

## **ITEM 5**

<b>Application Reference</b>	<b>DC/089265</b>
<b>Location:</b>	Cheadle College Cheadle Road Cheadle Hulme Cheadle SK8 5HA
<b>PROPOSAL:</b>	Hybrid planning application seeking: Full (detailed) planning permission for the erection of a three storey college (Use Class F1(a)) with new car parking, cycle storage, plant, sub-station, hard and soft landscaping including new playing field, vehicular and pedestrian access and associated engineering and infrastructure, together with the demolition works necessary to separate the sports building from the remainder of the existing campus, the new entrance block and elevational treatment to the existing Sports Building; and Outline planning permission for the demolition of the existing college buildings and the erection of up to 32 dwellings with all matters reserved.
<b>Type Of Application:</b>	Hybrid Application
<b>Registration Date:</b>	25 <sup>th</sup> July 2023
<b>Expiry Date:</b>	Extension of Time agreed to 22 <sup>nd</sup> December 2023
<b>Case Officer:</b>	Rebecca Whitney
<b>Applicant:</b>	Trafford College Group
<b>Agent:</b>	WSP

## **COMMITTEE STATUS**

This application is a departure from the Statutory Development Plan, has received more than 4 objections and has also been called up to Cheadle Area Committee by Cllr Morrison.

In addition, whilst the site is within Cheadle Hulme South ward, it sits at the boundaries with Cheadle West and Gatley and Cheadle East and Cheadle Hulme North. Therefore the application is presented to Cheadle Area Committee and Bramhall & Cheadle Hulme South Area Committee for comment, and will be determined by the Planning & Highways Regulation Committee.

Members are advised that the public consultation period is currently live following a revision to the application and will expire on 13<sup>th</sup> December 2023. The recommendation to grant planning permission subject to conditions and a legal agreement is also subject to no new substantive issues being raised during the remainder of the public consultation period.

## **DESCRIPTION OF DEVELOPMENT**

The application is for redevelopment of the Cheadle College site on Cheadle Road. The proposal (as amended) comprises the demolition of the existing main college building and the land redeveloped with a 32 dwelling residential scheme including 30% provision of affordable housing. A new college would be constructed on land to

the north of the overall site, and the existing sports hall and horticultural unit retained and refurbished.

The application is made in hybrid, with full permission being sought for the college building and ancillary features and outline permission with all matters reserved sought for the housing site. A replacement grass sports pitch is also proposed to the front of the site adjacent to the proposed housing development.

It should be noted that the application has been amended, and a full re-consultation has been issued. This consultation period remains live, and any comments received will be taken into consideration and Members will be provided with a verbal update at the meeting of the Committee. The application has proceeded to committee at this time at the request of the applicant as there is a requirement to have a determination before the end of December due to funding constraints. The applicant has submitted an addendum to the planning statement which sets out the rationale for the amendments to the proposal and the changes themselves, and these are summarised below.

The original proposals included an artificial grass pitch which is no longer proposed, however the amended proposals include the provision of a new grass playing field to the south east of the application site, and would still propose the relocation of manholes on the existing grass pitch to increase the area of useable space. The proposal still includes the retention of the existing sports hall and elevational alterations, but no longer proposes a full refurbishment. In respect of the detailed element of the application, minor amendments are also included such as a minor reduction in size of the application site, amended hard and soft landscaping details, minor amendments to boundary treatments within the site and the layout of the horticultural facilities, and relocation of the plant room. The outline proposal for residential development has reduced from up to 64 dwellings to up to 32 dwellings.

#### Full element of the hybrid application

The majority of existing college buildings would be demolished, however the building that currently contains the existing sports hall, gym and changing rooms would be retained and would undergo elevational changes..

The new college building is proposed in the northernmost part of the site. The college would be positioned to the west of the existing vehicular access, with a new hard landscaped entrance area that would connect the main building and the retained sports buildings (to be known as the sports barn).

The new college building would comprise two teaching wings either side of a central core. The northern wing would be three storeys and the southern wing steps down to two storeys. The areas students would use outside of lessons are located in the south of the building, opening out onto the common area in order to retain the northern landscaped areas for horticulture students, and as a quiet nature trail.

To the rear of the college building, on the northern elevation, the ground floor classrooms would open out to a landscaped sensory garden for SEND students to use during the day. Classes would be small, with up to eight students plus teaching class and carers. The teaching garden would provide a space for students to practice life skills such as gardening as well as enjoying sensory planting. The boundary treatment would comprise planting and a fence to provide privacy to students.

Beyond the sensory garden a landscape buffer is proposed between the college building and the existing residential dwellings to the north. It is proposed that this area would be primarily managed by the horticulture students as part of their course.

To the south of the new college building the kitchen and refectory would open out into an area for outdoor dining and socialising that will have structured landscaping leading down to the playing fields and retained scrub (the former redgra pitches).

In the south-eastern corner of the site, south of the sports barn, is the main area that would be used by horticultural students for planting outside and in the greenhouse. The horticulture area is retained in the existing position to minimise disruption to student's work and habitat.

The existing site access onto Cheadle Road would be retained in its current form with footways on both sides. A drop off/pick up and service loop would be provided on the south side of the new building for the use of high needs students, and not for general use.

The existing rear college car park would be retained and new parking is proposed to the south. In total 162 spaces would be provided (122 exclusively for the use of the College, 40 spaces for the Laurus school), of which 11 disabled spaces will be provided which is the same number as currently provided in the college car park and has been found to be sufficient for the college's students and staff. 16 parking spaces will have access to an electric vehicle charging point. The Laurus school drop off/pick up which is currently accommodated in the rear college parking would be relocated to the 40 spaces closest to the school site. 96 cycle parking spaces are proposed and would be located within the area between the proposed and retained building.

On the southeast side of the existing access road a new access would be provided to the proposed residential development. Whilst the remainder of the residential development is sought in outline, the junction serving the future development is sought in detail.

The site is not currently secure and so users of the adjacent Public Right of Way can walk onto the college campus. This presents a safeguarding issue, and it is proposed that the site is made secure through this application.

The amendments to the application no longer include the provision of an artificial grass pitch to the west of the site, but do include the provision of a new playing field to the south-east of the site.

### Outline element

Outline planning permission with all matters reserved is sought for residential development (Use Class C3) for up to 32 dwellings. An indicative layout drawing has been provided to demonstrate how the development could be accommodated within the site, however details of access, layout, scale, appearance and landscaping are reserved for approval at reserved matters stage.

Access for the residential development would be taken from the existing access road into the site from Cheadle Road.

The application advises that the application has been submitted with two component parts as funding has been secured to deliver the new college building, so planning

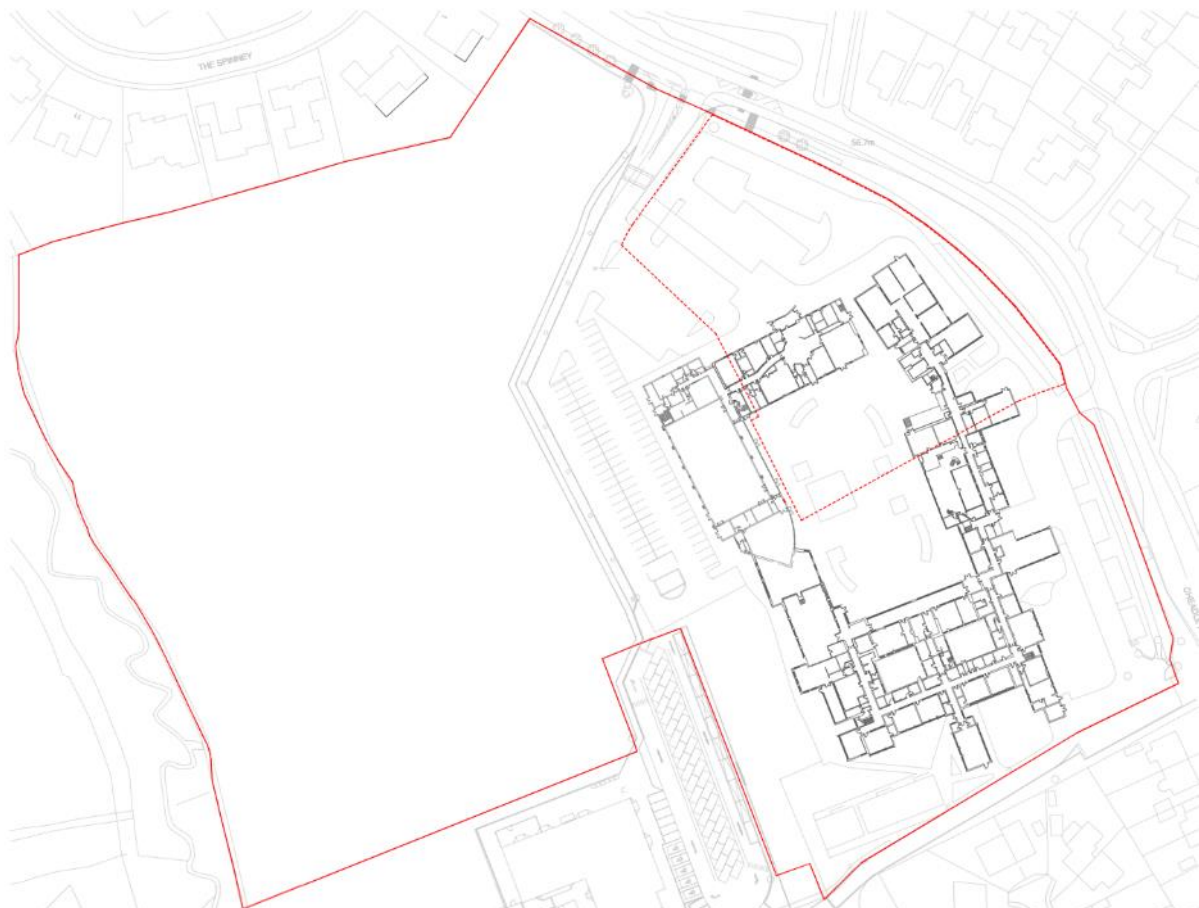
permission for this element is sought in full. The planning permission for the residential development is sought in outline to establish the principle only as the college would sell off the surplus land to a housebuilder to deliver that part of the site. They would submit a future reserved matters application to seek approval of the details of the housing development. The housing is included in the hybrid application as it was originally required to financially deliver the improved sports facilities at the site, identified within the supporting information as a new all-weather sports pitch. This element has since been omitted and a new playing field is instead proposed.

In respect of phasing, the existing college must remain operational whilst the new building is construction, after which the operation would move into the new facility. Neighbour comments have queried why the college cannot be built on the site of the existing college and why the greenfield site is proposed, and this is a key factor. The next phase of development would involve the demolition of the majority of the existing college buildings with the exception of the sports barn which is to be retained and altered as a part of the proposals.

The original proposals would have then gone on to construct the proposed artificial grass pitch to the west of the site as the residential development would cross fund this, however this element of the proposal has been omitted. The amended proposals include the provision of a new playing field which would come forward at this stage.

## **SITE AND SURROUNDINGS**

The nature of the hybrid application, as set out previously, means that the application site can be effectively split into two distinct parcels, as shown on the plan below as a site outlined in a solid red line (the detailed element) and a site outlined in a dashed red line (the outline element):



The site comprises education buildings which are located in the eastern part of the site, closest to Cheadle Road. The eastern part of the site, comprising most of the college building, is located within land designated as a Predominantly Residential Area. The education buildings are largely 2-2.5 storeys, set around a central courtyard. To the north, east and west of the buildings are areas of hardstanding used for car parking serving the college.

West of the college buildings, car parking and hardstanding, is an area of grass playing field that is either marked out for one or two grass football pitches of informal sizes. The grass playing field is used by the college and has no external community use. Furthest west, is an overgrown area that was formerly two artificial redgra pitches. The application advises that this area of the site has not been used for over 10 years and has now degenerated into overgrown scrub with bushes. These western areas of the site, comprising the playing fields, vehicular access, car parking and some of the college buildings, are within land designated as Local Open Space.

The Laurus Cheadle Hulme Nursery, Primary School and High School is to the south of the application site and was constructed and opened in September 2018. The Laurus and the college share a vehicular access and the Laurus uses some of the college's car parking for drop off and pick up. There is an existing vehicular access from Cheadle Road which serves both the site and Laurus School and there are additional pedestrian links into the site from Cheadle Road.

The land to the north, east, and south of the site is within a Predominantly Residential Area. To the west of the site is Bruntwood Park which contains an 18 hole golf course, an accessible children's playground and a BMX race track.

The site is located in Flood Zone 1 (the lowest risk of flooding). There is a watercourse that runs along the western boundary of the site which is within Flood Zone 3 (the highest risk of flooding), however no development is proposed in Flood Zone 3.

There are no designated heritage assets within or close to the site, and there are no protected trees within or adjacent to the site. Bruntwood Site of Biological Interest and Green Chain is located west of the site, as well as a Public Right of Way which runs north-south between the application site and Bruntwood Park.

The site is located approximately 640m from the boundary of an Air Quality Management Area.

## **POLICY BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for Stockport comprises :-

- Policies set out in the Stockport Unitary Development Plan Review (saved UDP) adopted on the 31<sup>st</sup> May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; and

- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document (Core Strategy DPD) adopted on the 17<sup>th</sup> March 2011.

### **Saved policies of the SUDP Review**

EP1.7 - Development and Flood Risk  
 EP1.9 – Safeguarding of Aerodromes and Air Navigation Facilities  
 EP1.10 – Aircraft Noise  
 UOS1.3 – Protection of Local Open Space  
 L1.2 - Children’s Play  
 MW1.5 – Control of waste from development

### **LDF Core Strategy/Development Management policies**

CS1: OVERARCHING PRINCIPLES: SUSTAINABLE DEVELOPMENT – ADDRESSING INEQUALITIES AND CLIMATE CHANGE

SD-1: Creating Sustainable Communities  
 SD-3 : Delivering the Energy Opportunities Plan – New Development  
 SD-6 : Adapting to the Impacts of Climate Change

CS2 : HOUSING PROVISION

CS3 : MIX OF HOUSING

CS4 : DISTRIBUTION OF HOUSING

H-1 : Design of Residential Development  
 H-2 : Housing Phasing  
 H-3 : Affordable Housing

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places  
 SIE-2 Provision of Recreation and Amenity Open Space in New Developments  
 SIE-3: Protecting, Safeguarding and Enhancing the Environment  
 SIE-5: Aviation Facilities, Telecommunications and other Broadcast Infrastructure

CS9: TRANSPORT AND DEVELOPMENT

CS10: AN EFFECTIVE AND SUSTAINABLE TRANSPORT NETWORK

T-1: Transport and Development  
 T-2: Parking in Developments  
 T-3: Safety and Capacity on the Highway Network

### **Supplementary Planning Guidance and Documents**

Supplementary Planning Guidance and Documents (SPG’s and SPD’s) do not form part of the Statutory Development Plan. Nevertheless, they do provide non-statutory Council approved guidance that is a material consideration when determining planning applications. Relevant SPG’s and SPD’s include :-

- DESIGN OF RESIDENTIAL DEVELOPMENT SPD
- OPEN SPACE PROVISION AND COMMUTED PAYMENTS SPD
- PROVISION OF AFFORDABLE HOUSING SPG
- SUSTAINABLE DESIGN AND CONSTRUCTION SPG
- SUSTAINABLE TRANSPORT SPD

- TRANSPORT AND HIGHWAYS IN RESIDENTIAL AREAS SPD.

### **National Planning Policy Framework (NPPF)**

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 5<sup>th</sup> September 2023 and replaced the previous NPPF (originally issued in 2012, revised in 2018, 2019 and 2021). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments up-to-date planning policy which should be taken into account in dealing with applications focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed.

N.B. In respect of decision-taking the revised NPPF constitutes a “material consideration”.

### **National Planning Practice Guidance (NPPG)**

NPPG is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

### **RELEVANT PLANNING HISTORY**

No relevant planning history on the site, however it should be noted that there is significant planning history associated with the Laurus Cheadle Hulme site south of the application site.

### **NEIGHBOUR'S VIEWS**

111 neighbouring properties were consulted by letter, a press notice was published and a site notice was displayed. In response, 19 objections have been received, including a joint letter on behalf of neighbouring residents.

A further consultation was issued on 13<sup>th</sup> November 2023 due to the amendments to the proposed development and no comments have been received prior to the publication of this report. It should be noted that the consultation period remains live, and any comments received will be taken into consideration and Members will be advised by way of a verbal update. The grounds of objection can be summarised as follows:

- a. Deeds state that the land is to only be used for education purposes
- b. The site is used by members of the public at various times of the day, evenings and weekends. There are also many walking paths accessed along the rear and side site boundaries.
- c. Would be better to rebuild the college on the existing footprint
- d. Queries why the college would be built on a greenfield site
- e. Queries the loss of green space
- f. Location and design of the proposed college building

- g. Siting, bulk and mass of the proposed college building
- h. Height of the college is 3 'commercial' floors rather than a true three storey dwelling – height is closer to a 5 storey residential building
- i. 3 storey building is poorly designed for those with impaired mobility as only one lift is proposed and this could break down
- j. Proximity to neighbouring properties
- k. Use of land between the proposed college building and the rear boundaries of houses on The Spinney being used for play or education, in close proximity to residents
- l. Boundary planting between the proposed college building and the single storey homes on The Spinney is not protected nor owned by the applicant, and therefore cannot be relied upon
- m. Loss of light to neighbouring properties due to the college building
- n. Loss of privacy to neighbouring properties due to the college building
- o. Light pollution due to increased traffic
- p. Air pollution due to construction traffic
- q. Impacts on the security of neighbouring properties
- r. Increase in noise levels and disturbance due to the college building
- s. Potential for noise and disturbance from heating, ventilation and other plant due to malfunctions or wear
- t. Location of bin store and plant room adjacent to the boundaries with neighbouring dwellings, and associated noise and disturbance from bin collections
- u. Operating hours – modest hours are proposed, however the gates are locked at 9pm or later and unlocked at around 6am
- v. Security concerns as the site is currently locked at night, however residential use would prevent this
- w. The land should not be developed for houses, it was and still is to an extent a green space
- x. Objects to the proposed dwellings due to increased traffic and associated highway safety issues
- y. The road system is not suitable for additional traffic
- z. Traffic calming measures requested
- aa. Impacts on highways safety at the junction with Cheadle Road during construction and operation
- bb. Disruption from construction and construction traffic
- cc. Parking provision
- dd. Noise, vibration and dust during demolition
- ee. Queries the number of respondents referred to in the traffic assessment
- ff. Queries when the traffic report assessment was undertaken as it is believed to have been during the school holidays
- gg. Impacts of traffic on wildlife
- hh. Presence of Brambling on site, a bird listed under Schedule 1 of the 1981 Countryside Act
- jj. College building would result in overlooking of the properties on The Spinney, particularly in relation to those at the southern part of The Spinney
- kk. Already too much traffic on Cheadle Road
- ll. Proposals for 60 dwellings is excessive due to the existing traffic
- mm. Consideration needs to be given to the provision of pedestrian traffic lights at the current crossing
- nn. Residents would not want the inconvenience of parking restrictions
- oo. Electric Vehicle charging facilities are not proposed to the disabled parking bays
- pp. Queries why so few Electric Vehicle charging facilities are proposed
- qq. Queries the use of the existing access



- rr. Queries whether the electricity substation could be relocated adjacent to the access road and away from neighbouring dwellings
- ss. Dangerous activity on The Spinney from reckless parking, speeding cars when children are crossing, verbal abuse amongst parents parking, loud music and litter. Other comments raise concerns regarding parking at the junction of Cheadle Road and The Spinney, across driveways, and stopping in the road.
- tt. Comments regarding the pre-application consultation period and alternative proposals presented at that stage
- uu. Comments regarding the quality of the land on which the new college building is proposed
- vv. Queries whether the development could be combined with improvements to the swimming baths on Shiers Drive as these are in need of updating

One representation in support has been registered, however no further comments or reasons were provided.

## **CONSULTEE RESPONSES**

Consultee comments are summarised below, and detailed comments can be viewed on the Council's website using the following link:

<https://planning.stockport.gov.uk/PlanningData-live/applicationDetails.do?keyVal=RXQCEJPJ0EK00&activeTab=summary>

The consultee comments below relate primarily to the original proposals, and have been updated only where the reduced housing and addition of a proposed sports pitch are directly relevant (Highways Engineer, Sport England, Nature Development Officer and Environmental Health (Noise)).

**SMBC Highways** – No objection subject to conditions regarding details of the access, location of disabled parking spaces and motorcycle parking, details of electric vehicle charging facilities and cycle storage. A further condition is recommended to restrict weekday daytime or evening use of the college facilities.

**Transport for Greater Manchester (TfGM)** – Comments offered as advice in respect of collision investigation, trip generation, internal access arrangements, traffic regulation orders, construction traffic management and site accessibility.

**SMBC Public Rights of Way Officer** – No comments to make.

**Lead Local Flood Authority (LLFA)** – Requests additional and amended information.

**Environment Agency** – No comments to make.

**United Utilities** – Comments that the submitted details are not acceptable to United Utilities, Requests that the full site drains into the watercourse and requests drainage details for the full site. Should planning permission be granted, it is requested that a condition is attached to any decision notice to require submission of a surface water drainage scheme and foul water drainage scheme prior to the commencement of development. A condition is also recommended to require a drainage management and maintenance plan for the lifetime of the development.

**SMBC Environment Team (Noise)** – No objection.

In respect of the detailed proposals for the new college building and associated facilities, conditions are recommended to require the submission of a construction environmental management plan and to ensure compliance with the submitted Noise Impact Assessment and the recommended noise mitigation measures. An informative is recommended in respect of hours of demolition and construction.

In respect of the outline proposals for residential development, conditions are recommended to require the submission of a construction environmental management plan and noise impact assessment. Informatives are recommended in respect of hours of demolition and construction and regarding the preparation of Noise Impact Assessments.

Following amendments to the plans to reduce the housing element and to propose a new playing field, a condition is recommended to require the submission of external lighting details.

**SMBC Environment Team (Land Contamination)** – No objection subject to conditions. In respect of the detailed element, conditions would require land contamination investigation and remediation regarding the sports pitch, and remediation validation for the whole area. In respect of the outline element, conditions would require land contamination investigation, remediation and validation, and landfill gas remediation and measures to prevent migration.

**SMBC Environment Team (Air Quality)** – No objection.

**Strategic Housing Lead** – No objection, comments are provided in respect of the information required at reserved matters stage,

**Historic England** – No comments to make.

**Greater Manchester Archaeological Advisory Service** – No objections, is satisfied that the development would not threaten any known or suspected archaeological heritage.

**Conservation Officer** - No comments to make.

**Gardens Trust** – No comments to make.

**SMBC Planning Policy Officer (Energy)** – No objection.

**SMBC Planning Policy (Open Space)** – No objection.

**Sport England** – Raised an objection to the original the proposal as it results in the loss of playing field and it is considered not to accord with its Playing Fields Policy, particularly Exception 4 and NPPF paragraph 99. Sport England has been consulted on the amended proposals and comments are awaited.

**SMBC Arboricultural Officer** – No objection subject to conditions requiring the retention and protection of trees and details of new tree planting.

**SMBC Nature Development Officer** – Whilst additional information is awaited, no objections are raised in principle.

**Greater Manchester Police (Design for Security)** – No objection.

**Manchester Airport (MAG)** – No objection subject to conditions requiring submission of a bird hazard management plan, a construction environmental management plan and details of any proposed photovoltaic or thermal solar panels (including a glint and glare assessment), and to restrict permission development rights regarding lighting. Informatives are requested regarding cranes and tall equipment, and regarding light emitted upwards.

## **ANALYSIS**

### **Policy Principle**

Whilst two distinct proposals form part of one application, the application must be assessed as a whole, with the redevelopment of the current college site for housing forming part of the proposals for the redevelopment of the wider college site to include the development of a portion of the Local Open Space for the new college building.

### **Local Open Space**

Part of the application site is within an area allocated as Local Open Space on the proposals map of the development plan. As such the determination of this application should include consideration in relation to Saved UDP Policy UOS1.3 “Protection of Local Open Space,” Core Strategy Policy CS8 “Safeguarding and Improving the Environment” and paragraph 99 of the National Planning Policy Framework (2023). The relevant parts of those policy provisions are:

- For proposals other than where land is proposed to be used for recreational purposes (dealt with under point (i) of the policy), UOS1.3 sets out a presumption against the loss of Local Open Space unless:
  - (ii) It can be demonstrated that there is an adequate provision of open space in the local area and that the loss of the site would not be detrimental to the well-being of the local community or the amenities of the area; or
  - (iii) the open space that would be lost as a result of the proposed development would be replaced by open space of equivalent or better quantity, quality, usefulness, and attractiveness, in a location at least as accessible to current and potential users.
- CS8 sets out that “Development that does not safeguard the permanence and integrity of the Open Space will not be allowed.”
- NPPF paragraph 99 sets out that, where the development is not for alternative sports and recreational provision...
  - “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
    - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
    - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
    - c) [...]”

It is noted that neighbour objections have commented on the loss of open space. The Planning Policy Officer has commented that in relation to UOS1.3 point (ii) there is an identified deficiency of some types of open space within the Cheadle area, but not of amenity open space. It is necessary to also contemplate whether loss of the site would be detrimental to the well-being of local communities or the amenities of the area. With there being no public access to the LOS it might be held that its value is limited to ecological/biodiversity value and visual/aesthetic value (in particular from

vantage points at the closely related properties on The Spinney to the north and in Bruntwood Park to the west). There is, of course, value as open space for college pupils, staff and visitors, but that is a matter for the college to address, albeit it is noted that there is some evidence on the value of open space and greenery etc. to people's well-being and, very pertinently, to improved educational outcomes.

The visual/aesthetic value appears has been considered during the preparation of the landscaping strategy submitted as part of the application. Whilst a new building is proposed to be introduced on the site in closer proximity to the rear of the homes on The Spinney than any existing building, the landscaping strategy proposes a much broader swathe of planting and vegetation than currently exists, along with the creation of rain gardens and, towards the most northerly part of the site, planting areas to be used in horticultural curriculum activities. The visual/aesthetic value in relation to Bruntwood Park is already limited due to the former playing pitches in closest proximity being in a disused state. It is acknowledged that the previous proposals to partially bring these back into use would be unlikely to have a significant detrimental visual/aesthetic impact, however the proposal no longer includes works in this area of the site.

On balance, the Planning Policy Officer concludes that the visual/aesthetic value of the proposals on the allocated area of Local Open Space would, at worst, have a neutral impact. It is commented that it is likely to be necessary for a suitable condition to be imposed on the scheme (relating to both the full and outline elements of the hybrid application) to ensure that the impacts are mitigated as proposed in the landscaping strategy, and Officers agree that such a condition should be imposed.

In relation to the ecological/biodiversity value of the open space, the application includes submission of a Biodiversity Net Gain Metric spreadsheet which shows the scheme as a whole will deliver a greater than 10% net gain in biodiversity. This element of the submission is related to the initial application, the Council's Ecologist is satisfied that there is still sufficient comfort that a 10% net gain can be achieved and that this would be addressed under the Section 106 agreement..

In overall terms it can only be concluded that the requirements of UOS1.3 point (ii) are met. As UOS1.3 only requires one of its sub-points to be met it is not necessary to consider the requirements of point (iii). Notwithstanding this, it is to be noted that the amended proposal includes the provision of a replacement playing pitch to the south-east of the application site which would have a greater area than the grass playing field to be built upon. The proposed college development would be built on 0.64ha of grass playing field, and the development proposes to create a replacement 0.78ha of grass playing field on land not currently a playing field.

Core Strategy Policy CS8 might be considered slightly differently as it sets out that there may be "*situations in which other factors determine that the need to continue to protect existing assets are outweighed by the interests of achieving sustainable communities.*" It goes on to set out that, in such situations, "*the objective of achieving sustainable communities may be best served by the development of limited areas of open space.*" The case set out in the Planning Statement, in particular section 1.2, shows that the proposals are necessary to ensure the long-term future of the college, enabling it to provide new teaching facilities in a modern building that has been designed specifically for the College's curriculum and requirements. With access to education being included as part of the provisions set out in Core Strategy Policy CS1 "Overarching Principles: Sustainable Development - Addressing Inequalities and Climate Change" it would be reasonable to conclude that a scheme which seeks such educational benefits is genuinely contributing

towards the achievement of sustainable communities and, therefore, might reasonably be considered to be the type of development envisaged by CS8 as outweighing the need to protect existing open space assets.

CS8 also sets out that a loss of open space will only be considered acceptable in circumstances where the local Area Committee area has a relatively higher level of open space provision than other Area Committee areas which is the case in this location (when applying the former areas assessed in the 2017 open space study) in relation to amenity open space.

In the round it is considered a reasonable conclusion that the requirements of CS8 are met.

Notwithstanding the conclusions above, it is necessary to note that whilst broadly consistent with NPPF Paragraph 99, both UOS1.3 and CS8 predate the NPPF and neither takes an identical approach to the provisions of Paragraph 99, with UOS1.3 arguably being less flexible and CS8 arguably being more permissive in some circumstances. As a consequence decision makers should, in accordance with NPPF paragraph 219, give the two local policies due weight according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Paragraph 99 'a' guards against the loss of existing open space (and other recreational land/facilities) unless it is clearly shown to be surplus to requirements. This is a similar but not identical requirement to that in UOS1.3. Whilst there is no deficiency in amenity open space in the local area that does not necessarily indicate the land to be surplus to requirements. However, as set out above in relation to UOS1.3, the value of the land in terms other than visual/aesthetic value and biodiversity/ecological value is to the college's pupils, staff and visitors. If the college's strategy for how their land should best be used going forwards has concluded with the scheme currently proposed, taking their overall remit and objectives into account, then it can only be concluded that their requirement amounts to the quantity of open space that is proposed to be retained, and that the small part which will be lost is surplus to their requirements.

As with Policy UOS1.3, once the first sub-point 'a' of paragraph 99 has been satisfied there is no need to consider the second sub-point 'b'. Notwithstanding this, it is to be noted that the amended proposal includes the provision of a replacement playing pitch to the south-east of the application site which would have a greater area than the grass playing field to be built upon.

Whilst Paragraph 99 does take a slightly different approach to both Policies UOS1.3 and CS8, the considerations are very similar and, ultimately, the same conclusion should be reached. This would seem to indicate that only a very limited deduction in weight ought to be made in the application of Policies UOS1.3 and CS8.

Given that the proposal would result in a net increase in open space of 0.14 hectares and that it would deliver a playing field of equivalent or better quality, attractiveness, usefulness and accessibility, there is not considered to be a conflict with location or national planning policy in respect of the loss of Local Open Space.

#### Loss of Playing Pitches

Sport England raised an objection to the original proposal on the grounds that it results in the loss of playing field and it is considered not to accord with its Playing

Fields Policy, particularly Exception 4 and NPPF paragraph 99. Sport England has been consulted on the amended proposals and comments are awaited.

Officers have considered the amended proposals against Sport England Policy and which states:

“Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.”

Exception E4 applies where “The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.”

The existing grass playing field (including the area lost) has been recorded as in poor condition within the Council’s Playing Pitch Strategy (2019). The applicant has confirmed that no works have been undertaken to improve the pitch condition since the Strategy was prepared and as such, at best the condition is the same. In reality, the applicant advises that the condition has worsened. Replacing a poor quality grass pitch with a new grass playing field, would appear to address the first bullet point of Exception E4.

The proposed college development would be built on 0.64ha of grass playing field, and the amended proposals would create a replacement 0.78ha of grass playing field on land not currently a playing field. This is considered to meet the second bullet point of Exception E4.

The new playing field would be provided within the existing college campus, which is considered to be a suitable location as required by the third bullet point of Exception E4.

The existing playing field is used by staff and students. The proposal will continue to be used by staff and students of the college, noting that the education provider is not changing. As such, proposal will provide at least equivalent accessibility and management arrangements as required by the fourth bullet point of Exception E4.

On this basis, it is Officers view that the amended proposals are compliant with Exception E4, however comments from Sport England are awaited.

#### Educational Development

In the context of the loss of open space and playing pitches being considered acceptable, the principle of educational development on the site can be supported in light of the established lawful use of the site, noting that the provision of brand new teaching space for the students presents a significant benefit..

#### Residential Development

Moving to the outline residential element, the proposed residential development would be located partially within land designated as Local Open Space and partially

within land designated as a Predominantly Residential Area. It is noted that neighbour objections have been received which do not support residential development in the proposed location. Stockport is in a position of housing undersupply (4.1 years) against the minimum requirement of 5 years +5% buffer as set out in paragraph 74 of the NPPF.

Policy CS4 of the Core Strategy directs new residential development towards the more accessible parts of the Borough identifying 3 spatial priority areas (Central Housing Area; Neighbourhood Priority Areas and the catchment areas of District/Large Local Centres; and other accessible locations). Policy H-2 confirms that when there is less than a 5 year deliverable supply of housing (as is currently the case) the required accessibility scores will be lowered to allow the deliverable supply to be 'topped up' by other sites in accessible locations. This position has been regularly assessed to ensure that the score reflects the ability to 'top up' supply to a 5 year position. However, at present, the scale of shortfall is such that in order to genuinely reflect the current position in that regard the score has been reduced to zero. As such the application site is considered to be in an accessible location in accordance with policies CS4 and H-2 of the Core Strategy.

In the context of the loss of Local Open Space being considered acceptable in this instance as set out above, and in light of the residential development being located partially within land designated as Predominantly Residential, the principle of residential development can be supported subject to all other material planning considerations as assessed below.

#### Deliverability

A joint neighbour objection has been received which questions the deliverability of the scheme due the site being subject to a restrictive covenant which restricts the use of the site to permit use only as a school (pr schools) and necessary outbuilding. The comments acknowledge that this is a private law matter, but consider it to be a material planning consideration which must be taken into account.

Legal advice has been sought which confirms that the delivery of the scheme is (from a planning perspective) not impossible due to the covenant and that it would be a matter for the applicant to address should planning permission be granted for the scheme. It is however necessary to consider the effect on compliance with policy. The deliverability of the scheme is therefore considered material, and the weight to be given remains to be assessed. The neighbour comments indicate that deliverability appears to be relevant to planning because the lack of deliverability of the residential portion would mean that the all-weather pitch cannot be provided (due to the requirement for the residential portion to fund its provision) and so replacement open space cannot be provided therefore, if this is correct, there would be an adverse impact making it contrary to policy. Additionally, the risk here is that the partial implementation of the scheme (i.e. the new College being built on the open space) would have a different balance of benefits and impacts because there is an adverse impact of the loss of Open Space which could not be mitigated if the portion that has delivery difficulties (i.e. the residential portion) is not delivered.

As advised, the scheme has been amended and no longer includes a new all-weather pitch and would instead see part of the site earmarked for residential development instead being used for the creation of a new playing field. Officers consider that the risk associated with the delivery of the residential development

could be satisfactorily mitigated through the use of a Section 106 agreement which seeks to link the delivery of the replacement pitches prior to the either the development of the residential site or prior to first occupation.

### **Provision for Children's Play and Amenity Open Space**

The outline housing element of the proposal, for the erection of up to 32 dwellings with all matters reserved, is subject to the requirements of Core Strategy Development Management Policy SIE-2 "Provision of Recreation and Amenity Open Space in New Developments." This sets out an expectation that development will take a positive role in providing recreation and amenity open space to meet the needs of its users/occupants, including space for formal recreation, for children's play and for casual recreation.

The Planning Policy Officer has considered this matter and provided their comments. At this stage it is not possible to determine the detail of this requirement as to do so requires the indicative population of the development to be calculated, which is itself dependent on the number of dwellings proposed and details of the number of bedrooms to be provided in each dwelling. However, given the number of properties proposed it is likely that the requirements of the policy will be capable of being met through the provision of one or more Local Areas for Play (LAPs); even if all 32 dwellings were 4+ bedrooms the total population (using the population assumptions provided in Core Strategy paragraph 3.335) would be significantly below that at which a larger Local Equipped Area of Play (LEAP) would be required. The distances involved on the site mean that the requirement could probably be satisfied by provision of just a single, relatively centrally located LAP (which meets the needs of 50 people) with a financial contribution made for off-site provision to meet the needs of the remaining population (in accordance with the mechanisms set out in the council's adopted Open Space Provision and Commuted Payments Supplementary Planning Document (September 2019)). It is assumed that the area without any houses illustrated on it in a relatively central location shown in the Indicative Housing Layout is provisionally set aside for provision of a LAP. It will be important to ensure that, in any subsequent Reserved Matters application, the design and layout of the LAP (including suitable overlooking, distances from adjacent properties and boundary treatments etc.) meet the expectations and guidance set out in the Supplementary Planning Document. The Planning Policy Officer has commented that it may be necessary to impose a suitably worded condition on any Hybrid permission seeking to ensure that this is subsequently brought about, and Officers agree that such a condition should be imposed.

### **Design, Siting and Impact on Visual Amenity**

As the residential scheme is currently presented as an outline submission, matters of detail are to be dealt with at Reserved Matters stage.

It should also be noted that a maximum density of 40 dwellings per hectare is proposed and it is indicated that the final scheme would provide for a mix of homes as sought by Policy H-1. Policy CS3 requires all residential development to be built to minimum densities of 30 dwellings per hectare to prevent an inefficient use of land but given minimum densities would be achieved, no conflict with this policy would arise. The density of development proposed demonstrates an efficient use of the site, which would afford future residents with a good quality environment which is capable of providing good sized private amenity spaces and suitable separation.



In view of the above, it is considered that the quantum, density, siting, size, scale, height and design of the proposed development could be successfully accommodated on the site without causing undue harm to the character of the street scene or the visual amenity of the area. As such, the proposal is considered capable of compliance with Core Strategy DPD policies H-1 and SIE-1 and the Design of Residential Development SPD.

In respect of the proposed college building, neighbour comments have been received which comment on the location, siting, bulk, mass and design of the building. The proposed college building would be sited on the existing grass playing field immediately west of the access from Cheadle Road, between the access road through the site and the dwellings on The Spinney.

In response to concerns raised during pre-application advice the proposed college building has been subject of minor relocation within the site to increase the separation from the boundaries with the residential dwellings on The Spinney, and this, coupled with the proposed landscaping, is welcomed as there had been concerns that the proposed development could appear cramped.

The proposed college building would be three storeys in height, and it is noted that the existing college building has single storey, two storey and two and a half storey elements, and the Laurus building to the south-west of the application site is part two storey and part three storey. It is also noted, however, that each of the existing educational buildings are separated from the neighbouring residential dwellings by a much greater distance than the proposed college building.

The submitted plans show that the building made up of three wedge shaped elements, with classrooms, offices and other services to the outer sides and circulation space to the centre. The narrowest part of the building would be sited to the front of the site, visible from Cheadle Road.

The proposed building would be formed of a number of distinct elements in order to break up its bulk. The proposed elevation drawings show that the two outer wedges would be similar in their form, fenestration and detailing, and the central wedge would have a significant amount of glazing and alternative finishes. There are no objections to the principle of a contemporary design using a non-conventional plan form and contrasting materials, however, it is recommended that a condition is attached to any planning permission granted to require details and samples of the proposed materials.

The proposal also includes associated development to include new car parking, cycle storage, plant, sub-station, vehicular and pedestrian access and associated engineering and infrastructure. The proposal also include the provision of a new playing field on land currently occupied by the existing college buildings, and demolition works necessary to separate the sports building from the remainder of the existing campus, and elevational treatment to the existing Sports Building.

The provision of a new playing field fronting Cheadle College would provide a break within the built form along the frontage and could be considered an improvement in this regard. It is noted later in this report that fencing will be required to prevent balls from exiting the site and resulting in highway safety issues, and details of this are to be secured via condition.

The existing sports building currently forms part of the complex of college buildings and is to be retained and subject to elevational alterations as a part of the proposed

development. Proposed plans and elevations have been provided to show the proposed finishes which include new and existing brickwork and cladding. Details of the materials would be required by condition.

Tree planting and hard and soft landscaping features are proposed throughout the site subject of the detailed proposals, and these are welcomed. Details of the proposed planting and hard landscaping details are to be required by condition, and subject to the recommended conditions, the proposed college building and associated development within the detailed part of the application are considered to be acceptable in accordance with Core Strategy Policies SIE-1 and SIE-3, and the NPPF.

### **Heritage Assets**

The proposal is not considered to result in impacts upon heritage assets, noting that the nearest known heritage assets are a significant distance from the site boundary. Historic England, the Conservation Officer and the Gardens Trust have been consulted on the proposal and had no comments to make. The Greater Manchester Archaeological Advisory Service has assessed the proposal and has commented that they are satisfied that the development would not threaten any known or suspected archaeological heritage.

### **Affordable Housing**

The Strategic Housing Lead has assessed the proposal and whilst no objections are raised, comments are provided in respect of the information required at reserved matters stage. At reserved matters stage, the applicant will need to demonstrate, within an affordable housing statement, how they intend to meet the required affordable housing standards.

A Housing Needs Assessment, undertaken in 2019, identified a shortfall of 549 affordable units per annum in the Borough taking account of affordable housing need and supply. As there has always been a significant need for affordable housing in Stockport, the Core Strategy sets a strategic target of 50% of total provision of all housing. The number of units procured through the planning system or through procuring other resources is significantly less than the annual requirements, meaning that there is still considerable affordable housing need in Stockport.

Policy H-3 of the Core Strategy requires affordable housing on site providing 15 dwellings or more, with this threshold lowered to 5 dwellings in areas where property prices are above the Stockport average, such as Cheadle Hulme. As the site is located within a "hot" area, the level of affordable housing sought on the residential development is 30%. In this case this would equate to 10 affordable dwellings. In terms of the tenure requirements, this is 25.5% Social Rent and 74.5% intermediate housing. The applicant should note that the preferred intermediate tenure in Stockport is shared ownership.

With regards affordable house type the predominant need in this area is for 2 or more bedrooms houses with level access. Further guidance on affordable housing requirements in Stockport is provided within an explanatory note on the Council's website.

### **Aerodrome Safeguarding**

The Aerodrome Safeguarding Officer for Manchester Airport raises no objection subject to conditions requiring submission of a bird hazard management plan, a construction environmental management plan and details of any proposed photovoltaic or thermal solar panels (including a glint and glare assessment), and to restrict permission development rights regarding lighting. Informatives are requested regarding cranes and tall equipment, and regarding light emitted upwards. It is recommended that the conditions are attached to any planning permission granted in order to ensure compliance with Saved UDP Policy EP1.9.

### **Traffic, Transport and Accessibility**

Neighbour objections have been received which raised concerns regarding an increase of traffic, disturbance, parking, use of the access and the associated impacts on highway safety both during the construction phase and operation.

The proposal has been the subject of considerable discussion and is supported by a drawing package, a Transport Assessment (TA), Road Safety Audit and a Framework Travel Plan.

The Highways Engineer raises no objection subject to conditions regarding details of the access, location of disabled parking spaces and motorcycle parking, details of electric vehicle charging facilities and cycle storage. A further condition is recommended to restrict weekday daytime or evening use of the college facilities.

Neighbour comments query the use of the existing access. During discussions at pre-application stage, the Highways Engineer determined that the preferred access arrangement for the redeveloped site would be to utilise the priority junction on Cheadle Road that was upgraded as part of the Laurus School development. This would require a review of its suitability for the proposed development in terms of operational capacity and highway safety and proposals needed to be presented for any further improvements to the access that were deemed necessary. This was preferable to considering any alternative entrance arrangements for reasons of highway capacity issues, potential junction design, safety concerns and likely disruption. There was prolonged disruption when the site entrance was upgraded and there seemed no logic for entertaining any scheme that would cause similar issues again.

As such, the submission proposes a new college building and residential development to be accessed from the existing main site entrance and this will continue to provide access to the Laurus School to the rear of the site. The existing access road will ideally be offered for adoption and this would provide access to the entrance to the housing site and its internal road layout. In terms of the access road layout and geometry the Highways Engineer raises no concerns and notes that conditional control can cover the detail, with the applicant and/or developer being required to demonstrate that the access road up to and including the point of entry to the housing site is constructed to a suitable standard, adequately drains and is lit and is appropriate for adoption. Beyond the entrance to the housing site the access route would remain private and continue to serve the new college building, existing buildings, parking areas and the existing school.

There are currently 106 members of staff at the College, 64 full time and 42 part time and 877 students of which 725 are full time and 152 part time. A recent travel survey shows that the majority of trips to the site are not made by private car, with the student mode share being 10% in a car as driver or dropped off and 80% of staff either driving or dropped off. The vast majority of students travel by bus or other

sustainable travel modes whereas the mode share of staff travelling by car is typical of journeys to work in suburban areas.

Existing flows at the site entrance have been determined from survey data and observational review of parking and drop off/pick up closer to the school, which informs the split between college and school traffic. Summarising the trip generation shows that trips are spread across a 2-hour period in the morning for both the college and the school and a 3-hour period in the afternoon. The busiest morning period is between 8am and 9am and the afternoon, 3pm to 4pm.

Surveys of vehicle queue lengths on the access road were also undertaken with the longest queue waiting to turn left or right out of the access being recorded every five minutes. In the morning peak period there were two periods when queues built up, from 08:00 to 08:20 and then again from 08:45 to 09:00. During these periods queues extended into the rear car park which meant that there was also queueing on the parking aisles, this being principally school traffic and with the primary and high school staggering start times there are the two distinct periods of queuing. The queues were observed to dissipate quickly and there was a period in the middle of the peak hour when there was minimal queuing. In the afternoon period there was little queuing on the access road with just one five minute period at 15:20 showing any notable queue length. This corresponds with pick up from the primary school.

It has to be noted that the site entrance and improvements that were undertaken on Cheadle Road were brought forward as part of the school development and that this scheme of mitigation and improvement was judged appropriate and accepted at the time. The design of the highway scheme was focused on ensuring a suitable and safe means of access for the school development whilst ensuring the existing college could continue to operate in a safe manner. Although some very short period queuing does occur on the access road, this does not cause operational difficulty or safety concerns.

There is no intention to increase the capacity for student numbers and staff at the College however there is an acknowledgement that the student numbers could increase by about 5%, this already being a variable and level of growth that could occur in the existing buildings and not a consequence of the development. Nevertheless, for the avoidance of doubt a 5% increase in trip generation has been included in the review and capacity assessment of the site entrance. This equates to 4 additional inbound trips and 3 additional outbound in the morning peak hour (08:00 to 09:00); 3 in and 6 out in the busiest afternoon hour on the access road (15:00 to 16:00) and 1 in and 3 out in the busiest afternoon hour at the site access junction (16:00 to 17:00).

The Highways Engineer notes and accepts that realistically the only increase in traffic that would occur because of this proposal would be the new traffic associated with the housing element. The submission shows that the vehicular trip generation from a 32 unit residential scheme is not particularly high, predicting 4 inbound trips and 11 outbound in the morning peak hour (08:00 to 09:00), 7 in and 6 out in the busiest afternoon hour on the access road (15:00 to 16:00) and 7 in and 4 out in the busiest afternoon hour at the site access junction (16:00 to 17:00).

On this basis and when having regard to the new traffic that would be generated by the housing development, it is accepted that the volume of trips being generated would not have a material impact on the operation of the site entrance. One additional vehicle movement every 4 or 5 minutes would be negligible in terms of impact however for the avoidance of doubt and when noting that the access road

already experiences short term periods of queuing, the supporting TA includes a capacity review of the site entrance.

The modelling reviews the site entrance in three scenarios, the base/current year, future year 2028 which includes school and college at capacity and traffic growth and finally the future year with development traffic from the housing site included. It has to be noted that the junction was accepted and approved for the purpose of the future year traffic with maximum school and college traffic imposed, by virtue of the consent under which it was constructed. As such, the assessment of capacity and traffic impact solely relates to the imposition of housing traffic.

In the morning and critically the two periods where queues build up at the site entrance, from 08:00 to 08:20 and then again from 08:45 to 09:00, the housing development would add one extra vehicle to the queue. These periods of queuing are very short, quickly clear and generally within the morning overall peak traffic period the junction operates comfortably and well within capacity. The same conclusion is reached for the overall afternoon period (15:00 to 17:00), development traffic impact is negligible clearly due to the extremely low number of vehicles that would depart from the housing site during this period. This leads the Highways Engineer to conclude that the residential development would have no material or unacceptable impact on the operation of the site entrance.

The site is suitably located in terms of accessibility for residential development, there being the opportunity for new residents to conveniently access public transport and cycling and walking infrastructure. The site is close enough to other services and amenities such as retail, education, leisure, employment and health for residents to be able to live a sustainable life style and not be wholly reliant on car journeys for travel beyond the site.

A key consideration is whether the housing site access road is an appropriate location having regard to its proximity to Cheadle Road and ensuring that it can operate safely. There is suitable and acceptable displacement from Cheadle Road, entry radii are acceptable and adequate emerging driver visibility would be provided and protected, which leads the Highways Engineer to be satisfied that a design standard compliant entrance can be formed. The submission also includes a Safety Audit undertaken of the proposed access, which did not find any safety issues with the principle of the proposed access arrangement for the residential site.

The submitted housing layout is indicative only and seeks to establish in principle the suitability of the location of the site entrance off the main spine road into the site. The Highways Engineer is satisfied that the location would enable a suitable and safe entrance point to the housing land and the indicative drawing gives comfort that there is sufficient land available for a development of 32 residential units.

The internal road layout will need to adhere to the Council's standards for road design and take account of manual for streets principles, afford suitable access for pedestrians, cyclists and motor cars and ensure that individual plots can be accessed. This is a detailed matter capable of resolution at reserved matters stage. In terms of car and cycle parking, each residential unit will need sufficient parking provision to meet likely and realistic demands and accord with Council standards and each residential unit will need an electric vehicle charge point and a covered and secure cycle parking facility. These are again all matters that can be resolved at reserved matters stage, however the Highways Engineer advises that the indicative internal road layout that is presented would not be to an acceptable standard but this is not a determinant at this stage and can be resolved at reserved matters stage.

In terms of the detail for the college proposal, the existing college has a total of 184 car parking spaces spread across three areas, which includes 11 disabled spaces. It is noted that 40 of these spaces at the rear are available for school use, protected under agreement for drop off and pick up periods. Parking surveys were undertaken in order to assess the college's parking capacity and demand. These show quite a significant daily variation in the total number of cars parked, with a Thursday being the busiest day with a peak demand of 136 vehicles parked over a short period at lunchtime. Other days show peaks of 87 on Monday, 71 on Tuesday, 94 on Wednesday and 69 on Friday. The conclusion reached is that there is ample parking on the site at present and peak parking levels do not come close to the total parking supply, with the car parks able to accommodate all parking generated by the College by both staff and students.

The proposed college and parking layout will afford a total of 162 parking spaces. The existing rear college car parking would be retained and new parking proposed to the south. In total 162 spaces would be provided, including 11 disabled spaces. The school drop off / pick up which is currently allowed in the rear college parking area would be relocated to the 40 spaces closest to the school site with a pedestrian route provided at the south end of this section of parking into the school site. This leads the Highways Engineer to consider that the cumulative of 162 spaces, which includes the 40 spaces that are usable by the school, will satisfy the likely and future demand for parking that would be associated with the new build college and that the school and college should be able to continue to operate without parking difficulty. The Highways Engineer could not therefore reason that the development would give rise to overspill parking difficulties or concerns and they are satisfied that the parking provision is in accordance with Council standards and satisfies the requirement of local and national planning policies.

The Highways Engineer has flagged minor reservations about the location of some disabled parking spaces and the absence of parking for motorcycles within the submitted layout. A revised plan will be required but this can be secured under conditional control whereby the layout and construction, drainage, marking, lighting and signage of parking areas will be considered in detail.

Whilst it is noted that neighbour comments query the number of electric vehicle charging facilities to be provided, it is proposed that electric vehicle charging facilities will be provided for 16 of the car parking spaces, and this satisfies Council requirements. Details are to be secured via condition. It is noted that neighbour comments raised concerns that electric vehicle charging facilities were not proposed to the disabled bays, and this has been addressed as part of the amended proposals. Covered and secure parking for 103 cycles will be provided in a prominent and convenient location and cyclists will be able to use the shower and changing facilities in the sports hall. This satisfies Council standards and details are to be secured via condition.

Suitable and safe routes for pedestrians to access the site are proposed and will also enable and ensure safe connectivity to the school to the rear of the site. Adequate provision is made within the layout for the likely size of servicing and refuse vehicles that will visit the site. A substation is required and proposed on the Cheadle Road frontage to the site, with a vehicular dropped crossing that would provide access to a parking area for a single vehicle. Given the likely low intensity frequency of visits for maintenance etc. the Highways Engineer does not raise any highway safety concerns in this respect.

The applicant has advised that the college facilities are not anticipated to be available for community use but if it was to be available this would be limited to weekend day times with no evening use as there are no floodlights proposed. On this basis there should not be any conflicting parking demands or traffic generation issues so the Highways Engineer raises no concern. The Highways Engineer has commented that it may however be necessary to impose a condition that prevents any weekday daytime or evening use by the community for reason that this has not been assessed in terms of consequent traffic impact and parking demand/provision. Officers are in agreement that such a condition should be imposed in the interests of highway safety.

The creation of a sports pitch/playing field area to the front of the site raises concern about stray sports equipment and balls etc. should any find a way from the pitch onto the adjacent highway. There is a need for mesh/fencing to a particular height to be erected along the site boundary to prevent any balls leaving the site, this being essential to ensure that the use of the playing field and any accidental events do not cause a risk to the safety of highway users passing by the site.

Finally, a framework travel plan for the college has been provided, this is a matter that can be evolved and a full travel plan delivered under conditional control.

It is noted that neighbour comments consider that traffic calming measures and pedestrian crossing lights are required, however this is not reflected in the comments of the Highways Engineer. Similarly, comments raise queries regarding the information provided within the Transport Assessment, however the Highways Engineer has not raised concern.

In conclusion, the Highways Engineer is satisfied that the overall development is suitably located and will not give rise to any traffic or parking issues or access operational or safety concerns. The submission satisfies the requirement of local and national policies and no objections are raised subject to the conditions outlined above. On this basis, the proposal is considered to comply with Core Strategy DPD policies SD-6, SIE-1, CS9, T-1, T-2 and T-3 and the Sustainable Transport SPD.

The Public Rights of Way Officer has been consulted on the application and has no comments to make.

### **Impact on Residential Amenity**

Neighbour objections have raised concerns arising from the proximity of neighbouring dwellings, including overlooking and a loss of privacy as a result of the new college building, as well as a loss of light and overshadowing. Concerns have also been received in respect of noise and light disturbance associated with the new college building and increased traffic. These concerns are to be addressed within this section of the report.

### **Overlooking and Loss of Privacy**

The Design of Residential Development SPD provides guidance in respect of loss of privacy and the separation between dwellings. A minimum separation distance of 21m is sought between habitable room windows on the public or street side of dwellings, and 25m between habitable room windows on the private or rear side of dwellings. The minimum distances apply to 1-2 storey dwellings and should be increased by 3m for buildings of 3 or more storeys. The proposed residential development would be separated from the dwellings to the north and east by Cheadle Road and a distance exceeding 24m, which is considered acceptable.

The proposed college building would be sited south of residential properties on The Spinney. Whilst the separation distances set out above are not directly relevant to educational development, they do provide an indication of acceptable relationships between buildings. It is noted that neighbour objections comment that the college building providing 3 floors at a commercial scale rather than residential could be considered to be closer in height to a 5 storey residential building.

The proposed college building would be set approximately 25m from the boundary with No.3 The Spinney at its closest point, whilst being sited approximately 42m from the rear elevation of the dwelling itself. The college building would be separated from the boundaries of the other nearby dwellings on The Spinney by a distance in excess of 30m and from the rear elevations of the dwellings by a distance exceeding 40m. There would also be a landscaping buffer between the two sites. Whilst it is accepted that there would be some degree of overlooking of private gardens, this is not considered to result in significant adverse impacts upon the residential amenity of the occupiers of the neighbouring dwellings.

It is noted in neighbour comments that the boundary planting between the application site and dwellings on The Spinney is not within the ownership of the college and cannot be relied on in the long term to provide screening. Officers agree, and have not given significant weight to this boundary planting in respect of screening.

#### Overbearing Impacts and Loss of Light

The proposed college building would have a depth of approximately 70m, and due to the orientation this elevation would be sited south of the dwellings on The Spinney, particularly Nos 1, 3, 5 and 7. Due to the scale and massing of the building, it is acknowledged that there could be overbearing impacts associated with the proposed development, however, in light of the significant separation distances, this is not considered to be so significant as to warrant refusal of the application.

The application is supported by a solar study which demonstrates the impact of the proposed college building in respect of shadowing and a loss of light to neighbouring properties. It is noted that neighbouring residents have submitted video modelling with conflicting findings.

The proposed college building would be set south of the dwellings on The Spinney and due to its depth and orientation, could be considered likely to result in some overshadowing impacts. The submitted solar study indicates that the most severe impacts of the proposed development in respect of overshadowing would be at midday in December, at which point the shadow of the college building is shown to extend into the rear gardens of the neighbouring dwellings and up to the dwellings themselves. The modelling shows the shadowing impacts in the morning, at midday and in the afternoon in June, September and December. At the other times of the day and of the year, the shadowing impacts of the proposed college are not shown to result in significant adverse impacts upon the neighbouring properties.

#### Noise and Light Disturbance

The application is supported by a Noise Impact Assessment, Plant Noise Assessment and lighting scheme which have been assessed by the Environmental Health Officer and no objections are raised. In respect of the detailed proposals for the new college building and associated facilities, conditions are recommended to require the submission of a construction environmental management plan and to ensure compliance with the submitted Noise Impact Assessment and the



recommended noise mitigation measures. An informative is recommended in respect of hours of demolition and construction.

It is noted that neighbour objections have commented on the potential for noise and disturbance associated with the wear or malfunction of plant and other equipment. This concern is considered to be addressed by the condition to ensure compliance with the submitted details.

In respect of the outline proposals for residential development, the Environmental Health Officer recommends conditions to require the submission of a construction environmental management plan and noise impact assessment. Informatives are recommended in respect of hours of demolition and construction and regarding the preparation of Noise Impact Assessments.

Following amendments to the plans to reduce the housing element and to propose a new playing field, the Environmental Health Officer recommends the use of a condition to require the submission of external lighting details.

It is noted that neighbour comments raised concern regarding noise, vibration and dust during the demolition and construction phases in particular, and these concerns are considered to be addressed through the requirement for construction environmental management plans in respect of each element of the proposal.

Neighbour objections comments on the use of the land north of the college building and The Spinney, noting that it could be used for play or education in close proximity to residents. The supporting information advises that ground floor classrooms on the northern elevation would open out to a landscaped sensory garden for SEND students to use during the day. Classes would be small, with up to eight students plus teaching class and carers. The teaching garden will provide a space for students to practice life skills such as gardening as well as enjoying sensory planting. The boundary treatment will comprise planting and a fence to provide privacy to students.

Beyond the sensory garden a landscape buffer is proposed between the college building and the existing residential dwellings to the north. It is proposed that this area would be primarily managed by the horticulture students as part of their course. It is not anticipated to be a main social space for students, but would provide a quiet mindfulness garden for students and staff. There is an informal path for staff and students to enjoy, but there is no direct access to the main entrance therefore it would not be used as a route into and out of the site.

Neighbour comments have raised concerns regarding the location of the bin store and plant room adjacent to the boundaries with neighbouring dwellings, and associated noise and disturbance from bin collection. The plant room has been relocated as a part of the amendments to the proposal, and it is noted that the proposed refuse area would be sited approximately 24m from the boundary of the nearest neighbouring property. The proposal is not considered to result in significant adverse impacts as a result of noise and other disturbance associated with the refuse store and collection.

Neighbour comments have queried whether the electricity substation could be relocated adjacent to the access road and away from neighbouring dwellings. The substation has not been considered to result in significant adverse impacts since this would be necessary.

## **Air Quality**

The application is located within relatively close proximity to an Air Quality Management Area, and it is noted that neighbour objections have raised concerns regarding air pollution due to additional traffic. The application is supported by an Air Quality Assessment which finds that the development would have no significant impact and therefore the Environmental Health Officer raises no objections.

## **Impact on Trees**

The application is supported by an Arboricultural Planning Statement which has been assessed by the Arboriculture Officer. 13 individual trees would be removed to facilitate the proposed development, along with the removal of trees from two tree groups. No objections are raised subject to the imposition of conditions to require the protection and retention of existing tree, and new tree planting.

The Arboriculture Officer has commented that the proposed development will potentially have a negative impact of trees located on site as the proposed works are in and around the root zones of several tree, and therefore the tree protection measures recommended within the Arboricultural Planning Statement should be secured via condition.

The risk of chemical spillage from works or future use will need to be considered and where appropriate be limited to the extremities of the root system. It is recommended that an informative to this effect is attached to any planning permission granted. Similarly, the trees located in the neighbouring properties should be given consideration and all deliveries or construction vehicles will be required to maintain sufficient separation distances from these trees and to not cause damage or compaction to the trees.

It is commented that there is an opportunity to enhance the biodiversity of the site with additional tree planting which has not been significant enough in the proposed plans submitted to date, and this new planting is to be secured via condition.

It is acknowledged that the proposed development has the potential to result in negative impacts upon the trees within the site and in the neighbouring properties, and it is for this reason that the tree protection, root protection areas and construction methods within the arboriculture method statement are requested, and subject to this and additional tree cover on the site, the proposal can be supported by the Arboriculture Officer.

The Woodland Trust is not a statutory consultee, however has provided comments on the proposed development. An objection is raised on the grounds of deterioration and detrimental impact to a veteran tree (T24 a mature oak). The comments of the Woodland Trust conclude that the incursions into the root protection area of this tree are likely to result in its long-term degradation and could result in its future loss. Officers note that the submitted Arboricultural Planning Statement acknowledges that the proposed plant room and cycle store would require works within the root protection area of the tree, however considered that this is considered to be within tolerable limited subject to appropriate precautions being taken.

The Arboriculture Officer has considered the comments of the Woodland Trust and has commented that only minor encroachment is proposed and is addressed within the method statement to minimise impacts. On the basis that the tree is not a veteran tree (albeit it has potential to be in the future) it is not considered that an

objection would be warranted, however the design could be altered to increase separation and minimise impact further.

The applicant has also considered the comments and provided a justification which concludes that they are confident that in NPPF definition terms, and in the context of the appeal decisions referenced, the tree would not meet the stringent criteria to be classified as a veteran.

Notwithstanding the above, the amendments to the proposed development would see the relation of the proposed plant room to the centre of the site, with a smaller refuse area proposed to the north of the college building with greater separation to tree T24.

In view of the above, in the absence of objections from the Arboricultural Officer and subject to conditional control, the proposal is considered acceptable in terms of its impact on trees, in accordance with Core Strategy DPD policy SIE-1 and SIE-3.

### **Impact on Protected Species and Biodiversity**

A Biodiversity Net Gain (BNG) Assessment has been carried out for the original scheme, however there is insufficient detail submitted to demonstrate with sufficient confidence that the required measurable gains for biodiversity can be delivered on site.

A BNG Assessment for the revised proposals (which propose up to 32 dwellings and a new turf sports pitch) is currently being prepared and is due to be submitted imminently, however this will not be prior to the publication of this report. The additional information will comprise of DEFRA metric calculations and an accompanying BNG Assessment Report. Notwithstanding this, the Ecological Consultant carrying out the BNG assessment has discussed the proposals with the Nature Development Officer and preliminary indications are that it will be possible to achieve in the region of 30% BNG as part of the outline (residential) element of the application. Initial calculations for the detailed (college) element of the application currently indicate an overall gain in biodiversity of less than 10% but it is considered that further habitat enhancements/ creation of buffer habitats can be implemented as part of the proposals and therefore there is confidence that these amendments would secure an overall gain of at least 10% BNG. In the event that adequate onsite BNG is not possible then a suitable Biodiversity Offsetting strategy would be required.

Biodiversity enhancements are required under local planning policy and measurable gains for biodiversity are required by the NPPF. GMCA Biodiversity Net Gain Guidance for Greater Manchester (February 2021) states 'the minimum level of Biodiversity Net Gain is considered to be achieved when the biodiversity units for habitats impacted by development is increased by 10% or more after development.' Moreover, the Environment Act 2021 will imminently also mandate minimum 10% BNG and so this target is expected as part of the current application.

The Nature Development Officer is satisfied that sufficient ecological survey effort has been carried out in relation to protected species and that appropriate protection measures and mitigation can be secured via condition. Conditions will be required to secure details of sensitive working measures during construction to mitigate for potential ecological impacts; protection of the adjacent designated Green Chain and Site of Biological Importance; eradication of non-native Schedule 9 listed invasive species; a sensitive lighting strategy to minimise disturbance to bats and other

wildlife; along with relevant conditions to secure delivery of BNG and other biodiversity enhancements not measured by the DEFRA metric (such as bat and bird boxes) in the long term (for at least 30 years). The Nature Development Officer will provide full comments on the amended proposals once the final BNG Assessment information is available for assessment.

Subject to review of the relevant information in respect of Biodiversity Net Gain associated with the amended proposal and no objections being raised by the Nature Development Officer and subject to the imposition of the conditions recommended by the Nature Development Officer, the proposal is considered acceptable in terms of its impact on protected species, biodiversity and the ecological interest of the site. On this basis, the proposal is considered to comply with Core Strategy DPD policies CS8 and SIE-3.

It is noted that neighbour comments report the presence of Brambling on site, a bird listed under Schedule 1 of the 1981 Countryside Act. This is to be given further consideration alongside the additional information which is due to be submitted.

### **Land Contamination**

The application is supported by a Phase 1 Report, Geo-Environmental Investigation and Assessment, and an Updated Ground Gas Risk Assessment. The Environmental Health Officer for Contamination Land has assessed the submitted documents and raises no objection subject to conditions. In respect of the detailed element, conditions would require land contamination investigation and remediation regarding the sports pitches, and remediation validation for the whole area. In respect of the outline element, conditions would require land contamination investigation, remediation and validation, and landfill gas remediation and measures to prevent migration.

It is noted that the amendments to the proposal omit works to the sports pitches to the west of the application site, however works would still take place at the boundaries of the land shown as requiring additional investigation. On this basis, Officers are of the view that additional investigation in this area remains relevant and should be secured by condition.

Subject to the imposition of the recommended conditions, the proposed development is considered to be compliant with Core Strategy Policy SIE-3.

### **Flood Risk and Drainage**

The Lead Local Flood Authority (LLFA) has assessed the supporting information and following discussions with the applicant and a review of the amended Flood Risk Assessment and drainage details associated with the amended scheme, requests additional and amended information. It is recommended that a details surface water drainage scheme is secured via condition. It is noted that the Environment Agency was consulted on the proposals and had no comments to make.

United Utilities has assessed the proposal and commented that the submitted details are not acceptable to United Utilities. It was requested that the full site drains into the watercourse and drainage details for the full site were requested. United Utilities commented that should planning permission be granted, a condition be attached to any decision notice to require submission of a surface water drainage scheme and foul water drainage scheme prior to the commencement of development. A condition is also recommended to require a drainage management and maintenance plan for

the lifetime of the development. The requested condition to require a detailed drainage strategy to be approved is considered to have been addressed above,

In view of the above, in the absence of in principle objections from United Utilities and the Council Drainage Engineer and subject to conditional control, it is considered that the proposed development could be drained in a sustainable and appropriate manner without the risk of flooding elsewhere, in accordance with Core Strategy DPD policies SD-6 and SIE-3.

### **Sustainable Design and Construction**

The Planning Policy Officer for Energy has reviewed the Low and Zero Carbon Technologies report submitted in support of this application. The report considers low or zero carbon technologies which are feasible for the development in line with BREEAM ENE04 requirements (version 6). It sets out that the energy hierarchy of “be lean, be clean and be green” will be adhered to, this approach is supported. The report considers and number of different technologies and suggests that an array of solar photovoltaic panels should be installed on the roof of the development. This system would have a capacity of 92kWp. Furthermore air source heat pumps have been included within the design of the development to provide heat and hot water. This approach is supported. The Planning Policy Officer has commented that a glint glare assessment may be required due to the proximity of Manchester International Airport.

In response to queries from the Planning Policy Officer, the applicant confirmed that there would be no gas within the kitchen areas, only in the science laboratories for experimental purposes. In respect of the request for a green roof, the applicant confirmed that sedum roof is shown on the proposed second floor plan and proposed roof plan. The green roof will affect the microclimate around the building (along with orchard / planting to the northern façade) and evaporated moisture off the green roof will provide a cooling effect for natural / mechanical supply air that enters the building. The use of green roofs as part of an overall planning strategy can have an overall positive effect on urban heat island.

Overall, although the main principles described above are welcomed, the Planning Policy Officer did not feel sufficient information has been supplied on the: anticipated energy consumption of the development, the types of materials to be used, the percentage of energy that will be supplied by solar PV, or part L compliance assessments. Additional information was provided in response to these queries, and the Planning Policy Officer has confirmed that the responses provided address their concerns, however only Manchester Airport Group would be able to advise on the need or otherwise for a glint and glare assessment. It is noted that the comments from the Safeguarding Officer for Manchester Airport do require the submission of details of the solar array, including a glint and glare assessment, via condition.

In light of the above, the detailed element of the proposal is considered to be in accordance with Core Strategy Policies CS1, SD-3 and SD-6. An Energy Statement will be required in support of any future reserved matters application for the proposed residential development.

### **Developer Contributions**

In accordance with saved UDP policy L1.2, Core Strategy DPD policy SIE-2, the Open Space Provision and Commuted Payments SPD and the NPPG, there is a

requirement to ensure the provision and maintenance of formal recreation and children's play space and facilities within the Borough to meet the needs of the residents of the development. In accordance with the SPD, the developer contributions would be sought based on the occupation capacity of the residential development, which is not known at this stage. The contributions are to be sought via a legal agreement.

### **Planning Obligations**

In order to make the development acceptable in planning policy terms, it is recommended that planning permission only be granted for the proposed development if the Council enter into a legal agreement with the applicant to secure appropriate phasing, the provision of affordable housing and developer contributions to the provision and maintenance of formal recreation and children's play space.

These heads of terms are considered to satisfy the legal tests that require planning obligations to be:

- necessary to make the development acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind to the development

### **Other Matters**

Neighbour objections have raised concerns regarding the security of the site and of neighbouring properties. The application is supported by a Crime Impact Assessment, and Greater Manchester Police (Design for Security) raises no objection to the proposed development. It is recommended that a condition to ensure compliance with the submitted details is attached to any planning permission granted.

Neighbour objections have been received which raise concerns that the site is used by members of the public at various times of the day, evenings and weekends, and that there are many walking paths accessed along the rear and side wite boundaries. The applicant has advised that there is no current community use of the sporting facilities. There is a Public Right of Way which runs along the western boundary and this would not be impacted by the proposals. The proposals would, however, include boundary treatments to improve the security of the site.

Neighbour comments have queried wither the development could be combined with improvements to other local facilities, however this is not a matter for consideration under the current application.

Neighbour objections also raise concerns regarding accessibility as only one lift is proposed, and this could break down. This is an operational matter for the college to manage.

Neighbour objections have also commented on the CGI or perspective images provided in support of the application. Whilst these provide useful context to the application, they are indicative only and cannot be given significant weight in the assessment.

### **Summary**

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 8 of the NPPF establishes three dimensions to sustainable development,

economic, social and environmental, and indicates that these should be sought jointly and simultaneously through the planning system. The harm arising from the development needs to be balanced against the benefits of the development in the overall planning balance.

In support of the application, the Economic, Social and Environmental benefits of the scheme are considered to be:

*Economic:*

- The demolition and construction associated with the new college development could support up to 173 jobs
- The development could generate around £9 million in Gross Value Added (GVA) per year during the construction phase
- Continued support for 85 full time equivalent roles on site. Based on the GVA per job filled in the Education sector in 2021, these roles could generate around £1 million in GVA per year.
- The redevelopment would help to support the creation of a further 5 full time equivalent roles. The additional employment could increase annual GVA by £60,000 per year
- Increase in Council Tax payments during the occupation of the residential development
- Additional local household expenditure of the new population to take up residence in the new residential development which is thought to amount to approximately £400,000 net.
- New Homes Bonus Payment to the Council (if applicable)

*Social:*

- The provision of high quality education facilities for young people (ages 16+) accinging a range of curriculum areas
- Specialist facilities for students with SEND and students accessing the new T Levels in key sector areas with skills shortages such as healthcare
- Delivery of housing of a range and type to meet local needs and make a positive contribution to the Council's identified need for housing in the Borough
- Continued provision of the sports hall which is to be modernised externally and with new facilities proposed internally
- The provision of a new playing field to offset the loss to facilitate the new college building
- Manholes in the existing field are to be relocated to improve the useability of the existing grass pitch.

*Environmental*

- Delivery of a residential scheme which ensures efficient use of Previously Developed Land by maximising its development potential whilst taking into account key site opportunities and constraints
- The delivery of Biodiversity Net Gain through the implementation of significant landscaping and other mitigation strategies
- Replacement of the existing college building which is dated and energy inefficient with an energy efficient and sustainable (BREEAM Excellent) building
- Photovoltaic panels, air source heat pumps and a green roof are proposed
- Improvements to the existing landscape through additional planting on site
- Provision of access to services and facilities via sustainable modes of transport, such as cycling and walking by providing safe cycle storage, showering and changing facilities on site as referred to in the submission.

The public benefits are considered to carry substantial weight in the overall planning balance.

The site is located within a sustainable location with easy access to local services and facilities, and local walking routes and recreation facilities. It is considered that the loss of Local Open Space can be considered acceptable for the reasons set out in the analysis above, and residential development is welcome within the Predominantly Residential Area subject to all other material considerations.

The siting, scale, layout and design of the proposed development is considered acceptable, and the details submitted indicate that the development proposed can be accommodated on the site without resulting in significant harm to the character and appearance of the area, nor amenities of the neighbouring occupiers. In this respect the proposal is in compliance with policies CS4, H1, CS8, SIE1 and SIE3 of the Core Strategy.

Further, it is considered that the proposed development would not result in significant adverse impacts upon highway safety as a result of traffic generation, and the proposed access and parking layout is considered to be safe and practical to use in accordance with the Councils standards, in accordance with Core Strategy policies CS9, T1, T2 and T3.

Additional information is required in relation to landscaping details, tree planting and biodiversity enhancement, and these can be suitably managed through the imposition of suitably worded conditions. Similarly, the approval of a detailed drainage scheme and land contamination investigation can be required via condition.

In view of the above, and on balance, the proposals are considered to comply with relevant saved UDP and Core Strategy DPD policies and relevant SPG's and SPD's. In considering the planning merits of the proposal against the requirements of the NPPF, the proposal is considered to represent sustainable development. On this basis, notwithstanding the objections raised to the proposal, in accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application is recommended for approval.

## **RECOMMENDATION**

Grant subject to:

- a. Conditions,
- b. The completion of a Section 106 legal agreement securing the heads of terms detailed above,
- c. No objections being raised by the Nature Development Officer in respect of Biodiversity Net Gain,
- d. No new substantive issues being raised during the remainder of the public consultation period, noting that this will end prior to the consideration of the application by the Planning and Highways Committee on 14<sup>th</sup> December 2023.