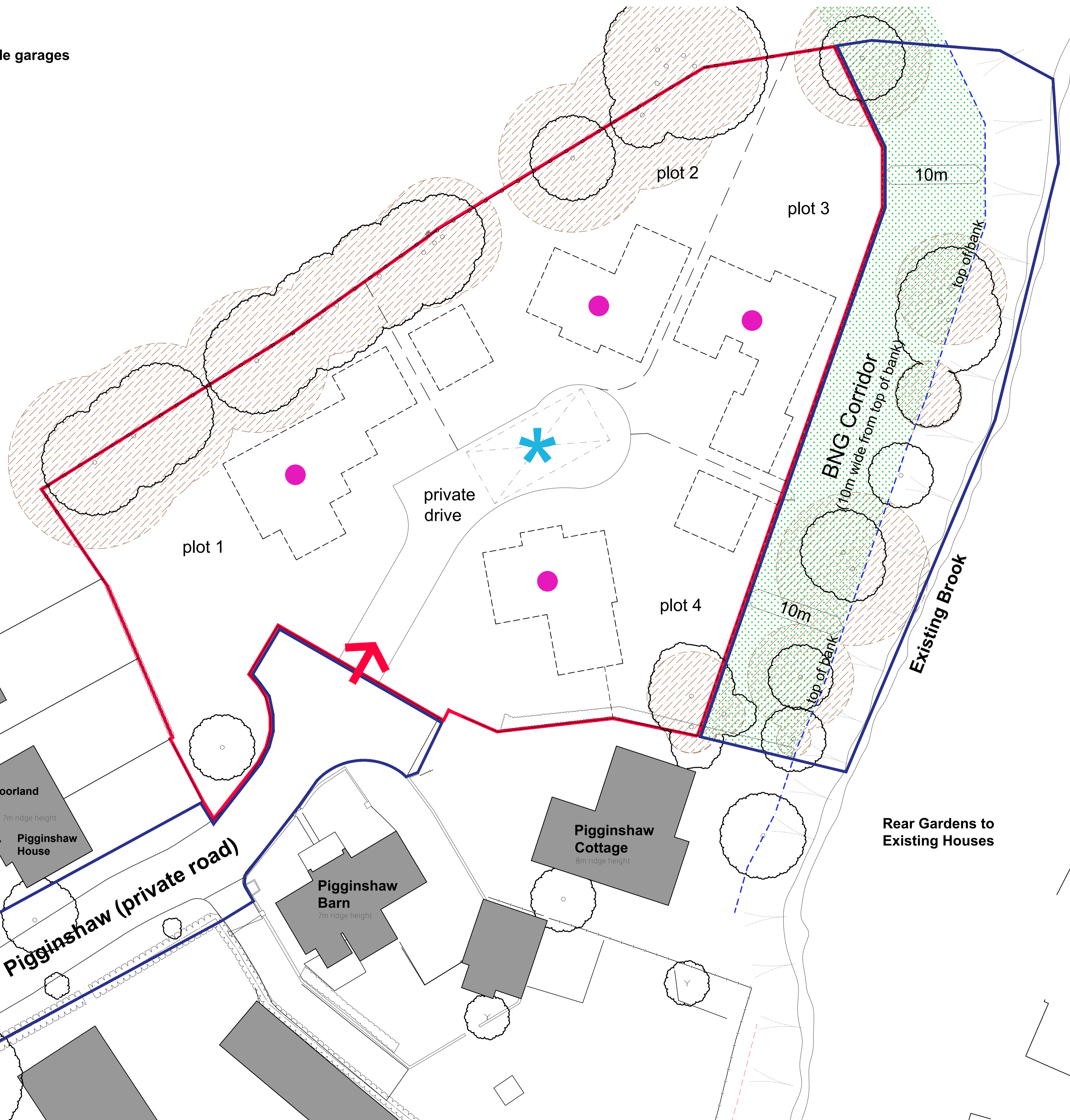
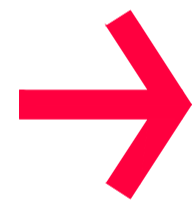
area reserved as Biodiversity Net Gain corridor



Tree root protection zone



Primary Access Point  
(Note - No gates to be inserted)



Heywood  
7m ridge height  
Brookfield

Moorland  
7m ridge height  
Piginshaw House

Piginshaw Barn  
7m ridge height

Piginshaw Cottage  
8m ridge height

Altrincham Road

Piginshaw (private road)

private drive

BNG Corridor  
(10m wide from top of bank)

Existing Brook

Rear Gardens to Existing Houses

plot 1

plot 2

plot 3

plot 4

10m

10m

top of bank

top of bank

BRITISH STANDARD 5837

TREE SURVEYS ARBORICULTURAL IMPLICATION STUDIES

TPO/PLANNING ADVICE/ PROJECT MANAGEMENT

TREE INVENTORIES AND RISK ASSESSMENTS

WOODLAND MANAGEMENT PLANS

TREE PLANTING SCHEMES

TPO RE-SURVEY



# ARBORICULTURAL IMPLICATIONS ASSESSMENT

PROPOSED DEVELOPMENT

AT

PIGGINSHAW  
ALTRINCHAM ROAD  
WILMSLOW  
SK9 5NW  
REV A

Author: C. Salisbury  
Date: 19 August 2025  
Ref: TRE/PARW/REV A



**Mulberry**

Adamson House, Towers Business Park, Wilmslow Road, Didsbury, M20 2YY

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E [info@mulberrytmc.co.uk](mailto:info@mulberrytmc.co.uk)

[www.mulberrytmc.co.uk](http://www.mulberrytmc.co.uk)

## 1.0 Introduction

- 1.1 Mulberry Tree Management were instructed by Planetree Properties Ltd & Bentham grandchildren Deed of Variation Trust, to carry out an arboricultural survey of trees at their site at Pigginslow, Altrincham Road, Wilmslow.
- 1.2 This report details the arboricultural implications of developing the site, including:
- a survey of the trees on and near the development which may impact the proposal from ground level, noting their location, species and all relevant parameters, i.e. stem diameter, height, crown spread, condition etc;
  - providing advice on the removal, retention and management of trees;
  - assessment of the potential effects of the proposal on retained trees and vice versa;
  - assessment of the requirement for tree protection for the duration of the works;
  - mitigation for any loss;
  - preparation of a tree schedule;
  - and report on the above matters.
- 1.3 The survey was carried out on 28 July 2025 by means of inspection from ground level by an experienced and qualified arboriculturalist. The inspection can be restricted in cases where trees were Ivy clad or surrounded by vegetation.
- 1.4 Under *BS5837: 2012 Trees in Relation to Construction - Recommendations*, the assessment of trees is made objectively. The tree categorisation method identifies the quality and value of the existing tree stock, allowing informed decisions to be made concerning development design layout.
- 1.5 The following documents have been made available by the client:
- Drawing- 6738.dwg
  - Drawing- GA2.dwg
- 1.6 The supplied drawing included some tree positions plotted. Any dimensions regarding tree positions and protective fencing must be checked on site.
- 1.7 Weather conditions during the survey were dry and still.

- 1.8 The survey was carried out noting the conditions of the trees at the time of inspection. As trees are part of the natural environment, conditions can naturally change; therefore the contents of this report are valid for one year only. After this period, re-inspection may be necessary.

## **2.0 Survey Methodology**

- 2.1 The trees were surveyed (prefixed T, or G for group) and recorded in the tree schedule in appendix one. Where groups are recorded, average height and diameter at breast height (DBH) of the trees in the group are reported. Where access to the base of any trees was limited, stem size was estimated.
- 2.2 All the trees were assessed using: a grading A to C (retention) and U (removal); condition and age class as defined in appendix two.
- 2.3 Where appropriate, canopy spread for each tree was recorded at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree on the tree plan in appendix three.
- 2.4 The survey included all trees within the proposal area and trees near to the proposal.
- 2.5 Sight lines were difficult to establish during the survey due to the dense vegetation hence trees were grouped appropriately.

## **3.0 Development Proposals**

- 3.1 Due to the proposed development and its associated infrastructure there are a number of locations where the proposals are in close proximity to the trees surveyed. The Site Layout Plan within appendix three identifies the trees in relation to the proposed development.
- 3.2 In order to fully assess the impact of the proposals an Impact Table has been created detailing each tree, which shows the proximity of the associated works to the tree.
- 3.3 This can then be assessed in accordance with BS 5837:2012 to determine whether the development will have a detrimental impact on the health of each tree. Once this has been determined remedial measures can be detailed to reduce the impact the proposals will have on the treescape.

### 3.4 Impact Table:-

| Tree No. | Root Protection Area identified in Table 2 of BS 5837:2012 | Distance to Proposed Hard Standing (m) | Distance to Proposed Development (m) | Can the Tree/s be Successfully Retained |
|----------|--|--|--------------------------------------|---|
| T1       | 59m <sup>2</sup>   | 16.10                                  | 7.70                                 | Yes                                     |
| T2       | 20m <sup>2</sup>   | 19.30                                  | 9.60                                 | Yes                                     |
| T3       | 13m <sup>2</sup>   | 18.30                                  | 11.30                                | Yes                                     |
| T4       | 92m <sup>2</sup>   | 31.10                                  | 21.60                                | Yes                                     |
| T5       | 9m <sup>2</sup>  | 23.70                                  | 18.70                                | Yes                                     |
| T6       | 84m <sup>2</sup>   | 18.80                                  | 13.60                                | Yes                                     |
| T7       | 80m <sup>2</sup>   | N/A                                    | 9.80                                 | Yes                                     |
| T8       | 174m <sup>2</sup>  | N/A                                    | 11.20                                | Yes                                     |
| T9       | 23m <sup>2</sup>   | N/A                                    | 12.30                                | Yes                                     |
| T10      | 92m <sup>2</sup>   | N/A                                    | 12.00                                | Yes                                     |
| T11      | Not Assessed Due to the Condition of the Tree              |  |                                      |   |
| T12      | 132m <sup>2</sup>  | N/A                                    | 17.20                                | Yes                                     |
| T13      | 92m <sup>2</sup>   | N/A                                    | 17.80                                | Yes                                     |
| T14      | 118m <sup>2</sup>  | N/A                                    | 16.20                                | Yes                                     |
| T15      | 76m <sup>2</sup>   | N/A                                    | 17.60                                | Yes                                     |
| T16      | 26m <sup>2</sup>   | N/A                                    | 14.60                                | Yes                                     |
| T17      | Not Assessed Due to the Condition of the Tree              |  |                                      |   |
| T18      | Not Assessed Due to the Condition of the Tree              |  |                                      |   |
| T19      | 18m <sup>2</sup>   | 4.10                                   | 20.20                                | Yes                                     |
| T20      | 62m <sup>2</sup>   | N/A                                    | N/A                                  | Yes                                     |
| T21      | 13m <sup>2</sup>   | N/A                                    | N/A                                  | Yes                                     |
| T22      | 20m <sup>2</sup>   | N/A                                    | N/A                                  | Yes                                     |
| T23      | 163m <sup>2</sup>  | N/A                                    | N/A                                  | Yes                                     |
| T24      | 5m <sup>2</sup>  | N/A                                    | N/A                                  | Yes                                     |
| T25      | 5m <sup>2</sup>  | N/A                                    | N/A                                  | Yes                                     |
| T26      | 31m <sup>2</sup>   | N/A                                    | N/A                                  | Yes                                     |
| G1       | 5m <sup>2</sup>  | N/A                                    | 9.30                                 | Yes                                     |
| G2       | 113m <sup>2</sup>  | N/A                                    | 5.80                                 | Yes                                     |
| G3       | 18m <sup>2</sup>   | N/A                                    | N/A                                  | Yes                                     |
| G4       | 41m <sup>2</sup>   | N/A                                    | N/A                                  | Yes                                     |
| G5       | 5m <sup>2</sup>  | N/A                                    | N/A                                  | Yes                                     |

#### 4.0 Impact Assessment

4.1 To assess the implications of the Impact Table each tree can be categorised in the following way: -

|          | Trees to be retained   |                            | Trees to be removed |                    |
|----------|--|----------------------------|---------------------|--------------------|
|          | With No Impact   | With detailed construction | Due to Condition    | Due to Development |
| Tree No. | T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, G1, G2, G3, G4 & G5 | N/A                        | N/A                 | N/A                |

#### 5.0 Conclusions and Arboricultural Recommendations

- 5.1 The tree categorisation method identifies the quality and value of the existing tree stock but it is not meant to be interpreted rigidly and is presented in order to form a balanced judgement on tree retention and removal.
- 5.2 A precautionary method of working near trees is detailed in the accompanying Arboricultural Method Statement.
- 5.3 Following site development, regular (annual or biannual) inspections of all retained trees should be undertaken by a qualified Arboricultural Consultant.
- 5.4 It is considered that in following the advice in this document, any negative factors affecting trees on the site will be minimised.

# **Appendix One**

## **Tree Survey Schedule**

## TREE SURVEY SCHEDULE

| Arboricultural Data Sheet: |              | Date of Survey: 28/07/25 |            |     |                  | Surveyor: C. Salisbury |   |   |                 |                  |  |                                  |                              |
|----------------------------|--------------|--------------------------|------------|-----|------------------|------------------------|---|---|-----------------|------------------|--|----------------------------------|------------------------------|
| Tree No.                   | Species      | DBH (mm)                 | Height (m) | Age | Crown Spread (m) |                        |   |   | Crown clearance | Condition rating | Comments and preliminary management recommendations  | Estimated remaining contribution | Tree quality category rating |
|                            |              |                          |            |     | N                | E                      | S | W |                 |                  |  |                                  |                              |
| T1                         | Sycamore     | 360                      | 10         | M   | 5                | 4                      | 4 | 4 | 0               | B                | Individual specimen of reasonable form, basal suckers present, included unions present at 1.8 and 2.5m.                            | 20+                              | B2                           |
| T2                         | Birch        | 210                      | 12         | EM  | 3                | 3                      | 4 | 2 | 2               | A                | Individual specimen of reasonable form situated adjacent boundary hedgerow. - <b>Clear branches from neighbouring house to 2m.</b> | 20+                              | B2                           |
| T3                         | Norway Maple | 170                      | 7          | SM  | 2                | 3                      | 2 | 2 | 2               | B                | Small specimen of reasonable form adjacent boundary hedgerow. - <b>Clear neighbouring house to 2m.</b>                             | 10+                              | C2                           |
| H1                         | Laurel       | 60                       | 1.5        | SM  | -                | -                      | - | - | 0               | A                | Small managed hedgerow.  | 10+                              | C2                           |
| T4                         | Sycamore     | 450                      | 10         | M   | 5                | 5                      | 5 | 5 | 4               | B                | Individual specimen of reasonable form located to rear of garden, unable to access to assess condition due to dense shrubs.        | 20+                              | B2                           |
| T5                         | Sycamore     | 140                      | 6          | SM  | 2                | 2                      | 2 | 2 | 3               | B                | Small specimen on brook embankment, basal sweep.   | 10+                              | C2                           |
| T6                         | Sycamore     | 430                      | 10         | M   | 5                | 5                      | 7 | 4 | 0               | B                | Individual specimen of average form, open bifurcation at 2m, deadwood present, bark stripped throughout canopy.                    | 20+                              | B2                           |
| T7                         | Sycamore     | 420                      | 11         | M   | 4                | 4                      | 4 | 4 | 0               | B                | Individual specimen of reasonable form, ivy clad stem, bark stripped throughout.   | 20+                              | B2                           |

| Arboricultural Data Sheet: |                  |          |            | Date of Survey: 28/07/25 |                  |    |   | Surveyor: C. Salisbury |                 |                  |  |                                  |                              |
|----------------------------|------------------|----------|------------|--------------------------|------------------|----|---|------------------------|-----------------|------------------|--|----------------------------------|------------------------------|
| Tree No.                   | Species          | DBH (mm) | Height (m) | Age                      | Crown Spread (m) |    |   |                        | Crown clearance | Condition rating | Comments and preliminary management recommendations  | Estimated remaining contribution | Tree quality category rating |
|                            |                  |          |            |                          | N                | E  | S | W                      |                 |                  |  |                                  |                              |
| T8                         | Lawson Cypress   | 620 comb | 10         | M                        | 2.5              | 3  | 3 | 2.5                    | 0               | B                | Exhibits reasonable form, bifurcates at 0.5m, some ivy present.  | 20+                              | B2                           |
| G1                         | Elder and Privet | <100     | 3          | M                        | -                | -  | - | -                      | 0               | C                | Poor scrubby specimens.  | 10+                              | C3                           |
| T9                         | Rowan            | 270 comb | 5          | EM                       | 3                | 3  | 3 | 3                      | 0               | C                | Small ivy clad specimen, bifurcates at base, unable to fully assess base due to ivy.   | 10+                              | C2                           |
| T10                        | Ash              | 450      | 10         | M                        | 6                | 5  | 6 | 5                      | 0               | B                | Individual specimen of reasonable form, ivy clad - unable to fully assess structure, lean to north, possibly situated on made up ground, bifurcated at 2m. - <b>Sever ivy, monitor lean.</b> | 20+                              | B2                           |
| T11                        | Willow           | 550      | 2          | D                        | 0                | 10 | 4 | 4                      | 0               | D                | Dead fallen tree. - <b>Remove.</b>   | <10                              | U                            |
| T12                        | Oak              | 540      | 16         | M                        | 3                | 9  | 9 | 3                      | 0               | B                | Forming part of a small group, crown asymmetry due to proximity neighbouring trees, deadwood present. - <b>Crown clean.</b>  | 40+                              | A2                           |
| T13                        | Oak              | 450      | 17         | M                        | 5                | 6  | 9 | 3                      | 3               | B                | Forming part of a small group, crown asymmetry due to proximity to neighbouring trees, deadwood present. - <b>Crown clean.</b>   | 40+                              | A2                           |
| T14                        | Pine             | 510      | 17         | M                        | 1                | 5  | 4 | 3                      | 3               | B                | Forming part of a small group, crown asymmetry due to neighbouring trees, minor deadwood present. - <b>Crown clean.</b>  | 20+                              | B2                           |
| T15                        | Pine             | 410      | 16         | M                        | 3                | 4  | 2 | 4                      | 4               | B                | Forming part of a small group, crown asymmetry due to proximity to   | 20+                              | B2                           |

| Arboricultural Data Sheet: |  |            |            | Date of Survey: 28/07/25 |                  |   |   | Surveyor: C. Salisbury |                 |                  |  |                                  |                              |
|----------------------------|--|------------|------------|--------------------------|------------------|---|---|------------------------|-----------------|------------------|--|----------------------------------|------------------------------|
| Tree No.                   | Species  | DBH (mm)   | Height (m) | Age                      | Crown Spread (m) |   |   |                        | Crown clearance | Condition rating | Comments and preliminary management recommendations  | Estimated remaining contribution | Tree quality category rating |
|                            |  |            |            |                          | N                | E | S | W                      |                 |                  |  |                                  |                              |
|                            |  |            |            |                          |                  |   |   |                        |                 |                  | neighbouring trees, minor deadwood present. - <b>Crown clean.</b>  |                                  |                              |
| T16                        | Oak  | 290 comb   | 6          | SM                       | 1                | 4 | 4 | 3                      | 0               | B                | Small suppressed specimen.   | 10+                              | C2                           |
| T17                        | Willow   | 600        | 11         | OM                       | 0                | 4 | 6 | 6                      | 1               | C                | Multi stemmed from 1.5m, splaying stems with significant basal cavity and decay. - <b>Remove tree.</b>   | <10                              | U                            |
| T18                        | Willow   | 600        | 11         | OM                       | 5                | 7 | 7 | 5                      | 1               | C                | Multi stemmed from 1.5m with poor unions and splaying stems. - <b>Pollard tree or remove.</b>  | <10                              | U                            |
| G2                         | 1 x Birch, 12 x Sycamore, 1 x Willow, Privet hedge | 250 to 700 | 10         | M/OM                     | -                | 8 | - | 6                      | 0               | B/C              | Forming a line of trees along the boundary, previously managed as a hedgerow. Willow in poor condition with significant basal decay. - <b>Pollard at 1.5m or fell.</b> Sycamore all coppiced at base or 0-5m, 8m overhang onto site, some deadwood and broken branches present. - <b>Crown lift to 2/3m.</b> | 20+                              | B/C2                         |
| T19                        | Oak  | 200        | 4          | SM                       | 3                | 3 | 3 | 3                      | 1               | B                | Small specimen of reasonable form.   | 20+                              | C2                           |
| T20                        | Birch  | 370 comb   | 8          | SM                       | 4                | 4 | 3 | 3                      | 2.5             | B                | Twin stemmed from base, located adjacent road.   | 10+                              | C2                           |
| T21                        | Birch  | 170        | 7          | SM                       | 3                | 3 | 3 | 3                      | 2               | A                | Individual specimen of good form adjacent access.  | 10+                              | C2                           |

| Arboricultural Data Sheet: |                                     |          |            | Date of Survey: 28/07/25 |                  |   |   | Surveyor: C. Salisbury |                 |                  |  |                                  |                              |
|----------------------------|-------------------------------------|----------|------------|--------------------------|------------------|---|---|------------------------|-----------------|------------------|--|----------------------------------|------------------------------|
| Tree No.                   | Species                             | DBH (mm) | Height (m) | Age                      | Crown Spread (m) |   |   |                        | Crown clearance | Condition rating | Comments and preliminary management recommendations  | Estimated remaining contribution | Tree quality category rating |
|                            |                                     |          |            |                          | N                | E | S | W                      |                 |                  |  |                                  |                              |
| T22                        | Norway Maple                        | 210      | 7          | SM                       | 3                | 3 | 3 | 3                      | 2               | B                | Individual specimen of reasonable form situated within highway grass verge.                                | 10+                              | C2                           |
| T23                        | Birch                               | 600      | 11         | FM                       | 6                | 6 | 6 | 6                      | 2               | A                | Large specimen exhibiting good form, situated in garden of adjacent flats.                                 | 20+                              | B2                           |
| T24                        | Birch                               | 110      | 6          | SM                       | 1                | 2 | 1 | 1                      | 2               | A                | Small specimen.  | 10+                              | C2                           |
| T25                        | Oak                                 | 100      | 6          | SM                       | 1                | 0 | 1 | 1                      | 2               | B                | Small specimen.  | 10+                              | C2                           |
| H2                         | Laurel                              | 60       | 0          | M                        | -                | - | - | -                      | 0               | B                | Managed hedgerow.  | 10+                              | C2                           |
| H3                         | Laurel                              | 60       | 0          | M                        | -                | - | - | -                      | 0               | B                | Managed hedgerow.  | 10+                              | C2                           |
| H4                         | Leyland Cypress                     | 100 av   | 5-8        | SM                       | -                | - | - | -                      | 0               | B/C              | Vigorous screen planting, varying in height toward the east.   | 10+                              | C2                           |
| G3                         | Group – Hawthorn, Sycamore & Cherry | 200 av   | 5-9        | SM-EM                    | -                | - | - | -                      | 0               | B/C              | Scrub group with large multi-stemmed Sycamore, several Hawthorn hedge plants and a suppressed Cherry tree. | 10+                              | C2                           |
| T26                        | Birch                               | 260      | 11         | EM                       | 2                | 4 | 3 | 3                      | 2               | B                | An individual specimen with reasonable form, previous pruning works in top.                                | 20+                              | B2                           |

| Arboricultural Data Sheet: |   | Date of Survey: 28/07/25 |            |     |                  | Surveyor: C. Salisbury |   |   |                 |                  |  |                                  |                              |
|----------------------------|---|--------------------------|------------|-----|------------------|------------------------|---|---|-----------------|------------------|--|----------------------------------|------------------------------|
| Tree No.                   | Species   | DBH (mm)                 | Height (m) | Age | Crown Spread (m) |                        |   |   | Crown clearance | Condition rating | Comments and preliminary management recommendations  | Estimated remaining contribution | Tree quality category rating |
|                            |   |                          |            |     | N                | E                      | S | W |                 |                  |  |                                  |                              |
| G4                         | Group – 1 Birch & 1 Goat Willow                               | 300 av                   | 10-12      | EM  | -                | -                      | - | - | 2               | B                | The Birch is twin-stemmed at base with reasonable overall form. The Willow is also of reasonable form but slightly suppressed. | 20+                              | <b>B2</b>                    |
| H5                         | Leyland Cypress   | 100 av                   | 5          | SM  | -                | -                      | - | - | 0               | B                | Vigorous screen planting with good form.   | 20+                              | C2                           |
| H6                         | Leyland Cypress   | 150 av                   | 8          | EM  | -                | -                      | - | - | 0               | B                | Vigorous screen planting with good form.   | 20+                              | C2                           |
| G5                         | Group – 1 Field Maple, 1 Cherry, 2 Box Elder, 1 Apple & 1 Oak | <100                     | <5         | SM  | -                | -                      | - | - | 0.5             | B/C              | A linear group of young planted trees with reasonable vigour but mostly poor structural form.                                  | 10+                              | C2                           |

# **Appendix Two**

## **Tree Survey Key**

|  |  |   |   |
|--|--|---|---|
| Trees for removal  |  |   |   |
| Category and definition  |  | Criteria  |   |
| <b>Category U</b><br>Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management                             |  | Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)<br>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality<br><b>Note</b> – Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree). |   |
| Trees to be considered for retention   |  |   |   |
| Category and definition  |  | Criteria - Subcategories  |   |
|  |  | 1 Arboriculture values  | 2 Landscape values  |
|  |  |   | 3 Conservation values   |
| <b>Category A</b><br><b>Those of high quality and value:</b> in such a condition as to be able to make a substantial contribution (a minimum 40 years is suggested)  |  | Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboriculture features (e.g. the dominant and/or principal trees within an avenue)  | Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)   |
| <b>Category B</b><br><b>Those of moderate quality and value:</b> those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)  |  | Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)  | Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboriculture features (e.g. trees of moderate quality within avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little impact on the wider locality |
| <b>Category C</b><br><b>Those of low quality and value:</b> currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm |  | Trees not qualifying in higher categories   | Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit  |
|  |  | <b>Note</b> - Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation  |   |

### Age Class






|    |              |  |
|----|--------------|--|
| Y  | Young        | Trees that have not yet established                      |
| SM | Semi-Mature  | Established trees up to 1/3 of expected height and crown |
| EM | Early mature | Between 1/3 and 2/3 expected height and crown            |
| M  | Mature       | Between 2/3 and full expected height and crown           |
| FM | Fully Mature | Full expected height and crown                           |
| OM | Over-Mature  | Crown beginning to break up and decrease in size         |
| S  | Senescent    | Crown in advanced stage of break-up                      |

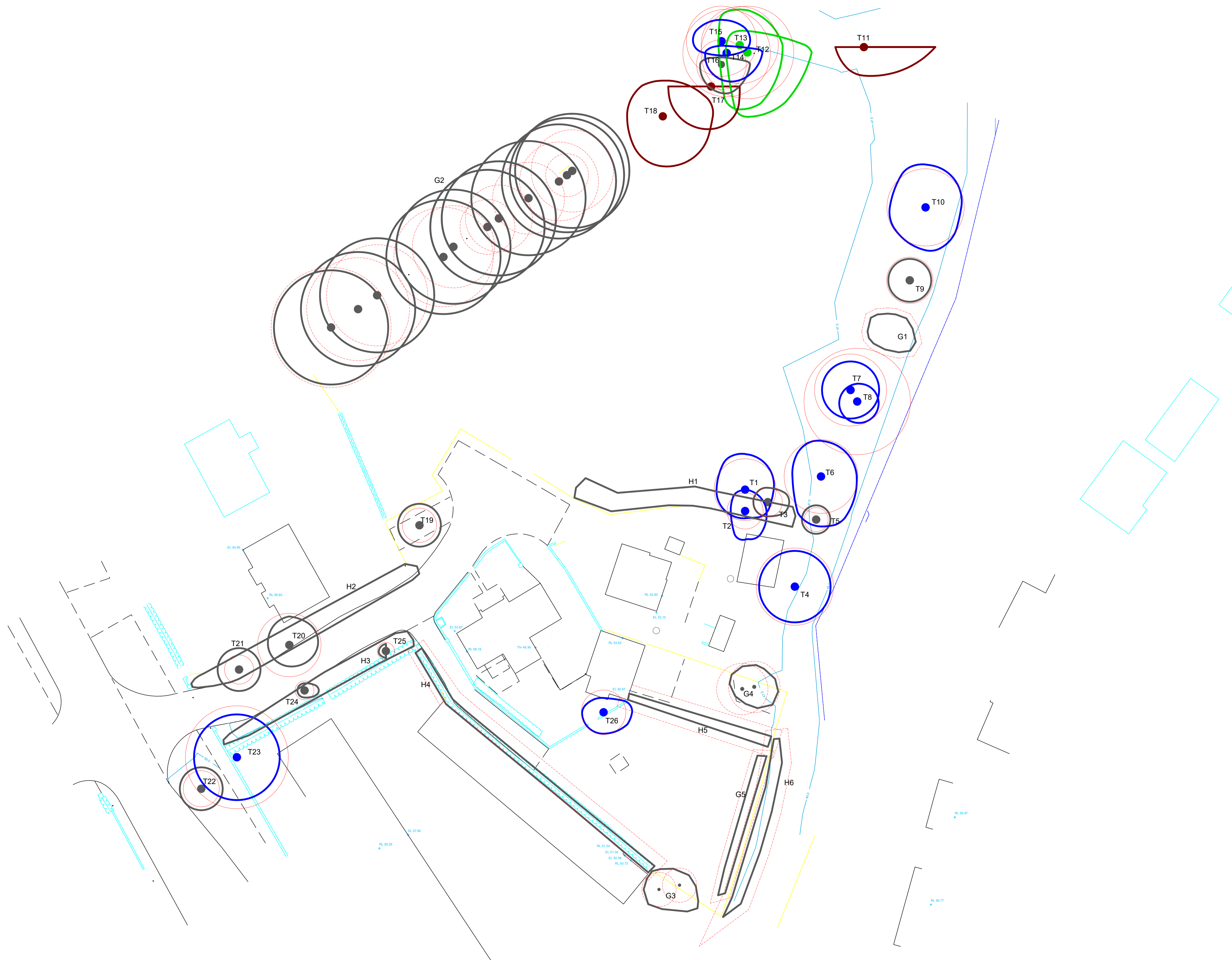
### Condition

|   |      |
|---|------|
| A | Good |
| B | Fair |
| C | Poor |
| D | Dead |

# **Appendix Three**

## **Plans**

-  Category A Trees
-  Category B Trees
-  Category C Trees
-  Category U Trees
-  Root protection area



Mulberry TMC  
 Adamson House  
 Towers Business Park  
 Wilmslow Road  
 Didsbury  
 M20 2YY

Tel: 0161 955 3628  
 Email: info@mulberrytmc.co.uk






Site Address:  
 Pigginshaw  
 Altrincham Road  
 Wilmslow

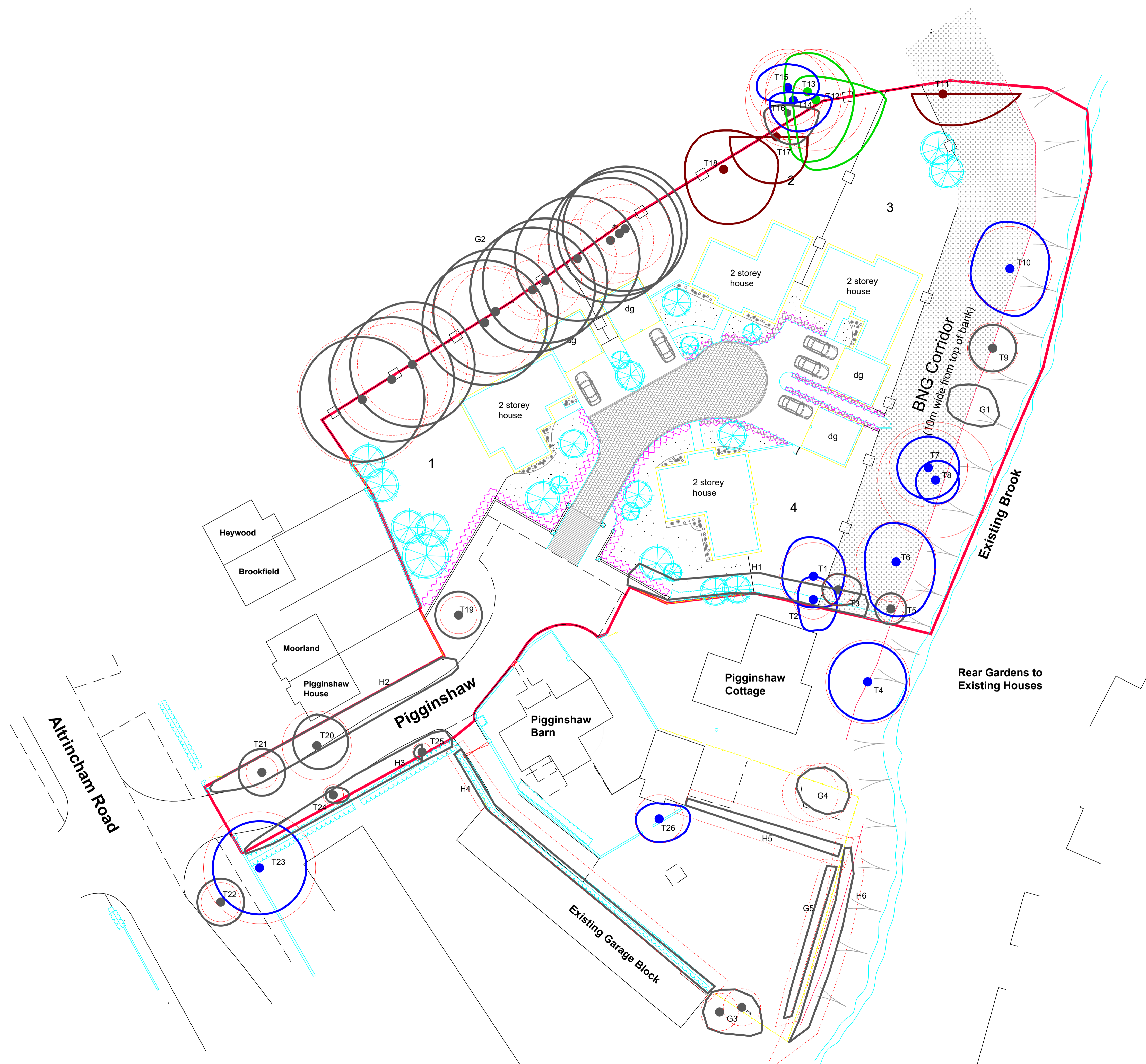
Drawing Title:  
 BS5837 Plan

Drawing No:  
 PARW/BS/01

Date: 05/08/2025 Scale: 1:250@A1 Drawn by: CJ

Note: Dimensions are not to be scaled from this drawing. All written measurements are to be checked on site by the contractor. Copyright Mulberry TMC. Note: All rights described in Chapter IV of the Copyright Design & Patents Act 1988 have generally been asserted.

-  Category A Trees
-  Category B Trees
-  Category C Trees
-  Category U Trees
-  Root protection area



Mulberry TMC  
 Adamson House  
 Towers Business Park  
 Wilmslow Road  
 Didsbury  
 M20 2YY

Tel: 0161 955 3628  
 Email: info@mulberrytmc.co.uk

Site Address:  
 Piginshaw  
 Altrincham Road  
 Wilmslow

Drawing Title:  
 AIS Plan

Drawing No:  
 PARW/AIS/01

Date: 05/08/2025 Scale: 1:250@A1 Drawn by: CJ

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BRITISH STANDARD 5837

TREE SURVEYS ARBORICULTURAL IMPLICATION STUDIES

TPO/PLANNING ADVICE/ PROJECT MANAGEMENT

TREE INVENTORIES AND RISK ASSESSMENTS

WOODLAND MANAGEMENT PLANS

TREE PLANTING SCHEMES

TPO RE-SURVEY



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## Pigginshaw, Wilmslow

### Preliminary Ecological Appraisal & Biodiversity Net Gain Summary

12<sup>th</sup> September 2025

Authored by Richard Roe BSc MSc MCIEEM CEnv



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*Pigginshaw*  
*PEA & BNG Assessment*

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# 1 Introduction

## 1.1 Background

Kingdom Ecology have completed a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment of an area of land located adjacent to Pigginshaw Road, Wilmslow, Cheshire East, SK9 5NW (National Grid Reference SJ832817). The proposed development comprises four detached dwellings with associated parking and landscaping.

The assessment has been carried out to identify any ecological constraints which should be considered during proposed works and to allow an assessment as to whether the development will deliver a biodiversity net gain.

Field surveys were undertaken by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking habitat and protected species surveys as a professional ecological consultant with over twenty-five years' experience. Richard holds a Level 4 FISC.

## 1.2 Purpose of Report

This report provides the findings of field surveys and a desk study undertaken at the site. The field surveys comprised of an ecological walkover survey with a search for habitats that could support any protected or notable species.

Following a description of the survey findings and an evaluation of habitats at the site, the report goes on to make recommendations for further works, mitigation and ecological enhancement measures where relevant.

A Biodiversity Metric Assessment for the site pre- and post-development has been carried out to determine whether the development will achieve a biodiversity net gain.

## 1.3 Protected Species Legislation

### 1.3.1 Bats

All British bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and through their inclusion in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals.

British bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

Taken together, this legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is interpreted as “any structure or place, which any wild bat uses for shelter or protection.” (Bat Conservation Trust 2023<sup>1</sup>). A bat roost is protected whether or not bats are present at the time.

All species of British bat are considered a European Protected Species (EPS). The Conservation of Habitat and Species Regulations (2010) provide derogation against certain offences which could potentially affect an EPS through the EPS Licensing system.

### **1.3.2 Birds**

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

### **1.3.3 Badgers**

Badgers are afforded protection under the Protection of Badgers Act 1992; this act was introduced on welfare grounds. The Act is based primarily on the need to protect badgers from baiting and deliberate harm or injury. Badgers are not considered to be a species of any conservation concern.

However, the Act contains restrictions that apply more widely and can have implications were badgers and development come into conflict. All the following are considered criminal offences:

- to wilfully kill, injure, take, possess or cruelly ill-treat a badger;
- to attempt to do so; or
- to intentionally or recklessly interfere with a sett.

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<sup>1</sup> Bat Conservation Trust (2023) ‘Bat Surveys: Good Practice Guidelines 4th Edition’

Sett interference includes damaging or destroying a sett, obstructing access to a sett, and disturbing a badger whilst it is occupying a sett. It is not illegal, and therefore a licence is not required, to carry out disturbing activities in the vicinity of a sett if no badger is disturbed and the sett is not damaged or obstructed.

The legislation recognises the need for a range of legitimate activities to be carried out and allows licences to be granted for certain purposes permitting work that would otherwise be illegal, including development. Badger licences are project specific and cannot be issued until full planning permission has been granted. The authority responsible for the issuing of licenses is Natural England.

#### **1.3.4 Non-native plant species**

The Wildlife and Countryside Act 1981 provides the primary control on the release of non-native species into the wild in Great Britain. It is an offence under section 14(2) of the Act to 'plant or otherwise cause to grow in the wild' any plant listed in Schedule 9, Part II. Schedule 9 of the act includes Japanese Knotweed, Himalayan Balsam, Japanese rose, and Giant Hogweed.

## 2 Desktop Study

### 2.1 Sources of Information

Ecological information on habitats, species and designated nature conservation sites has been sought from Cheshire Record. Additional records were sought from the Multi Agency Geographic Information for the Countryside website (Magic) (<http://www.magic.gov.uk>).

#### 2.1.1 Species

Cheshire Record hold several records of protected species within 1km of the site including the following:

- Badger
- Brown Long-eared Bat
- Common Pipistrelle
- Hedgehog
- Myotis Bat species
- Nathusius' pipistrelle
- Noctule
- Red kite
- Soprano Pipistrelle
- Water vole

Record hold no records of any protected species within the site itself or within 250 m. It holds records of common pipistrelle located approximately 300 m to the west of the site, and records of various bat species 450 m to the east of the site at 49 Carrwood Road (Noctule, Myotis species, common pipistrelle, soprano pipistrelle and Nathusius' pipistrelle). There are no other records within 500m of the site.

There are several records of Badger around Lindow Common which is located approximately 500 m to the south of the site. There are also several records of water vole around Lindow Common, however these records are all over 10 years old.

There are no records of great crested newt within 1 km of the site.

#### 2.1.2 Designated Sites

There is one statutory designated site located within 2km of the study site; comprising of the Lindow Common SSSI which is located approximately 500 m to the south of the site.

There are several non-statutory designated sites within 1km of the study site; these include Norcliffe Farm Local Wildlife Site (LWS), which comprises of an area of broadleaved woodland which runs along Pigginshaw Brook and connects to the tree line and woodland

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habitats located immediately adjacent to the site. The Local Wildlife Site boundary starts approximately 50 m to the north east of the site.

Additional Local Wildlife Sites situated over 250 m from the study site include Lindow Moss and Morley Greene Heath LWS; River Dean, Banks and Meadows LWS; Wilmslow Carrs LWS; and Lindow Moss and Newgate Nature Reserve LWS.

Given the small scale of proposals, it is considered to be very unlikely that development proposals would significantly affect any designated or non-designated sites.

## 3 Field Survey

### 3.1 Survey Methods

#### 3.1.1 Ecological Walkover Survey

An Ecological Walkover of the site was undertaken on the on the 11<sup>th</sup> June 2025. The aims of the walkover survey were to assess the extent and condition of habitats using the UK Habitat Classification System. The condition assessments were used to underpin a Biodiversity Net Gain assessment. The habitats were also assessed for their potential to support protected species or non-native, invasive species.

A map of the study site is shown on Figure 1. Typical habitats recorded at the site are also shown in photographs in the Appendix.

Survey was constrained by dense bramble scrub along the site fringes, restricting inspection of some areas. Central grassland and tall herb habitats were fully accessible, while boundary vegetation was assessed from vantage points.

### 3.2 Site Description

The site comprises a 0.33ha parcel of disused land off Pigginshaw Road, Wilmslow (National Grid Reference SJ832817).

Habitats to the south and west of the site comprise of residential properties with associated gardens. Pigginshaw Brook runs approximately ten metres to the south of the site and flows north to join the River Bollin approximately 500 metres downstream. The brook supports extensive wooded habitats which extend northwards from the site and form part of the Norcliffe Farm Local Wildlife Site. Further habitats to the north of the site include areas of open grassland and playing field.

Pigginshaw Brook is a narrow watercourse lined with sycamore (*Acer pseudoplatanus*) and willow (*Salix* spp.). Land between the Brook and the proposed development boundary supports bramble scrub and tall herb habitats. A 10 m wide habitat buffer would be retained between the edge of the proposed development and the top of the bank of Pigginshaw Brook. This 10 m buffer is located beyond the planning redline boundary.

Historically, the proposed development site was used as agricultural grassland, with grazing and silage cropping appearing to have ceased around 2013.

Since abandonment, the site has developed into a mosaic of habitats typical of derelict farmland, including dense bramble (*Rubus fruticosus* agg.), tall herb vegetation, rank, species-poor neutral grassland, and scattered patches of self-seeded willow scrub (*Salix* spp.). A line of mature trees runs along the northern boundary.

A former stand of Japanese knotweed (*Fallopia japonica*) is present immediately outside the site boundary, near the proposed development edge, and has been subject to repeated treatment as part of an eradication programme. Some regenerating shoots were observed, representing a minor risk of limited regrowth into the site. Himalayan balsam (*Impatiens glandulifera*) is abundant along the Brook and occurs in scattered patches within the site. Japanese knotweed and Himalayan balsam are invasive non-native plant species.

Identified habitats are target noted and shown on Figure 1 in the Appendix. Target note descriptions are provided below along with a summary of condition assessments relating biodiversity net gain. Photographs of habitats are provided in the Appendix.

### 3.3 Habitats

The site comprises dense bramble scrub, tall herb vegetation, rank, species-poor neutral grassland, scattered willow scrub, and a line of mature trees on the site's northern boundary.

Target Note descriptions are provided in full below.

**Target Note 1- Other Neutral Grassland:** The grassland within the interior of the site comprises principally perennial rye-grass (*Lolium perenne*), common bent (*Agrostis capillaris*), red fescue (*Festuca rubra*), common couch (*Elymus repens*), and false oat-grass (*Arrhenatherum elatius*), with tussocks of cock's-foot (*Dactylis glomerata*). The grassland is interspersed with bramble and field horsetail (*Equisetum arvense*). Other herbaceous species include bush vetch (*Vicia sepium*), creeping thistle (*Cirsium arvense*), meadow vetchling (*Lathyrus pratensis*), hogweed (*Heracleum sphondylium*), ragwort (*Jacobaea vulgaris*), and hedge bindweed (*Calystegia sepium*). Five x 1 m<sup>2</sup> quadrat samples of the grassland were undertaken to assess species diversity, recording an average of 7.6 species per square metre, indicating a species-poor sward. This habitat corresponds to 'Other neutral grassland' in 'poor' condition.

**Target Note 2- Bramble Scrub:** Bands of dense, continuous bramble scrub (*Rubus fruticosus* agg.) extend along the northern boundary of the site and at its south-west corner.

Adjacent to these areas of bramble are patches of tall herb vegetation, including nettle (*Urtica dioica*), creeping thistle (*Cirsium arvense*), and great willowherb (*Epilobium hirsutum*). Within some patches of bramble, self-seeded young willow scrub has developed. This habitat is recorded as 'Bramble scrub' with condition 'n/a'. The dense scrub provides potential nesting sites for birds and cover for small mammals.

**Target Note 3- Scattered Trees:** A small sycamore (*Acer pseudoplatanus*) and a small birch (*Betula pendula*) are located in this area. An ornamental cherry laurel hedge (*Prunus laurocerasus*) runs along the adjacent boundary of a residential property. These trees are classified as 'Individual rural trees' in 'moderate' condition and provide minor ecological value as bird nesting sites. The trees do not offer suitable bat roosting habitat and would be retained as part of development proposals.

**Target Note 4- Tall Forbs:** Extensive areas of tall herb vegetation are present throughout the site. Dominant species include continuous patches of ground elder (*Aegopodium podagraria*) and rosebay willowherb (*Chamerion angustifolium*), with additional species such as nettle, creeping thistle, cleavers (*Galium aparine*), bramble, broadleaved dock (*Rumex obtusifolius*), and hogweed. Closer to Pigginshaw Brook, occasional patches of Himalayan balsam are present within the tall herb vegetation. This habitat is classified as 'Tall herb' in 'poor' condition. Tall herb areas provide habitat for small mammals.

**Target Note 5- Line of Trees:** A tree line runs along the northern boundary of the site and could not be directly accessed due to dense bramble scrub. At the western end, the line of trees has developed from a former hedge and comprises mature birch, sycamore, willow, and privet (*Ligustrum vulgare*).

The sycamore has been coppiced. Some dead wood and broken branches are present. Trees in this area range in size from small to large (diameter at breast height (DBH) from 250 mm to 700 mm). At the eastern end of the tree line, mature oak (*Quercus robur*), pine (*Pinus* spp.), and willow occur, with DBH ranging from 290 mm to 600 mm. This feature is classified as a 'Line of Trees' in 'moderate' condition and is to be retained, with works comprising crown cleaning and crown lifting only. The tree line provides ecological connectivity and potential nesting and foraging habitat.

**Target Note 6- Rural Tree:** A small oak tree is located adjacent to the proposed parking area and is to be retained as part of the development proposals. It is classified as 'Individual rural tree' in 'moderate' condition. The tree does not offer suitable bat roosting habitat.

**Target Note 7- Willow Scrub:** A small patch of self-seeded young willow scrub extends into the site from the north-east corner. This habitat is classified as 'Willow Scrub' in 'poor' condition and provides additional cover for small mammals and potential bird nesting habitat.

**Target Note 8- Stand of Japanese Knotweed:** A former stand of Japanese knotweed is present outside the proposed development site but near the development edge. The stand has been repeatedly treated as part of an ongoing eradication programme, and some regenerating shoots and young knotweed plants were observed within proximity to the site boundary, representing a minor risk of regrowth into the development site itself. Extensive areas of Himalayan balsam are also present along the boundary of Pigginshaw Brook, with some scattered plants extending into the site. Japanese knotweed and Himalayan balsam are invasive non-native plant species.

**Target Note 9- Badger Field Signs:** A recently excavated wasp's nest was identified within the grassland area. Wasp nests are sometimes predated by badgers, which excavate them to consume wasp larvae. This indicates that badgers likely forage on the site and suggests that setts may be present within proximity to the site.

## **3.4 Protected Species**

### **3.4.1 Overview**

Several mammal paths were observed running through the central grassland areas of the site and into the dense bramble scrub. A recently excavated wasp's nest was recorded within the grassland, which is commonly predated by badgers, suggesting that badgers at least occasionally forage on the site. There are extensive areas of woodland running north-east from the site along Pigginshaw Brook. The woodland is likely to offer suitable badger sett habitat. There remains a risk of unidentified badger setts on site within the dense, inaccessible bramble or along the tree line on the northern boundary.

Dense bramble, trees and scrub habitats provide suitable nesting habitat for a variety of bird species, and shelter and foraging opportunities for hedgehogs.

The tree line along the site's northern boundary provide potential commuting and foraging habitat for bats.

The proposed development will not affect any significant trees with existing trees retained wherever possible.

It is considered to be unlikely that any other protected species would be present at the site.

## 4 Summary & Recommendations

### 4.1 Habitats

#### 4.1.1 Summary

A Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment has been undertaken of a proposed development site located at Pigginshaw.

The development proposal is to construct four detached dwellings with associated parking and landscaping.

Overall, the site supports a mosaic of habitats, including species-poor neutral grassland, dense bramble scrub, tall herb vegetation, scattered willow scrub, and individual trees with a line of trees on the northern boundary. The grassland and tall herb vegetation is in 'poor' condition; and the individual trees and the tree line are recorded as being in a 'moderate' condition.

The site has potential to support breeding birds and hedgehogs and is likely to be used by foraging badgers. Trees within the site interior do not offer suitable bat roosting habitat, but the tree line on the site's northern boundary provide suitable commuting and foraging habitat.

Invasive plant species include Japanese knotweed outside the development boundary, near the site edge, and Himalayan balsam along the Brook corridor and in scattered patches within the site itself.

Affected habitats are considered to be of relatively low biodiversity value, with the features of greatest ecological value considered to be the tree line in the northern boundary of the site and the nearby Pigginshaw Brook.

The extent of the proposed development area is shown on Figure 2 in the Appendix.

Recommendations to enhance the biodiversity value of the proposed development are provided in section 4.3.

#### 4.1.2 Invasive Plant Species

Japanese knotweed is present immediately outside the development boundary, and although not within the site itself, its proximity represents a minor risk of regrowth into the site. The species is listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), making it an offence to cause its spread in the wild. Continued treatment of the infestation should therefore be undertaken by an experienced contractor.

Follow-up monitoring should be undertaken during the growing season to ensure eradication is successful.

Japanese knotweed is classed as “controlled waste” under the Environmental Protection Act 1990 if it is removed from site. Any soils or material containing rhizomes are therefore subject to strict controls on handling, transport, and disposal. Disposal must be undertaken at a licensed landfill site that is permitted to accept knotweed-contaminated waste.

Himalayan balsam was identified along Pigginshaw Brook and in scattered patches within the site. This species is also listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and should be controlled to prevent spread. The most effective and proportionate method for small-scale infestations is hand-pulling or stem cutting prior to seed set (typically June–July), with clearance repeated annually until the seed bank is exhausted. Arisings should be left to desiccate on site in a designated area away from watercourses to avoid risk of spread.

It is recommended that a site-specific invasive species method statement is prepared and adhered to during development. This document should provide clear guidance to contractors and site managers to ensure that eradication and biosecurity measures are effectively implemented.

## **4.2 Protected Species**

### **4.2.1 Breeding Birds**

The trees, scrub and areas of bramble present could support nesting birds during the breeding bird season.

It is therefore recommended that any works to remove/manage tall vegetation avoid taking place during the breeding bird season (March–August inclusive). Where this is not possible, a check for nesting birds should be completed immediately prior to removal by an appropriately qualified ecologist.

### **4.2.2 Badger**

Likely evidence of badger was identified at the site, with the desk study returning several records of badger in the surrounding landscape. The site survey was constrained by dense bramble scrub.

It is therefore recommended that a follow-up badger survey is completed during the winter months by an appropriately qualified ecologist, when bramble and other dense vegetation have died back, allowing improved ground visibility. This survey will confirm whether any setts are present within or adjacent to the site and ensure that potential impacts on badgers can be avoided during development.

Should any active setts be identified, further advice would be provided to limit the risk of disturbance to badgers and to provide appropriate mitigation were necessary.

Even if no badger setts are identified within proximity to the site, badger are known to be present in the wider landscape and to visit the site to forage.

As a precaution, it is therefore recommended that:

- Where any trenches or other excavations are to be left open overnight these should be fitted with mammal ramps or should have the sides battered to form a slope to allow badgers to escape.
- A tidy works area should be maintained during construction and any hazardous substances should be fenced off to remove any badger hazards from the site.

#### **4.2.3 Hedgehog**

It is likely that the site is at least occasionally used by hedgehog, with areas of bramble, scrub, grassland and tall herb offering suitable refuge habitat.

Prior to the clearance of any scrub/bramble this should be checked first for the presence of hedgehogs. Any encountered hedgehogs should be moved across to a suitable area of habitat located outside of the works area (e.g. the areas of woodland to the north-east of the site boundary).

As a precaution, it is also recommended that where any trenches or other excavations are to be left open overnight these should be fitted with mammal ramps or should have the sides battered to form a slope to allow hedgehogs to escape.

It is recommended that any garden fencing at the site is 'hedgehog friendly' with suitable access holes (approximately 15cm x 15cm) retained through the fencing.

#### **4.2.4 Other Protected Species**

It is considered to be unlikely that any other protected species would be present at the site.

## **4.3 Habitat Enhancements and Biodiversity Net Gain**

### **4.3.1 Overview**

Landscaping proposals will include various provisions to enhance the biodiversity value of the site. However, the site will not include any areas of public open space, all areas of green space given over to private garden.

Therefore, whilst provision of landscaping in these areas can enhance the biodiversity value of the site, they cannot be contributed towards the site's biodiversity net gain assessment.

### **4.3.2 Native Tree Planting**

It is recommended that new tree planting includes species which can provide nectar sources for insects and berries/fruits for invertebrates and birds. It is recommended native trees are provided at the site.

The following small/medium sized tree species are recommended as they offer suitable foraging opportunities to various native wildlife (including birds and invertebrates): rowan, wild cherry, crab apple, silver birch, holly, and willow.

### **4.3.3 Bat and Bird Boxes**

It is recommended that the overall site be enhanced for bats and breeding birds. This can be achieved through the installation of bat boxes (recommended model Habitat 003 or similar) and sparrow and swift nest boxes (recommended models Schwegler Swift Brick or similar) into proposed buildings at the development site. Swift bricks are also used by house sparrows and other small bird species so are considered a 'universal bird brick'.

The bat and bird boxes can be built into the brick walls of the proposed buildings so as to remain visually unobtrusive and to be permanently fixed in place.

The precise location, model and number of bat and bird boxes should be determined by an appropriately qualified ecologist.

## 5 Biodiversity Metric Calculation

### 5.1.1 Mitigation Hierarchy

The proposed development will aim to follow the biodiversity net gain mitigation hierarchy. This approach prioritises the avoidance of impacts on valuable habitats, followed by minimisation of unavoidable impacts, creation of new habitats where possible, and, finally, the offsetting of any residual impacts through the delivery of off-site biodiversity enhancements.

In this instance, the development has sought to avoid impacts to all medium-distinctiveness habitats. The biodiversity features of greatest value on site, including all individual trees and the tree line along the northern boundary, will be retained. In addition, a 10-metre-wide buffer will be maintained between the development site and the adjacent Pigginshaw Brook to protect this riparian corridor.

Impacts to habitats within the remainder of the site, comprising dense bramble, tall herb, and species-poor neutral grassland, are unavoidable without compromising the viability of the development. As the proposed scheme comprises buildings and vegetated private gardens, it will not be possible to create new habitats on site that contribute to the Biodiversity Net Gain calculation. Nevertheless, the development will include the planting of additional native trees within gardens and the installation of bat and bird boxes within the new housing, providing local ecological enhancements and supporting habitat for protected species.

Finally, although on-site habitat creation is limited, any residual habitat loss will be offset through the purchase of off-site habitat units to ensure that the development contributes positively to biodiversity net gain in the wider landscape. This approach ensures compliance with the mitigation hierarchy, balancing development needs with the protection and enhancement of ecological features

### 5.1.2 Biodiversity Metric Calculation Results

The relative biodiversity units at the site before and after the completion of development proposals, have been calculated following methodologies and using tools provided within DEFRA's Statutory Biodiversity Metric Calculator Version (DEFRA July 2024).

Summary tables of the calculations are provided in the Appendix. The full Biodiversity Metric Calculation Tool Spreadsheet for the site has also been submitted to the Council.

The baseline biodiversity units (i.e. the site's pre-development condition) has been calculated at 1.65 habitat units and 0.36 hedgerow units.

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The on-site biodiversity units after the completion of development have been calculated at 0.55 habitat units and 0.36 hedgerow units.

**The development will therefore result in a net loss of 1.1 habitat units representing an 66.66% net percentage biodiversity loss of habitat units; and no net change in hedgerow units.**

**Therefore, the development will need to provide an additional 1.26 habitat units and 0.04 hedgerow units in order to achieve the statutory 10% biodiversity net again. It is proposed that these habitat units are provided off-site via a Habitat Bank.**

## 6 Appendix

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**Biodiversity Net Gain Summary Results Table**

|  |                                |                       |                       |   |
|--|--------------------------------|-----------------------|-----------------------|---|
| On-site baseline   | Habitat units                  | 1.65                  |                       |   |
|  | Hedgerow units                 | 0.36                  |                       |   |
|  | Watercourse units              | 0.00                  |                       |   |
| On-site post-intervention<br>(Including habitat retention, creation & enhancement)                       | Habitat units                  | 0.55                  |                       |   |
|  | Hedgerow units                 | 0.36                  |                       |   |
|  | Watercourse units              | 0.00                  |                       |   |
| On-site net change<br>(units & percentage)   | Habitat units                  | -1.10                 | -66.66%               | On-site net gain is less than target set ▲                |
|  | Hedgerow units                 | 0.00                  | 0.00%                 | On-site net gain is less than target set ▲                |
|  | Watercourse units              | 0.00                  | 0.00%                 |   |
| Off-site baseline  | Habitat units                  | 0.00                  |                       |   |
|  | Hedgerow units                 | 0.00                  |                       |   |
|  | Watercourse units              | 0.00                  |                       |   |
| Off-site post-intervention<br>(Including habitat retention, creation & enhancement)                      | Habitat units                  | 0.00                  |                       |   |
|  | Hedgerow units                 | 0.00                  |                       |   |
|  | Watercourse units              | 0.00                  |                       |   |
| Off-site net change<br>(units & percentage)  | Habitat units                  | 0.00                  | 0.00%                 |   |
|  | Hedgerow units                 | 0.00                  | 0.00%                 |   |
|  | Watercourse units              | 0.00                  | 0.00%                 |   |
| Combined net unit change<br>(Including all on-site & off-site habitat retention, creation & enhancement) | Habitat units                  | -1.10                 |                       |   |
|  | Hedgerow units                 | 0.00                  |                       |   |
|  | Watercourse units              | 0.00                  |                       |   |
| Spatial risk multiplier (SRM) deductions   | Habitat units                  | 0.00                  |                       |   |
|  | Hedgerow units                 | 0.00                  |                       |   |
|  | Watercourse units              | 0.00                  |                       |   |
| <b>FINAL RESULTS</b>   |                                |                       |                       |   |
| Total net unit change<br>(Including all on-site & off-site habitat retention, creation & enhancement)    | Habitat units                  | -1.10                 |                       |   |
|  | Hedgerow units                 | 0.00                  |                       |   |
|  | Watercourse units              | 0.00                  |                       |   |
| Total net % change<br>(Including all on-site & off-site habitat retention, creation & enhancement)       | Habitat units                  | -66.66%               |                       | Total net gain achieved is less than target set ▲         |
|  | Hedgerow units                 | 0.00%                 |                       | Total net gain achieved is less than target set ▲         |
|  | Watercourse units              | 0.00%                 |                       |   |
| Trading rules satisfied?   | No - Check Trading Summaries ▲ |                       |                       |   |
| <b>Unit Type</b>   | <b>Target</b>                  | <b>Baseline Units</b> | <b>Units Required</b> | <b>Unit Deficit</b>                                       |
| Habitat units  | 10.00%                         | 1.65                  | 1.81                  | 1.26  |
| Hedgerow units   | 10.00%                         | 0.36                  | 0.39                  | 0.04  |
| Watercourse units  | 10.00%                         | 0.00                  | 0.00                  | 0.00  |
|  |                                |                       |                       | No additional watercourse units required to meet target ✓ |

**PHOTOGRAPHS**

*Photograph 1- Bramble and tall herb habitats at Site*



*Photograph 2 - Grassland habitats (TN1)*



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*Photograph 3 - Trees on Pigginshaw Brook*



*Photograph 4 - Japanese knotweed regrowth at TN8*



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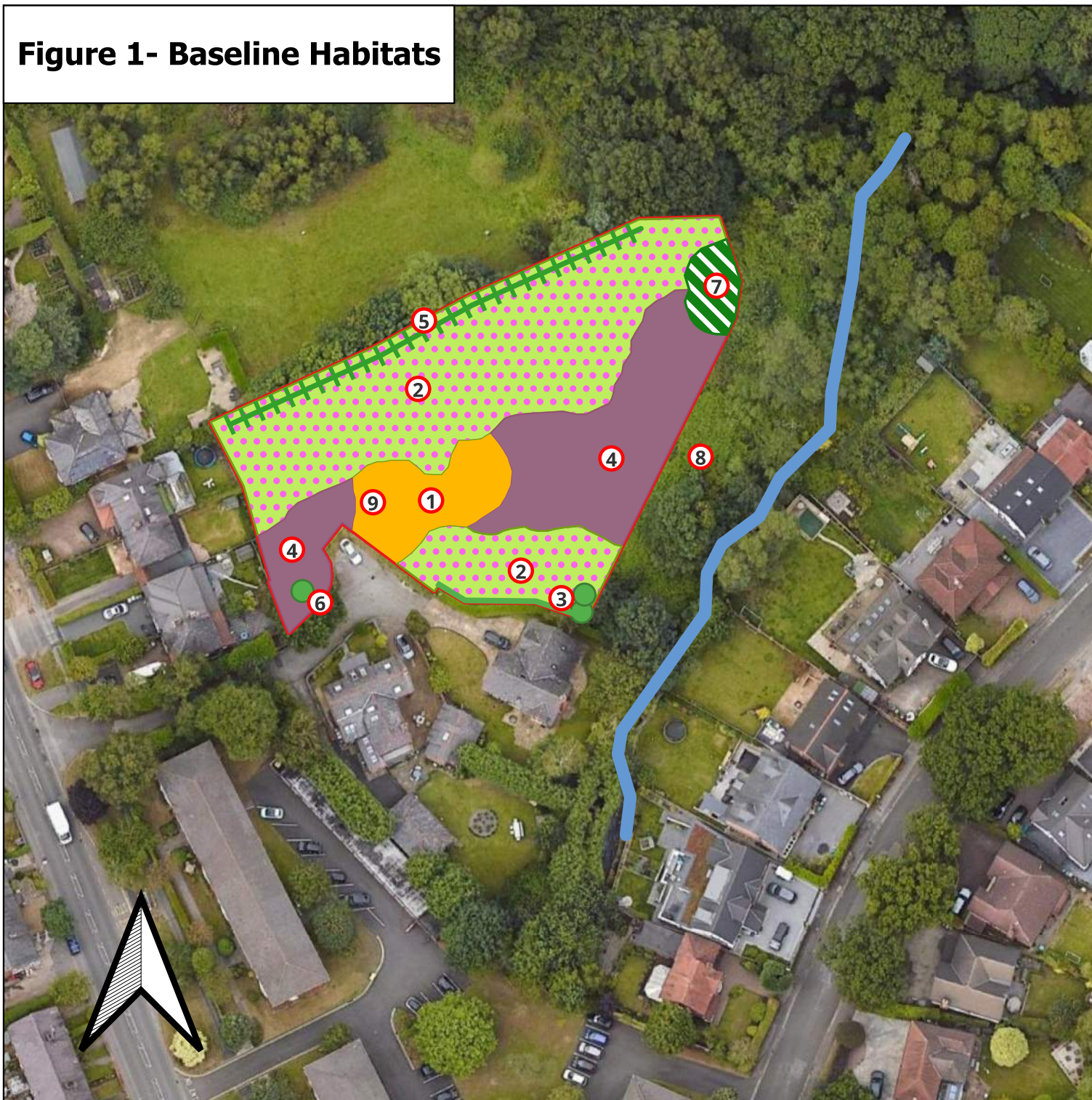
*Photograph 5- Trees on northern boundary (TN5 )*



*Photograph 6- Excavated wasps nest (TN9)*

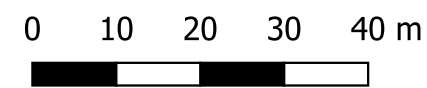


**Figure 1- Baseline Habitats**

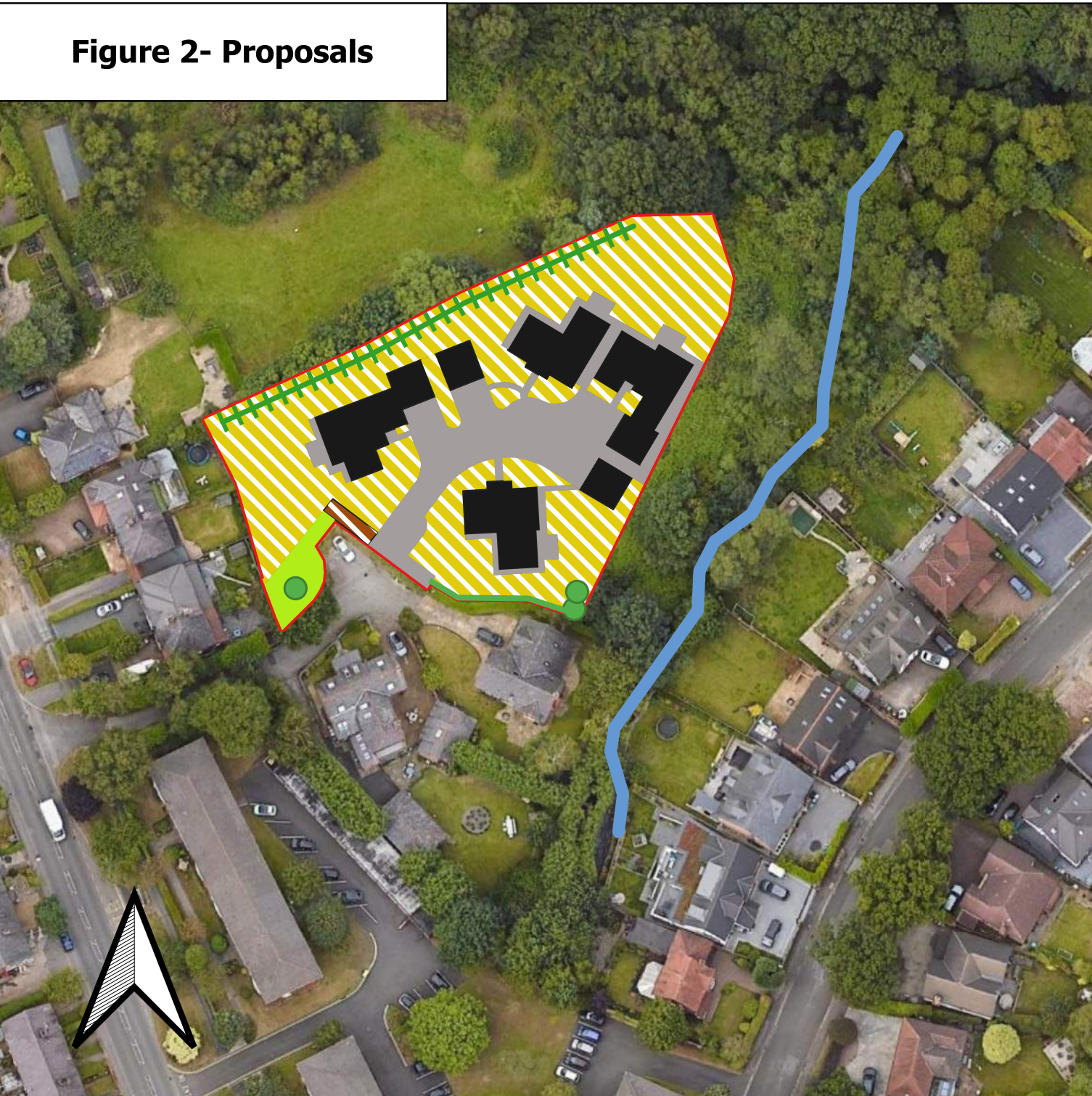


**KEY**

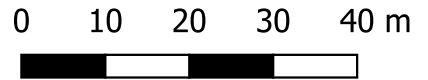
-  Red Line
-  Brook
-  Target Note
-  Hedge
-  Line of Trees
-  Tree
-  Tall Forb
-  Other Neutral Grassland
-  Mixed Scrub
-  Bramble



**Figure 2- Proposals**



- KEY**
- Red Line
  - Brook
  - Hedge (retained)
  - Line of Trees (retained)
  - Tree
  - Vegetated Garden
  - Developed/Sealed Surface
  - Buildings
  - Modified Grassland
  - Introduced Shrubbery



| Condition Sheet: LINE OF TREES Habitat Type  |  |   |                                      |
|--|--|---|--------------------------------------|
| <b>Habitat Types</b>   |  |   |                                      |
| Line of trees  |  |   |                                      |
| Line of trees – associated with bank or ditch  |  |   |                                      |
| Ecologically valuable line of trees  |  |   |                                      |
| Ecologically valuable line of trees – associated with bank or ditch  |  |   |                                      |
| <b>Habitat Description</b>   |  |   |                                      |
| There is a tree line running along the northern boundary of the site. This could not be directly accessed during survey owing to the dense bramble scrub which extends along this boundary.  |  |   |                                      |
| At the western end of the northern boundary, the line of trees has developed from a former hedge. This comprises of mature birch, sycamore, willow and privet hedge. The sycamore has been compassed the base quality height 5 m. There is some dead wood and broken branches present in the trees overhanging 8 m into the site. The trees range in size from 250 mm to 700 mm DBH. Trees at the eastern end of the tree line comprise of mature oak, |  |   |                                      |
| See the Statutory Biodiversity Metric User Guide.  |  |   |                                      |
| This assessment is based on the Hedgerow Survey Handbook <sup>1</sup> . For further clarifications please refer to the Handbook.   |  |   |                                      |
| Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.  |  |   |                                      |
| <b>On-site or off-site, site name and location</b>   | Pigginshaw   | <b>Survey date and Surveyor name</b>                    | R Roe 1 July 2025                    |
| <b>Limitations (if applicable)</b>   |  | <b>Survey reference (if relating to a wider survey)</b> |                                      |
| <b>Grid reference</b>  |  | <b>Habitat parcel reference</b>                         |                                      |
| <b>Condition Assessment Criteria</b>   |  | <b>Criterion passed (Yes or No)</b>                     | <b>Notes (such as justification)</b> |
| A  | At least 70% of trees are native species.  | Y   |                                      |
| B  | Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.  | Y   |                                      |
| C  | One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.  | Y   |                                      |
| D  | There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice <sup>2</sup> .        | N   |                                      |
| E  | At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity. | Y   |                                      |
|  |  | <b>Number of criteria passed</b>                        |                                      |
| <b>Condition Assessment Result (out of 5 criteria)</b>   | <b>Condition Assessment Score</b>  | <b>Score Achieved * / ✓</b>                             |                                      |
| Passes 5 criteria  | Good (3)   |   |                                      |
| Passes 3 or 4 criteria   | Moderate (2)   | X   |                                      |
| Passes 2 or fewer criteria   | Poor (1)   |   |                                      |
| <b>Suggested enhancement interventions to improve condition score</b>  |  |   |                                      |
|  |  |   |                                      |



| Condition Sheet: URBAN Habitat Type  |  |   |   |
|--|--|---|---|
| <b>Habitat Types</b>   |  |   |   |
| Sparsely vegetated land - Ruderal/Ephemeral<br>Sparsely vegetated land - Tall forbs<br>Urban - Allotments<br>Urban - Biodiverse green roof<br>Urban - Bioswale<br>Urban - Cemeteries and churchyards<br>Urban - Facade-bound green wall<br>Urban - Ground based green wall<br>Urban - Intensive green roof<br>Urban - Open mosaic habitats on previously developed land<br>Urban - Rain garden<br>Urban - Sustainable drainage system (SuDS)<br>Urban - Vacant or derelict land<br>Urban - Bare ground |  |   |   |
| <b>Habitat Description</b>   |  |   |   |
| there are extensive areas of tall herb habitats at the site. These include continuous patches of ground elder and Rosebay willow herb. There are also patches of nettle and cleaver. The tall herb includes some bramble, broadleaved dock, hogweed, nettles and cleavers. Were close to the Brook, there are occasional patches of Himalayan balsam.  |  |   |   |
| See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:   |  |   | <a href="#">UKHab – UK Habitat Classification</a> |
| <b>On-site or off-site, site name and location</b>   | Pigginshaw   | <b>Survey date and Surveyor name</b>                    | R Roe 11 July 25                                  |
| <b>Limitations (if applicable)</b>   |  | <b>Survey reference (if relating to a wider survey)</b> |   |
| <b>Grid reference</b>  |  | <b>Habitat parcel reference</b>                         |   |
| <b>Condition Assessment Criteria</b>   |  | <b>Criterion passed (Yes or No)</b>                     | <b>Notes (such as justification)</b>              |
| Core Criteria - must be assessed for <b>all urban habitat types</b> :  |  |   |   |
| A  | Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.   | n   |   |
| B  | The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.  | n   |   |
| C  | Invasive non-native plant species (listed on Schedule 9 of WCA <sup>1</sup> ) and others which are to the detriment of native wildlife (using professional judgement) <sup>2</sup> cover less than 5% of the total vegetated area <sup>3</sup> .<br><br><b>Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than &lt;5% cover).</b> | y   |   |
| Additional Criterion - must be assessed for <b>Open mosaic habitat on previously developed land</b> only:  |  |   |   |
| D  | The parcel shows spatial variation and forms a mosaic of bare substrate PLUS:<br><br>- At least four early successional communities (a) to (i);<br><br>Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.  |   |   |
| Additional Criteria - must be assessed for <b>Bioswale and SuDS</b> habitat types only:  |  |   |   |
| E1   | Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife <sup>4</sup> .  |   |   |
| E2   | The vegetation is comprised of plant species suited to wetland or riparian situations.   |   |   |
| Additional Criterion - must be assessed for <b>Intensive green roofs</b> only:   |  |   |   |

|   |  |                                   |                           |
|---|--|-----------------------------------|---------------------------|
| F   | The roof has a minimum of 50% native and non-native wildflowers.<br>70% of the roof area is soil and vegetation (including water features).  |                                   |                           |
| Additional Criterion - must be assessed for <b>Biodiverse green roofs</b> only:   |  |                                   |                           |
| G   | The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers.<br><br><b>Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.</b> |                                   |                           |
| Essential criteria relevant for habitat type achieved (Yes or No)   |  |                                   |                           |
| Number of criteria passed   |  |                                   | 1                         |
| <b>Condition Assessment Result</b>  |  | <b>Condition Assessment Score</b> | <b>Score Achieved */√</b> |
| <b>Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):</b>       |  |                                   |                           |
| • Passes all 3 core criteria;<br>AND<br>• Meets the requirements for Good condition within criterion C.   |  | Good (3)                          |                           |
| • Passes 2 of 3 core criteria;<br>OR<br>• Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.   |  | Moderate (2)                      |                           |
| • Passes 0 or 1 of 3 core criteria.   |  | Poor (1)                          | Y                         |
| <b>Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):</b> |  |                                   |                           |
| • Passes all 3 core criteria;<br>AND<br>• Meets the requirements for Good condition within criterion C;<br>AND<br>• Passes additional criterion relevant to specific habitat type (D, F or G).      |  | Good (3)                          |                           |
| • Passes 2 or 3 of 4 criteria;<br>OR<br>• Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.  |  | Moderate (2)                      |                           |
| • Passes 0 or 1 of 4 criteria.  |  | Poor (1)                          |                           |
| <b>Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):</b>   |  |                                   |                           |
| • Passes all 3 core criteria;<br>AND<br>• Meets the requirements for Good condition within criterion C;<br>AND<br>• Passes all additional criteria relevant to specific habitat type (Group E)      |  | Good (3)                          |                           |
| • Passes 3 or 4 of 5 criteria;<br>OR<br>• Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.  |  | Moderate (2)                      |                           |
| • Passes 2 or fewer of 5 criteria.  |  | Poor (1)                          |                           |
| <b>Suggested enhancement interventions to improve condition score</b>   |  |                                   |                           |
|   |  |                                   |                           |
| <b>Footnotes</b>  |  |                                   |                           |

| Condition Sheet: INDIVIDUAL TREES Habitat Type   |   |   |                                      |
|--|---|---|--------------------------------------|
| <b>Habitat Types</b>   |   |   |                                      |
| <b>Individual trees – Urban trees</b><br><b>Individual trees – Rural trees</b><br>Complete a condition sheet for each tree or block of trees.  |   |   |                                      |
| <b>Please see separate Line of trees condition sheet for a line of Rural trees.</b>  |   |   |                                      |
| <b>Habitat Description</b>   |   |   |                                      |
| Small oak, sycamore and birch within bramble and tall herb habitats. Semi-mature trees.  |   |   |                                      |
| <b>Individual trees (description applied to the urban or rural environment):</b>   |   |   |                                      |
| Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.  |   |   |                                      |
| <b>Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):</b>   |   |   |                                      |
| Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category. |   |   |                                      |
| <b>On-site or off-site, site name and location</b>   | Pigginshaw  | <b>Survey date and Surveyor name</b>                    | R Roe 11 July 2025                   |
| <b>Limitations (if applicable)</b>   |   | <b>Survey reference (if relating to a wider survey)</b> |                                      |
| <b>Grid reference</b>  |   | <b>Habitat parcel reference</b>                         |                                      |
| <b>Condition Assessment Criteria</b>   |   | <b>Criterion passed (Yes or No)</b>                     | <b>Notes (such as justification)</b> |
| A  | The tree is a native species (or at least 70% within the block are native species).   | y   |                                      |
| B  | The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).   | y   |                                      |
| C  | The tree is mature (or more than 50% within the block are mature) <sup>1</sup> .  | n   |                                      |
| D  | There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. | y   |                                      |
| E  | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.   | n   |                                      |
| F  | More than 20% of the tree canopy area is oversailing vegetation beneath.  | y   |                                      |
| <b>Number of criteria passed</b>   |   |   |                                      |
| <b>Condition Assessment Result (out of 6 criteria)</b>   | <b>Condition Assessment Score</b>   | <b>Score Achieved *//√</b>                              |                                      |
| Passes 5 or 6 criteria   | Good (3)  |   |                                      |
| Passes 3 or 4 criteria   | Moderate (2)  | X   |                                      |
| Passes 2 or fewer criteria   | Poor (1)  |   |                                      |
| Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.  |   |   |                                      |
| <b>Suggested enhancement interventions to improve condition score<sup>2</sup></b>  |   |   |                                      |



**Condition Sheet: SCRUB Habitat Type**

**Habitat Types**

Heathland and shrub - Blackthorn scrub  
 Heathland and shrub - Gorse scrub  
 Heathland and shrub - Hawthorn scrub  
 Heathland and shrub - Hazel scrub  
 Heathland and shrub - Mixed scrub  
 Heathland and shrub - Dunes with sea buckthorn (H2160)  
 Heathland and shrub - Willow scrub

**Habitat Description**

there is a small patch of young, self-seeded, young willow scrub extending into the site from its North East corner.

For Dunes with sea buckthorn see: [Dunes with sea-buckthorn \(Dunes with Hippophae rhamnoides\) - Special Areas of Conservation \(jncc.gov.uk\)](http://jncc.gov.uk)

For other scrub types see: [ukhab – UK Habitat Classification](#)

|  |            |   |             |
|--|------------|---|-------------|
| <b>On-site or off-site, site name and location</b> | Pigginshaw | <b>Survey date and Surveyor name</b>                    | 11 July Roe |
| <b>Limitations (if applicable)</b>                 |            | <b>Survey reference (if relating to a wider survey)</b> |             |
| <b>Grid reference</b>                              |            | <b>Habitat parcel reference</b>                         |             |

| <b>Condition Assessment Criteria</b> |  | <b>Criterion passed (Yes or No)</b> | <b>Notes (such as justification)</b> |
|--------------------------------------|--|-------------------------------------|--------------------------------------|
| A                                    | The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). <sup>1</sup><br>- At least 80% of scrub is native,<br>- There are at least three native woody species <sup>2</sup> ,<br>- No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover). | n                                   |                                      |
| B                                    | Seedlings, saplings, young shrubs and mature (or ancient or veteran <sup>3</sup> ) shrubs are all present.   | n                                   |                                      |
| C                                    | There is an absence of invasive non-native plant species <sup>4</sup> (as listed on Schedule 9 of WCA <sup>5</sup> ) and species indicative of suboptimal condition <sup>6</sup> make up less than 5% of ground cover.   | y                                   |                                      |
| D                                    | The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.   | y                                   |                                      |

|   |   |                               |   |
|---|---|-------------------------------|---|
| E   | There are clearings, glades or rides present within the scrub, providing sheltered edges. | n                             |   |
| <b>Number of criteria passed</b>                                      |   |                               | 2 |
| <b>Condition Assessment Result<br/>(out of 5 criteria)</b>            | <b>Condition Assessment Score</b>   | <b>Score Achieved<br/>x/√</b> |   |
| Passes 5 criteria   | Good (3)  |                               |   |
| Passes 3 or 4 criteria  | Moderate (2)  |                               |   |
| Passes 2 or fewer criteria  | Poor (1)  | X                             |   |
| <b>Suggested enhancement interventions to improve condition score</b> |   |                               |   |
|   |   |                               |   |

**Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)**

**UK Habitat Classification (UKHab) Habitat Types**

Grassland - Lowland calcareous grassland  
 Grassland - Lowland dry acid grassland  
 Grassland - Lowland meadows  
 Grassland - Other lowland acid grassland  
 Grassland - Other neutral grassland  
 Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]  
 Grassland - Upland acid grassland  
 Grassland - Upland calcareous grassland  
 Grassland - Upland hay meadows  
 Sparsely vegetated land - Calaminarian grassland

|  |            |   |                    |
|--|------------|---|--------------------|
| <b>On-site or off-site, site name and location</b> | Pigginshaw | <b>Survey date and Surveyor name</b>                    | R Roe 11 July 2025 |
| <b>Limitations (if applicable)</b>                 |            | <b>Survey reference (if relating to a wider survey)</b> |                    |
| <b>Grid reference</b>                              |            | <b>Habitat parcel reference</b>                         |                    |

**Habitat Description**

The grassland within the interior comprises principally of perennial rye-grass with common bent, red fescue, common couch, false oat-grass with tussocks of cock's foot. The grassland is interspersed with Bramble and field horse tail other herbs presence include bush vetch, creeping thistle meadow vetchling, hogweed, ragwort and hedge bindweed. Five 1m square quadrat samples were undertaken of the grassland to determine species diversity. The grassland is species poor supporting approximately 7.6 species per square metre.

[ukhab – UK Habitat Classification](#)

| <b>Condition Assessment Criteria</b> |   | <b>Criterion passed (Yes or No)</b> | <b>Notes (such as justification)</b> |
|--------------------------------------|---|-------------------------------------|--------------------------------------|
| A                                    | The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). <sup>1</sup><br><br><b>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b> | Y                                   |                                      |
| B                                    | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.  | N                                   |                                      |
| C                                    | Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens <sup>2</sup> .  | N                                   |                                      |
| D                                    | Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.   | N                                   |                                      |

|   |   |                              |  |
|---|---|------------------------------|--|
| E   | <p>Combined cover of species indicative of suboptimal condition<sup>3</sup> and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.</p> <p>If any invasive non-native plant species<sup>4</sup> (as listed on Schedule 9 of WCA<sup>5</sup>) are present, this criterion is automatically failed.</p> | Y                            |  |
| <b>Additional Criterion - must be assessed for all non-acid grassland types</b>   |   |                              |  |
| F   | <p>There are 10 or more vascular plant species per m<sup>2</sup> present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).</p> <p><b>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</b></p>   | N                            |  |
| <b>Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)</b>   |   | N                            |  |
| <b>Number of criteria passed</b>  |   | 2                            |  |
| <b>Condition Assessment Result</b>  | <b>Condition Assessment Score</b>   | <b>Score Achieved</b><br>x/√ |  |
| <b>Acid grassland types (Result out of 5 criteria)</b>  |   |                              |  |
| Passes 5 criteria   | Good (3)  |                              |  |
| Passes 3 or 4 criteria  | Moderate (2)  |                              |  |
| Passes 2 or fewer criteria  | Poor (1)  |                              |  |
| <b>Non-acid grassland types (Result out of 6 criteria)</b>  |   |                              |  |
| Passes 5 or 6 criteria, including essential criterion A and additional criterion F.   | Good (3)  |                              |  |
| Passes 3 - 5 criteria, including essential criterion A.   | Moderate (2)  |                              |  |
| Passes 2 or fewer criteria;<br>OR<br>Passes 3 or 4 criteria excluding criterion A and F.  | Poor (1)  | X                            |  |
| <b>Suggested enhancement interventions to improve condition score</b>   |   |                              |  |
|   |   |                              |  |
| <b>Notes</b>  |   |                              |  |
| <p><b>Footnote 1</b> - Professional judgement should be used alongside the UKHab description.</p> <p><b>Footnote 2</b> – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.</p> <p><b>Footnote 3</b> - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.</p> <p><b>Footnote 4</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.</p> <p><b>Footnote 5</b> – Wildlife and Countryside Act 1981 (as amended).</p> |   |                              |  |

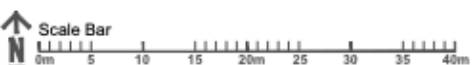


- KEY**
- General**
- Indicative Proposed Development Footprints, (Dwellings and Garages)
- Surfacing to Access and Car Parking**
- Paving Flags Colour-Suff
  - Bitumen Macadam/ SMA Surfacing- (Vehicle Overrun Areas)
  - Sets and Trims
- Existing Trees and Vegetation**
- Existing Trees to Remain
  - Hedgerow Planting to Remain
- Proposed Trees and Vegetation**
- New Tree Planting (See Schedule)
  - New Single Species Hedgerow Planting (See Amenity & Schedule)
  - Ornamental Shrub Planting (See Schedule)
  - Amenity Grass

Piggishaw Brook. Development offset 10m from top of bank. Existing vegetation and trees to remain. Continued management of invasive weeds (Japanese knotweed and Himalayan Balsam).

Existing planting retained.

Existing planting retained. (Laurel)



Project:  
**Land off Piggishaw, Altrincham Road, Wilmslow**  
 Drawing Title:  
**Landscape Strategy**

Scale:  
**A3: 1/500**  
 Status:  
**Planning**  
 Drawing Number:  
**M731.05 (Figure 4.1)**  
 Date:  
**12/08/2025**  
 Drawn:  
**ES**  
 Revision: -

