

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

26th January 2023

Application No:	SMD/2022/0088	
Location	FIE Bones Lane Cheddleton Staffordshire ST13 7BT	
Proposal	Food processing facility/edible bone factory	
Applicant	Advanced Proteins	
Agent	Stansgate Planning	
Parish/ward	Cheddleton	Date registered 15/02/22
If you have a question about this report please contact: Simon Lawson Simon.Lawson@staffsmoorlands.gov.uk		

REFERRAL

The application is referred to committee because it is a major development, a departure from the development plan and is locally contentious.

1. SUMMARY OF RECOMMENDATION

Approve subject to Conditions and the completion of a Unilateral Undertaking relating to Management of a Travel Plan

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site, which extends to approx. 2.9 hectares, is a rectangular field immediately to the south of the applicants existing factory facility. It lies outside of the development boundary of Cheddleton in the open countryside which is also Green Belt. Access to the site will be from the main Cheadle Road via Bones Lane.

2.2 The site is bounded on all four sides by a mix of mature and semi mature planting. On the southern boundary there are two significant gaps in the hedgerow which allows views through to pastureland to the south. To the north the planting is on a raised earth bed, presumably planted at some time in the past to screen the existing factory site. There are mature oak trees to the west and woodland ('Fox's Plantation') within which are a couple of dwellings and a storage building. Beyond the woodland there is housing (Woodland Avenue and Folly Lane). To the east of the site is woodland and to the south farmland. Ashcombe Park lies to the north and is an attractive area of traditional country house parkland, with the urban area of Cheddleton beyond.

2.3 The existing facility is extensive and is fairly prominent within the immediate landscape of the ridge on which it sits. The topography of the ridge has been substantially altered over the years to create platforms for buildings, plant, vehicle parking and storage areas. The intervening areas have been planted up with trees to integrate the facility into the surrounding landscape and, now semi-mature, they provide a substantial amount of screening, which will continue to increase over time. There are no trees within the main body of the site. The office building and ancillary tanks will result in the loss of part of the existing bank of trees on the northern boundary.

2.4 The site currently slopes in a south easterly direction and the application documents confirm that a substantial amount 'cut and fill' operation will be involved to create platforms for the buildings.

2.5 There are a number of public footpath's to the west and south of the site including Consall 5 and 6, Cheddleton 62 and Cheddleton 63.

3. DESCRIPTION OF THE PROPOSAL

3.1 This is a full application for a food processing facility/edible bone processing factory. The application describes it as innovative cutting-edge technology that would be the first of its kind in the country. The aim of this project is to add value to bones from approved boning plants which are currently categorised and processed as inedible animal by-products. FIE – Cheddleton would collect these bones as food grade raw materials and process them into food grade products thus adding value to the raw materials which are currently designated inedible Category 3 animal by-products.

3.2 The proposal consists of the following:-

- Processing plant (4949 sqm) – plans show three floors. Footprint at its maximum 115.4m by 42.9m. Height 21.5m (maximum) with a chimney height of 28m.
- Office block (830 sqm) – two-storey with green roof, just over 9m in height
- Parking for 36 cars, 10 with EVC points
- Solar panels on main processing building roof
- Low level Biofilter unit (air emission abatement equipment) (57.2m x 20.4m) which feeds into an attenuation pond, both on the lowest, southern part of the site.
- Water tank
- Surface water and fire retention pond

3.3 A processing facility will be housed within a building comprising two pitched roof blocks. One block is 115.4m x 29.5m and 16m high and the second 13.2m x 62m and 21.5m high. The buildings will appear as flat roofed but will have an internal pitch hidden by the parapet. The buildings will be finished in a metal cladding painted Merlin Grey, with no fenestrations apart from doors at ground level. The building will have a slender, 28 m high flue. There will be a vehicle service yard on the northeast and south side of the building with a vehicle circulation system around the building. The tallest part of the building set with a finished floor level of 222m AOD, which is lower than existing levels and so effectively reduces the height of the building within the landscape, and, more importantly, in relation to the height of the existing facility.

3.4 The Proposed Development will utilise the access to the existing facility.

Process

3.5 The raw material for the process, food grade bovine bones, will be sourced from DEFRA approved boning halls throughout the United Kingdom. The bones will be transported in designated covered containers which will be sealed and transported directly from source to FIE – Cheddleton.

3.6 On arrival each truck will be weighed and then will enter the intake building. The trucks will be unloaded within the building directly into a receiving hopper. The transport containers will then be washed thoroughly within the building. All wash water will be processed through the adjacent Advanced Proteins wastewater treatment system. The raw material (bones) will then be taken via conveyor system from the intake building into the adjoining process building where they will be inspected and then crushed in stages to reduce the particle size. The bone product is then subjected to heat treatment. During heat treatment the meat tissue is stripped from the bones and this tissue is dried and further heat treated to dry and stabilise the product before grinding / sieving. The resulting protein is stored in designated silos for dispatch. The fat that is separated during the production process is centrifuged and clarified into a high-grade animal fat.

3.7 The bones are further dried and separated from the meat tissue, then sorted on particle size density to meet customer specification. The final products are then stored in silos prior to dispatch. The plant produces three streams of end product, all of which will be stored in designated sealed silos and loaded directly to containers and road tankers for despatch off site to customers.

3.8 The three products are:

- Bone chips (classified into various types and sizes);
- Animal fat; and
- Processed animal fat protein (PAP).

A link to the application documents and all the representations can be found at

4. RELEVANT PLANNING HISTORY

4.1 There is no history on the application site itself. There is a significant amount of history associated with the adjacent site to the north.

4.2 The applicants sought an Environmental Impact Assessment Screening Opinion from the Council prior to submitting the application. A negative opinion was issued on 22nd December 2021 under SMD/2021/0628

5. PLANNING POLICIES RELEVANT TO THE DECISION

Staffordshire Moorlands Local Plan (adopted September 2020)

- SS1 Development Principles
- SS10 Rural area strategy
- SD1 Sustainable Use of Resources
- SD2 Renewable/low carbon energy
- SD3 Carbon-saving Measures in Development
- SD4 Pollution
- SD 5 Flood risk
- E1 Employment
- DC1 Design Considerations
- NE1 Biodiversity and Geological Resources
- NE 2 Trees, Hedges and woodland
- T1 Development and Sustainable Transport
- T2 Other Sustainable Transport Measures

National Planning Policy NPPF

The NPPF provides support for economic growth and in paragraph 85 says *“planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”*.

On Green Belt, paragraphs 147-148 of the NPPF say inappropriate development is by definition harmful to the Green Belt and should not be approved except in very

special circumstances. When considering an application, substantial weight should be given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposal is clearly outweighed by other considerations.

Paragraph 149 says new buildings should be regarded as inappropriate subject to a number of exceptions specified.

National Planning Policy Guidance

6. CONSULTATIONS CARRIED OUT

Press Notice expiry date: Expired

Site Notice expiry date: Expired

Local residents have been notified by letter.

One letter of support has been received

32 letter of objection raising the following main issues:-

- This proposal will only add to the existing noise that residents already have to suffer including lorries and working at night. There is already a persistent droning noise from the factory. At night and when windows are open can hear the factory, trucks and reversing alerts
- Light pollution - trees have been felled recently between Woodland Avenue and the site and bright lights are now an issue at nighttime. Expanding the factory on this field will make it worse
- The factory produces a terrible smell which hugely effects living in the area. Throughout the year there have been an increasing number of days where the smell produced has been unbearable and you are not able to be outside or have windows open or invite people to your house. This proposal will worsen the situation
- Smell reaches the St. Edwards estate
- A new factory will negatively impact the local area
- It will increase traffic on the roads and the A520 is already busy most times of the day and in disrepair
- Increased pollution (noise and light) will adversely impact on wildlife
- This brings the factory nearer to houses
- Animal parts have been seen on the main road
- This land is Green belt and should not be built on. There is no justification for this. The very special circumstances are not compelling
- There is no guarantee that the jobs will be taken by local people. The benefit of the jobs created does not outweigh the significant detrimental impacts of this additional development.
- Please consider the quality of life of local residents
- Local residents are not kept informed by the company
- Will result in the loss of trees
- SMDC planners have a duty to all Cheddleton residents for our health and wellbeing

- The fugitive emissions, odour exposure from two chimneys is bad enough without a third chimney
- The proposed tree planting will have minimal impact for at least a decade
The cumulative effects represent a significant loss of residential amenity for residents of Folly Lane, Woodlands Avenue and Folly Fields.

Cheddleton Parish Council

No objection to the application if it is completely screened by tall bunding to alleviate noise, unobtrusive lighting, and minimal visual impact on the surrounding residential housing. Complete a program of tree planting to help with screening. Condition of a roundabout at the end of Bones Lane to reduce the speed of traffic and allow the flow of vehicles leaving the factory as the current infrastructure is failing as the roads are not being maintained to keep up with the amount of traffic.

Operations Manager -Waste

No issue regarding waste collection

Environmental Health Officer

The application was accompanied by an 'Air Quality and Odour Assessment' undertaken by Entran Limited (Environmental and Transportation) to assess air quality and odour impacts associated with the proposal.

The Councils Environmental Health Pollution Officer raised no objections (subject to conditions) to air quality, construction impacts, unexpected contamination, artificial lighting and plant and machinery noise.

However, with regards to odour and the "FIE Cheddleton Air Quality and Odour Assessment Report (Ref E3086)" submitted by Entran Limited on the applicant's behalf the Pollution Officer found it difficult to accurately assess the impacts of odour from the submitted assessment. This was due to the lack of specific information ('we cannot validate inputs') about the plant processes and the difficulty in assessing fugitive emissions from the site. In essence the report indicated that the proposal will increase the odour potential of the site as a whole, but that this may not be noticeable/ detectable to sensitive receptors (residents) due to the already high levels of odour associated with the site. It was noted, however, that odour, noise, and emissions management would all be managed as part of the facilities Environmental Permit. These impacts and details used in the model will be technically assessed by the Environment Agency, as part of any Environmental Permit application, the Council would defer to the EAs expertise on this area.

Regeneration

No comments received at the time of report preparation.

Landscape review – Ryder Ford

No objection subject to conditions.

The building of the office block requires the felling of trees to the north end of the existing northern tree bank, the ancillary tanks require clearance of trees at the southern end of the same line.

The office block set in its position at the north end of the Site relates to the front of house of the factory and would help to restrict views to the factory building behind. The office block is set within a proposed pond margin meadow which although will have some bio-diversity benefit may not look as appropriate as more formal landscape treatment at the main entrance to the factory.

A mix of other meadow treatments are suggested as the predominant ground cover around the main site field. The main tree and scrub planting is concentrated to the more open southern side of the site field to create a green screen between the main factory unit and the open rural landscape to the south.

The planting proposals comprise a mix of native trees and hedging species and the suggested planting sizes and densities appear appropriate.

Site sections and levels indicate that the roofs of the new buildings would not surpass the existing factory unit's ridge level and the stacks will remain the tallest element of the overall facility.

Local Highway Authority

No objection subject to conditions and the signing of a Legal Agreement (relating to a fee for the management of a Travel Plan).

Make the following comments:-

The junction of Bones Lane with the A520 Cheadle Road was recently constructed as part of a previous development. It is in current and regular use. Visibility is good. Current records show that there were no Personal Injury Collisions on the A520 Cheadle Road within 160m either side of the Bones Lane junction in the previous five years.

The proposed development is an extension of the existing uses of the overall site. Bones Lane is a private road. The site is located some 600m from the highway.

The access to the site was specifically constructed to serve the overall site. Access is safe and reasonable. Considering the size of the proposed development on comparison to the size of the overall site, additional trips associated with the proposal would be unlikely to have a severe effect on the highway.

Environment Agency

No objections

Make the following comments:-

Although several proposed locations have been risk assessed, the allocated site reduces the buffer zone between the facility and sensitive receptors, such as, residential housing. The proposals put forward will bring the permitted area closer to residents and potential amenity issues such as odour and noise either from the permitted facility or additional haulage vehicles entering and exiting the site. This is

an issue which is becoming an increasing concern, with potential complaints over amenity issues and additional pressure on the Environment Agency (as the regulatory body) to act. However, the Environmental Permitting (England and Wales) Regulations 2016 does not demand 'zero impact', so conflict situations may become inevitable despite requirements of operators to use appropriate measures or best available techniques to mitigate against odour, noise, and other amenity issues such as litter and pests.

Although the planning application includes air quality and odour reports and a commercial plant noise assessment, the technical detail on the specific activities associated with the processing plant is limited at this stage. Technical reports about air quality, odour, noise, and emissions management are technically assessed by the Environment Agency, as part of our Environmental Permit application process, and if required we can request further information from the operator during this stage. We note the existing wastewater treatment plant for the adjacent permitted site is proposed to be used for this new operation. This infrastructure will be considered as part of the Environmental Permitting process alongside the other activities on this site. The planning application acknowledges that the process will require an Environmental Permit although it is not stated if this would be a variation to the permit for the existing site or a separate new permit for the proposed food processing facility/edible bone factory. It makes economic and environmental sense to locate the two processes together and in the circumstances we would request the applicant twin tracks both the Environmental Permit and planning application.

There are various unknowns to the proposed activities that are not addressed within the planning application which will be addressed in the variation or new Environmental Permit. We therefore ask the applicant / developer to contact the Environment Agency on 03708506506 for a pre-application discussion. Further information regarding the need, and applying, for an Environmental Permit can be found on our website: <https://www.gov.uk/topic/environmental-management/environmental-permits>. Parallel tracking Planning and Environmental Permit applications offers the best option for ensuring that all issues can be identified and resolved, where possible, at the earliest stages. This will avoid the potential need for amendments to the planning application post-permission. Where a developer decides not to parallel track their planning and environmental permit applications, it should be noted that we will not be able to offer detailed advice or comments on permitting issues impacting upon planning.

Further to the above, sustainable drainage systems (SUDS) have proposed on site for the drainage of clean surface water. We consider this acceptable from a water quality perspective for discharge from the attenuation basin, to a ditch and eventually into the Consall Brook. Protection of this discharge in the event of a spillage on site has been addressed via a pollution control interceptor or penstock.

Local Lead Flood Authority

No objection subject to conditions

Staffordshire Wildlife Trust

No objection.

Staffordshire Police: Crime Prevention Design Advisor

No objection.

Severn Trent Water

No objection subject to drainage condition

7. OFFICER COMMENT AND PLANNING BALANCE

7.1 Planning law requires that applications for planning permission be determined in accordance with the Development plan unless material considerations indicate otherwise.

Principle

7.2 The proposed development would provide a Food processing facility/edible bone factory and office block (to allow the rationalisation of the Advanced Protein business). The application site and associated land falls within Green Belt, beyond the built up area of Cheddleton. Cheddleton is designated a Rural Area Larger Village in the hierarchy of settlements (Policy SS2 Settlement Hierarchy). In the rural areas, such settlements are the most sustainable and most housing and employment is directed to them. Cheddleton is stated in the strategy (Policy SS8 Larger Villages Areas Strategy) to retain its role as rural service centre providing housing and employment needs of a scale and type appropriate. Policy SS3.3 deals with employment needs and supports:

- Enabling small scale new employment development;
- Improving and intensifying the use of existing employment areas and where appropriate expanding them.

Green Belt

7.3 The proposal does not represent any of the exceptions contained in paragraphs 149 and 150 of the Framework concerning development in the Green Belt. For the purposes of national planning policy, the application proposal therefore constitutes inappropriate development in the Green Belt. Paragraph 147 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Openness of Green Belt

7.4 The site is a large area comprising grassland. The existing Advanced Protein's facility has been planted up with trees to integrate the facility into the surrounding landscape and, now semi-mature, and they provide a substantial amount of screening. The application site is currently undeveloped open countryside. This land is, however, located just beyond the existing Advanced Protein's facility.

7.5 The proposal would introduce large scale industrial and business development into this undeveloped site in the form of buildings, associated roads, parking and

service yards. As such, it would extend development towards the housing on Woodland Avenue and Folly Lane both visually and spatially. It would also introduce new commercial business-related activity, including traffic generation and servicing to this area. Consequently, scheme would reduce the openness of the Green Belt, which is one of its essential characteristics. That change would be permanent. The proposal would also be contrary to one of the purposes of the Green Belt which is to assist in safeguarding the countryside from encroachment.

7.6 The Proposed Development represents a substantial increase in built form within the local landscape, but significant visual impact is limited to a small area of countryside. This is a result of a ridge and woodland immediately to the west; which screens the Site from the residential area around Folly Lane, the existing facility and its screen planting, which largely screens the Proposed development from the north and east, the local ridge at Wetley Rocks which will screen it from the west, and the high level of tree cover and rising ground to the south and southeast. As such, the site and associated land are reasonably well-contained from the wider countryside and remaining area of Green Belt by this planting, the topography and the built form of the existing factory.

7.7 Furthermore, the applicants evidence demonstrates that the effect on openness could be significantly reduced through the lowering of finished building heights, their colour treatment and landscaping.

7.8 For the reasons set out above, it is therefore concluded that the application proposal would harm the openness of the Green Belt, which is one of its essential characteristics. It would also result in encroachment of development into the Countryside which would conflict within one of the 5 purposes of Green Belt. However, whilst this harm would be material, it would be limited due to a combination of the site's location, topography, the context of its surroundings and also the existing and proposed landscaping.

7.9 With regard to the other purposes of the Green Belt the site is located beyond any defined settlement boundary and currently presents as countryside in terms of its character and appearance. However, both the site and associated land enjoy a high level of containment from the wider surrounding countryside context. Moreover, the site and associated land are read in the context of the existing large-scale built development of the adjoining Advanced Protein facility. Furthermore, the countryside character and appearance of this landscape is still maturing. It has been demonstrated by the application documents that the application site and associated land are not subject to a landscape designation which relates to the value society places on it.

7.10 It is recognised that the existing undeveloped countryside character of the site itself would change considerably. The visual gap between the existing facility and the housing along Woodland Avenue and Folly Lane would be narrowed. However, the green infrastructure mitigation measures on the associated land could be controlled so they do not lead to the formalisation of that landscape in a manner that could be reasonably perceived as an extension of the existing facility. The remaining intervening land would mean that the proposal would not cause the complete or substantial loss of the open countryside context which separates the facility from

Woodland Avenue and Folly Lane. Consequently, the proposal would not constitute the unrestricted sprawl of a large built up area and would result in neighbouring towns merging together. There would not be any impact on the special character of historic towns.

7.11 Whilst the proposal would not assist in urban regeneration or recycling of derelict or urban land. However, for the reasons which will be detailed below, an alternative location for the development within a built up area has not been identified and would not be appropriate.

7.12 In conclusion, therefore, the proposal is considered to be harmful to the Green Belt in principle by reason of inappropriateness. It would also result in harm to openness and encroachment into the countryside, albeit limited. In accordance with the NPPF therefore it should not be granted planning permission unless there are very special circumstances to outweigh this harm.

Very Special Circumstances

7.13 The proposals are, in the terms of the NPPF, 'inappropriate development' in the GB and 'very special circumstances' need to be demonstrated to outweigh harm to the GB and any other harm resulting from the proposals (NPPF paragraphs 147-148). Whilst 'very special circumstances' are not defined in the NPPF they but generally held to include matters such as the need for the development and an absence of alternative sites. The applicant has provided evidence to demonstrate that the proposal is to meet a specific need for an innovative process that is not currently available in the UK, and that the application site meets the very specific needs of the applicant, and that there are no alternative sites elsewhere that are available and meet these requirements.

7.14 There are other circumstances in addition that should be considered to provide the 'very special circumstances' that cumulatively outweigh harm to Green Belt.

Delivering Innovation, Jobs and Sustainable Economic Growth

7.15 The aim of this innovative project is to add value to bones from approved boning plants across the UK which are currently categorised and processed as inedible animal by-products. Advanced Proteins will collect these bones as raw materials and process them in the proposed plant into food grade products thus adding value to the raw materials which are currently designated inedible Category 3 animal by-products.

7.16 Currently there are no plants able to carry out this process in the UK and edible bones are in effect downgraded and therefore, in part, wasted as they cannot be used to their best potential. The proposal will be the first of its kind in the UK and will use cutting edge technology. The applicant, Advanced Proteins, and their parent company ABP are world leaders in the field of gel bone process technology and are working on a similar processing plant next to their existing facilities in Ireland. It is likely there is only scope for one such processing plant in the UK and therefore not only is it innovative, but it is also of national significance.

7.17 The proposals provide significant sustainable economic growth benefits. The Economic Statement which accompanied the application demonstrate the contribution of the proposals to the local area. It identified the economic impacts in four main channels – direct impacts, indirect impacts, induced impacts and catalytic impacts. Overall, the proposals result in the following economic benefits:

- 30 skilled jobs and engineering jobs, which represents a 16% increase on the existing business (direct)
- Investment of £30 million and provision of shared facilities that will enhance the efficiency of the existing business, upgrade its facilities and secure its future (direct)
- 15 jobs in the local area from contract drivers, maintenance, electricians and other supply chain elements (indirect)
- 150-250 direct short term construction jobs also providing opportunities for local suppliers to provide materials and services bringing indirect benefits
- local employees retaining disposable income to be spent in the local economy (induced)
- Provide training and upskilling opportunities for a new and existing workforce (direct)
- Future potential for additional jobs through growth (catalytic)
- The new facility is likely to make the existing facility more attractive, generating additional applicants for jobs (catalytic).

7.18 The Economic Statement provides a profile of the Staffordshire Moorlands economy and concludes the local economy would benefit in the following ways: by securing major employers who often have greater desire and ability to invest and grow and can offer a more secure employment for its workforce; by supporting industry in the B2 sector to help underpin the diversity of the economy in the district; economic growth is particularly important in the district as a predicted decline in working age population will have a detrimental impact on the local economy; and a greater level of employment in the Moorlands would increase self-containment and stem the need for residents to commute out. Furthermore, to reduce deprivation and increase prosperity economic growth is important in the Moorlands.

7.19 Overall, the Economic Statement concludes the proposals are sustainable economic development that will boost economic prosperity in Cheddleton and Staffordshire Moorlands District.

Efficient Use of Existing Infrastructure and interdependence on the existing processing plant

7.20 The raw materials are perishable so the site needs to be located centrally in the UK to allow the raw material to reach the site in prime condition. There is existing infrastructure and expertise available at the applicant's current processing plant at Bones Lane and, due to the benefits of co-locating, it makes economic and environmental sense to locate the two processes together. By locating this proposal on the same site as the existing business, it shares the following:

- Central location in relation to raw material supply

- Shared management, key personnel and maintenance expertise built up over many years
- Shared infrastructure that has capacity - access, weighbridge, HGV parking, specific wastewater treatment facility, water, power, CHP plant
- Shared use of on-site truck garage and test centre
- Potential requirement to downgrade the raw product if it is not of suitable quality means transfer can take place within the site from edible to non-edible rather than redirecting and travelling to another location incurring additional road miles
- Common spare parts for all operations
- Enhancement and updating of existing facilities with new office block
- Sales of different tallow types from a central location

7.21 This infrastructure is existing and by sharing it the proposals are more sustainable than if they were to be built on a standalone independent site. This is an indirect environmental benefit that will avoid the CO₂ emissions from producing additional construction materials, shipping and construction on an alternative site. This is also a major cost saving to the business that will allow it to be commercially more competitive and invest more in the business.

Lack of suitable alternative sites

7.22 A central geographic location is required, the plant in Cheddleton, Stoke on Trent is centrally located in the UK so minimising the distance between source and processing plant as the bones are perishable and have a limited lifespan.

7.23 The applicant has confirmed that they first looked at all the existing Advanced Protein sites, but none but the application site met the locational requirements. Following this, they looked at alternative sites throughout the Midlands and further afield but there was a lack of available and suitable sites. These searches included sites suitable for both the existing inedible processing facility and the proposed edible processing facility, as well as a search for sites for just the proposed edible processing factory. It should be noted that when looking at alternative sites the applicant has to consider not only the Town Planning process but also several other regimes and it is most unlikely that they would now secure a DEFRA Animal Plant Health Approval for a new site. They would also have to meet Food Standard Agency requirements and the EA Environmental Permitting Regulations. Again, it should be noted that the existing site has a Permit and the applicant has already entered into pre-application discussions with the EA.

7.24 A Site Location Appraisal submitted alongside the planning application undertakes an assessment of alternative locations at the Cheddleton plant for the proposal. Site 3 is the application site. For a variety of reasons, the assessment clearly finds Site 3 as the optimum location. A particular advantage being the ability to separate the vehicles and personnel once onto the site past security and the weighbridge, between the existing non-edible and the proposed edible processes therefore reducing the potential for cross contamination between the two.

7.25 Consideration was also given to converting an existing building on-site but the building in question was found not to be suitable.

7.26 Therefore, a central geographic location is required, and the existing site is centrally located; the proposal has synergies with the existing and it makes economic and environmental sense to locate the two processes together. The Site Option Appraisal finds the application site is the optimum location within the existing site.

Other considerations

7.27 The application proposal relates to an extension to the wider Advanced Protein facility. This would allow the Advanced Protein business to grow, implement more efficient working practices, stimulate new research, development and innovation and increase productivity.

7.28 Advanced Protein has been serving the country for some 40 years and is one of the UK's largest providers of animal by product collection solutions. Operating from its facility on Bones Lane, Cheddleton, it previously operated as John Pointon and Sons Ltd. The facility offers sanitary collection services to the meat industry including butchers, slaughterhouses, supermarkets and food processors. It reclaims animal by-products such as bones, fats, offal, and blood and feathers and high temperature renders them to produce high quality fats and oils, processed animal proteins and biomass fuels. Advanced Proteins provide an essential recycling solution to animal by-products.

7.29 The proposal seeks permission for a food processing / edible bone factory. The factory aims to utilise innovative and cutting-edge technology in its processes.

7.30 The proposed location for the new factory was carefully considered based on many factors. Colocation with the existing plant was deemed the optimal location from capital costs, operating costs and operating efficiency parameters. The capital cost and size of the new plant will be significantly reduced by utilising infrastructure from the existing Advanced Proteins plant such as the wastewater treatment plant, gas supply, electricity, weighbridge, dedicated access road and utilisation of the existing information technology infrastructure. It further allows the sharing of resources such as maintenance support, transport, transport workshop, security and weighbridge operation which will reduce both the construction and operating costs and also reduce the environmental impact.

7.31 The applicant has submitted further information with regards to the production process, potential end products, potential market, the innovative nature of proposal and the Advanced Proteins Local and National Strategic Goals as well as the sustainable nature of the employment strategy. However, as this information is commercially sensitive the applicant has requested that this information is not published or distributed.

7.32 It is noted that the applicant has provided further information that is commercially sensitive, and therefore not reproduced in this report but which adds to the economic case for 'Very Special Circumstances'.

7.33 Overall, it is concluded that the economic benefits as set out above do comprise very special circumstances and on this basis the development is considered to be acceptable in principle.

Landscape and Visual Impact

7.34 Policy DC3 says that the Council will protect and where possible enhance local landscape by amongst other matters, resisting development which would lead to a prominent intrusion into the countryside; support development which respects and enhances local landscape character; support opportunities to positively manage the landscape and use sustainable building techniques and materials sympathetic to the area and conserve or enhance biodiversity.

7.35 The application is accompanied by a Landscape and Visual Impact Assessment (LVIA). The LVIA acknowledges that the Proposed Development represents a substantial increase in built form within the local landscape, but it concludes that significant visual impact will be limited to a small area of countryside and that this is a result of:-

- A ridge and woodland immediately to the west; which screens the Site from the residential area around Folly Lane;
- The existing facility and its screen planting, which largely screens the Proposed development from the north and east;
- A local ridge at Wetley Rocks which will screen it from the west, and
- A high level of tree cover and rising ground to the south and southeast.

7.36 Within the small area of visual influence to the west the LVIA concludes that only a few sensitive receptors are likely to be adversely affected by the development; residents within five residential properties, people travelling along a 630m stretch of Folly Lane and walkers on Footpath Cheddleton 63 and Consall 5 and 6 (although it says these are not well used footpaths). It is proposed to mitigate these impacts by planting a band of woodland along the southwestern boundary of the site, including fast growing species which can gain sufficient stature to screen the facility. Because the tallest building element is 21.50m high the planting will take at least 10 - 15 years before it starts to significantly reduce the visual impact of the development and 30+ years to fully screen it. In addition, 0.6ha. of woodland will be planted within the applicant's wider landholding to further enhance screening and biodiversity.

7.37 It is concluded that while the proposed development will result in some adverse landscape and visual effects the significant effects will be confined to a relatively small area of countryside

7.38 The application and LVIA has been considered on behalf of the Council by Stuart Ryder, Landscape consultant. He has concluded that the application site lies within open countryside outside of a settlement boundary. In the Landscape and Settlement Character Assessment (LSCA) and the Churnet Valley LCA it is within the landscape character type Settled plateau farmlands. Key characteristics of this landscape in the Churnet Valley L are given to be:-

- Rolling plateau with limited contained views from higher ground

- Large scale, open, regular and rectilinear field patterns with hedges and dry stone walls
- Field structure relatively intact with major signs of hedgerow deterioration and fragmentation
- Low grade pasture farmland with overgrazed poorly drained fields with rushes and rough grass
- Some blocks of mature broadleaf woodland
- Busy road network through part of the site
- Parklands of Consall Hall and Ashcombe Park
- Animal waste incinerator
- Consall Hall and Gardens (Key Opportunity Site)

7.39 In landscape character terms there is both connectivity with and influences of the pastoral landscape to the south and the factory buildings to the north. The site is not regarded as a 'valued landscape' as per NPPF Para 174 a).

7.40 In terms of landscape effects, the proposals will effectively turn this green field site into an industrial area. For the site itself the Landscape Consultant says this change can only be classified as a Major, Adverse and Permanent effect. The proposals are considered in keeping with the adjacent factory but in contrast to the adjacent rural pasture fields which is why the proposals are seeking to create the southern tree screen. The Landscape consultant advises that ultimately this woodland planting belt will provide a screen and the site will effectively be isolated from the rural landscape to the south. It is anticipated that it will take at least 15 years to achieve this separation. During this 'growing-time' the main factory building would be visible from the south. The field to the south will effectively become an industrial fringe to the new factory unit but it would not appear as part of a continuous urban fringe as there is no sight to other parts of Cheddleton from the south.

7.41 Beyond the site to the north, west and east any effects on landscape character are limited by the presence of the existing factory to the north and woodlands to the east and west.

7.42 The application proposes the planting of 0.6 Ha of offsite woodland. Such woodlands are characteristic of the local landscape character, provide visual interest and will connect well with existing woods.

7.43 This is a positive aspect of the proposal in landscape character terms. The applicant has amended the shape of this off-site planting as advised by the Councils Landscape Consultant in order to increase screening from the south and improve landscape quality.

7.44 The surrounding higher ground, the topography of the site, the scale of development proposed, and its positioning all mean that the proposal would be visible at a distance within both its countryside and developed context. The impacts of the proposed changes would be of varying degrees from the surrounding highway, footpath networks and buildings in terms of immediate, medium and longer distance views. This is because existing tree cover coupled with the additional planting

proposed on the land would reduce some views of the proposal and hinder others when viewed from within or beyond the site.

7.45 Although visible within its wider mixed context, the scheme would not be unduly intrusive because of the reasonable level of containment arising from existing planting. Furthermore, the built context of the existing facility is of a similar scale and character to the built development proposed. Hence, the changes arising from the application proposal would not be unexpected features. These circumstances would very much reduce its overall landscape impact.

7.46 The applicant has clearly demonstrated that the visual impact would be increasingly and appropriately reduced with the passage of time through the proposed landscaping, layout and building design, including colour finishes and finished floor and building heights.

7.47 Whilst the proposal would deliver a visual change to the site's existing undeveloped countryside character and appearance, the impact on the wider landscape would be very much diluted as the application scheme would reflect significant elements of its wider developed and undeveloped context. Therefore, the proposal would assimilate with its built context from both short, medium and longer distance vantage points.

7.48 Overall, the Landscape consultant concludes that the site is already visually well contained. Over time views from public footpaths and Folly Lane will diminish to a point where they are no longer visible to the casual observer but may be evident to somebody who studies the scene more closely. However, the taller elements of the existing factory are likely to remain in the view and will continue to mark the presence of the industrial plant within the local scene. The mitigation measures proposed at the application site will have a positive effect on screening the existing factory as well.

7.49 The Council's Landscape consultant has concluded that the proposal complies with Policy DC3 and the NPPF which says that planning decisions should contribute to and enhance the natural and local environment by amongst other matters recognising the intrinsic character and beauty of the countryside.

Trees and Woodlands

7.50 Policy NE2 – Tree, Woodland and Hedgerows is a three-part policy aimed to *'protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.'* The first part that seeks the integration of trees, woodlands and hedgerows on site unless their removal clearly outweighs their loss is not complied with given the removal of parts of the site's northern banked tree line and particularly the triangular block of trees to build the office suite and car park. This tree line plays a useful landscape role in screening the existing factory from the south and the proposals could be amended to aid its greater retention. Other trees around the periphery of the site are retained. It is therefore recommended that protection of all retained trees on and around the Site need to be clearly stated as part of any planning conditions.

7.51 The second part seeks new tree planting associated with development that this scheme is able to demonstrate on and offsite. The Council's landscape consultant has confirmed that this aspect of the policy is complied with

7.52 The third and final part of the policy addresses the retention of ancient woodland, veteran trees and ancient or species rich hedgerows. The mature oaks to the western most boundary could be classed as veterans or near veterans and they are retained by the proposals. Therefore there is Compliance with this policy if the oak trees are classed as having veteran value. If they do not have veteran status this part of the policy is not applicable.

Local amenity value

7.53 Public Rights of Way (PROW) including public footpath's to the west and south of the site including Consall 5 and 6, Cheddleton 62 and Cheddleton 63 fall within the sites vicinity. These offer tranquil, often intimate, green routes and contribute positively to local amenity value. The application proposal would change the experiences of users of those routes. Nonetheless, the concept of establishing planting buffers is not dissimilar to the arrangement that currently exists between parts of the existing footpath network and the existing facility. Overall, there would be some harm to the experience which the existing footpath network currently provides in terms of tranquillity, intimacy and loss of certain open vistas along some of their stretches. However, it has been demonstrated that this has been reduced to a very low level through careful mitigation in terms of landscape, layout and design.

7.54 Therefore there is no conflict with the Framework in this regard, which seeks to encourage sustainable patterns of movement, health and well-being.

Living conditions

7.55 There would be change for a number of residential properties along Woodland Avenue and Folly Lane. This would be in terms of outlook, noise and disturbance from within the site and from associated traffic movements during both the construction and operational phases due to the intensification of use within the locality. However, this would not constitute a material increase over and above the existing situation. This is because the resulting separation distances would not be too dissimilar to those which have already been established between the existing business uses and residential properties in the locality. Moreover, there would be a landscape buffer between the proposed buildings and operational land and those dwellings.

7.56 The application was accompanied by an 'Air Quality and Odour Assessment' undertaken by Entran Limited (Environmental and Transportation) to assess air quality and odour impacts associated with the proposal.

7.57 In respect to air quality the assessment of the potential impacts during the construction phase using the latest IAQM Guidance showed that releases of dust and particulate matter would be likely to be generated from on-site activities. However, through good site practice and the implementation of suitable mitigation

measures, the impacts of dust and particulate matter releases could be effectively mitigated and as such the resultant impacts are considered to be negligible.

7.58 In respect to odour the assessment used 'Dispersion Modelling' using ADMS Extra to assess the likely odour effects arising from the non-fugitive and fugitive odour sources within the application site. Whilst the assessment indicated that the operation of the proposed development would be unlikely to lead to significant odour effects to nearby sensitive receptors this has been questioned by the Councils Environmental Health Pollution Officer. It is pertinent to note at this time that the proposed development will also require an 'Environmental Permit' from the Environment Agency and it is this that will ensure emissions from the facility will be within acceptable levels.

7.59 It is noted that Entran and the Councils Environmental Health Pollution Officer agree that additional odour arising from the proposed development will increase the number of sensitive receptors (nearly all the occupiers of Woodland Avenue and Folly Lane) predicted to experience an increased odour issue. However, Entran state that additional odour arising from the proposal is 'negligible' above that of the established background odour of the existing facility whilst the Councils Pollution Officer states that, for the properties closest to the proposal it is likely to be perceived as a significant as the cumulative impact is seen to be 'significant'. Unfortunately, odour and how people respond to it, are very difficult to predict the modelled assessment is not as precise as it is perceived to be. It should be noted that the level of technical information required for the EA's Environmental Permit is significant and the facility could not operate without the requisite permit.

7.60 The suggested planning conditions would be capable of managing levels of noise and disturbance, including light spill to an acceptable level. It is considered that there are adequate controls to ensure that the proposed change would not cause material harm to existing living conditions of residents.

7.61 Policy SD4 of the Local Plan states that planning permission will not be granted for development that would be likely to cause a material increase in levels of noise, light and other forms of pollution (including odour), particularly that located within the proximity of existing residential uses. Subject to the suggested conditions, in the absence of material harm there would be no conflict with these policies or with the Framework, which seeks to ensure that developments provide a high standard of amenity.

Highways

7.62 The Highway Officer has commented that the junction of Bones Lane with A520 Cheadle Road was recently constructed as part of a previous development. It is in current and regular use. Visibility is good and there is no accident record. Therefore the proposal allows for safe and suitable access to the public highway.

7.63 With regard to traffic generation, the highway officer has commented that considering the size of the proposed development in comparison to the size of the overall site, additional trips associated with the proposal would be unlikely to have a severe effect on the highway. The accessible location, within walking and cycling

distance of housing areas to accommodate workforce and access to public transport on the A520 together with the sustainable transport measures proposed, would assist in minimising the amount of traffic to and from the development. The revision and implementation of the Travel Plan to encourage this could be necessarily secured through a suitably worded planning condition and that is a reasonable approach. Furthermore, the applicant has agreed to submit a legal agreement that sets out details of its commitments to securing the long-term management arrangements for Travel Plan monitoring.

7.64 The impact of construction traffic on the road network would be for a temporary period and is to be necessarily and suitably managed by way of planning conditions to control matters including temporary access, wheel washing, parking and hours of construction. No additional mitigation has been required by the Highway Authority beyond that set out in the legal agreement and the proposed conditions. On the basis of these, the Highway Authority does not object to the proposal on highway safety or operational grounds.

7.65 Subject to the conditions advanced, the proposal would accord with paragraph 111 of the Framework and Local Plan policy T1 and T2 and in the absence of any objection from the highway officer it is not considered that a refusal on highway grounds could be sustained.

Drainage and flooding

7.66 The application site lies within Flood zone 1, land with least probability of flooding. Nevertheless given that the site area is over 1 hectare a Flood Risk Assessment (FRA) and Drainage Strategy (DS) have been provided. The strategy involves the use of green roof (on the office block) filter drains (for the access and hardstanding areas), rainwater harvesting (for the factory) and a detention basin form where discharge is to an existing ditch that ultimately drains to a watercourse to the south of the site. Protection of this discharge in the event of a spillage on site has been addressed via a pollution control interceptor. The FRA concludes that the development will not increase flood risk elsewhere or on site.

7.67 The application has been considered by the Local Lead Flood Authority and the EA who raise no objection subject to the imposition of conditions and with these in place there is compliance with Policy SD5 and the NPPF.

Contamination

7.68 No issues are raised in respect of contamination.

Ecology / Biodiversity

7.69 A biodiversity matrix was submitted alongside the planning application. Based on the Planting Plan and the Off-site woodland planting (as shown on LEMP Appendix C). It demonstrates that the development can achieve a Biodiversity Net Gain (BNG) of just under 50% for habitat units and 114% for hedgerow units.

7.70 The matrix assesses the baseline and the proposals to demonstrate the increase. This is a 'net gain' over the existing situation and is significantly above the requirements that the Environment Act 2021 will introduce as law in November of this year when all development will need to achieve a BNG of at least 10%.

8. CONCLUSION / PLANNING BALANCE

8.1 The site is located within the Open Countryside and Green Belt. The application proposes a large manufacturing facility which does not fall within any of the categories of appropriate development in the Green Belt. Accordingly NPPF policy states that such development should not be approved unless there are very special circumstances.

8.2 However, when taken collectively, the social, economic and environmental benefits of the application proposal would be significant and overall, very substantial weight should be attributed to this as a material consideration. Combined with the very specific type and nature of the scheme, the context of the site and the lack of alternative sites, it is concluded that in this particular case the other considerations clearly outweigh the harm by reason of inappropriateness and the harm to the openness of the Green Belt and the purposes of including land within it. As a result, 'very special circumstances' exist to justify allowing the development.

8.3 The introduction of a large built development in this location has the potential to be harmful to the character and appearance of the open countryside and have adverse visual and landscape impacts. However, the Council's landscape consultant, having regard to the topography of the site and its surroundings, coupled with the presence of the existing factory and the proposed landscaping and mitigation has concluded that there would be compliance with Policy DC3 which seeks to protect landscape,

8.4 The application has been found to be acceptable with regard to all relevant technical matters including Local Amenity and living conditions of neighbouring occupiers, highway impacts, drainage and flooding, contamination, heritage Ecology and biodiversity and the proposal complies with the relevant local plan and NPPF policies in these regards.

8.5 It is concluded, on balance, therefore, that the proposal complies with Local Plan and NPPF policy and having due regard to all other material considerations and matters raised the application is recommended for approval.

9. RECOMMENDATION

That planning permission be granted subject to the completion of a Unilateral Undertaking relating to Management of a Travel Plan and the following conditions:-

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

**CT-204-PP-1-01 Site Location Map
CT-204-PP-1-02 Existing Site Layout
CT-204-PP-1-03 Proposed Site Layout
CT-204-PP-1-04 Existing and Proposed Spot Levels
CT-204-PP-2-01 Ground Floor Layout Process Building
CT-204-PP-2-02 First and Second Floor Layout Process Building
CT-204-PP-2-03 Office Building Layouts and Sections
CT-204-PP-3-01 Sections Process Building
CT-204-PP-4-01 Elevations Process Building
CT-204-PP-4-02 Office Building Elevations
CT-204-PP-9-01 Perspective Views
Planting Plans
478 AP Cheddleton LEMP Rev C
478 PP 01 Rev A Cheddleton Planting Plan
478 PP 02 Rev A Cheddleton Off-site Planning Plan**

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3.No development shall take place until such time that full details of the following have been submitted to and approved in writing by the Local Planning Authority:-

- Acoustic fencing**
- Hard surfacing**
- Facing materials**
- External lighting scheme endorsed by a suitably qualified acoustician and ecologist**

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

Reason:- To protect the character and appearance of the area, residential amenity, flood risk and biodiversity

Construction and Demolition: Pollution Control

4. i. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for

dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

ii. All construction mitigation measures, listed as highly recommended in Appendix E of FIE Cheddleton Air Quality and Odour Assessment Report (Ref E3086)" shall be adopted duration of the construction

iii. During construction/demolition phases amplified music and/or radios shall not be

audible beyond the site boundary;

iv. Any waste material associated with the demolition or construction shall not be burnt onsite but shall be kept securely for removal to prevent escape into the environment. All waste transfer records should be retained for inspection by officers of the Local Planning Authority;

Reason: To protect the amenities of the area during construction

Construction Works: Time of Operations

5. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Report of Unexpected Contamination

6. In the event that contamination, including any suspected asbestos containing materials (e.g. bonded cement), is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and is subject to the approval in writing of the Local Planning Authority.

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human

health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Artificial Lighting

7. Details of floodlighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations (residential) when the light (s) is (are) in operation.

Reason: To protect the local amenities of the local residents by reason of excess of luminance.

Plant and Machinery Noise

8. (i) Prior to first use a site specific noise assessment should be completed in compliance with section (ii) below and submitted in writing to the LPA for approval.

(ii) The machinery, plant or equipment including installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014.

Reason:- To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

Air Quality Mitigation Scheme

10. Within 6 months of permission being granted for the proposal, an air quality mitigation scheme (AQMS) shall be submitted to the Local Planning Authority (LPA) for approval. Once approved the scheme shall be implemented and progressively maintained for the lifetime of the development. The scheme shall include:

- a. A strategy for ultra-low emission/ electric vehicles for deliveries of units feedstock where diesel fuelled Heavy Duty Vehicles utilising the site shall, as a minimum, these be European Emission Standard Euro 6 compliant
- b. mechanisms for discouraging high emission vehicle use and encouraging a modal shift to public transport, walking, cycling as well as to encourage the uptake of low emission fuels and technologies, including electric vehicles.
- c. Provision of secure cycle storage and changing provisions.
- d. Designation of parking vehicles for low emission/ electric vehicles.

- e. **Commitment to Fleet eco driver training & Fleet fuel efficiency monitoring and driver telematics.**
- f. **a scheme for the provision, installation and maintenance of electric vehicle (EV) charging points for staff and visitors. The scheme shall include:-**
 - i. **5% of staff and visitor parking shall be made available to EV charging.**
 - ii. **Electric vehicle charging points required by this condition shall be installed and operational within 1 year of LPA written approval of the scheme or where points are to be 'EV Ready' shall be installed and operational at a date agreed in writing by the LPA.**
 - iii. **The points shall be maintained for the lifetime of the development which includes undertaking repairs, replaced or charge points for equivalent (charge rate) points or upgraded to meet the latest standards or charge rates.**

Reason:- To protect the local residents from air pollution and breaches in local air quality objectives

Highways / Access

10. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan Ct-204-PP-1-03. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason:- To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

11. No part of the development permitted by this consent shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.

Reasons:- To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety and to encourage alternative modes of transport

Landscape / Visual Impact

12. Notwithstanding the submitted details, no development including site clearance and levelling shall commence until such time that a detailed hard and soft landscape mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscape proposals approved shall subsequently be implemented in the first growing season after construction has commenced and replacement of dead, diseased or dying stock should be undertaken in accordance with the Landscape Maintenance and Management to be approved under Condition 15.

Reason:- To protect the character and appearance of the area

13. No tree felling is to be undertaken on, or excavation within root protection areas, shall take place without the express written agreement of the Council's Arboricultural Officer and after consideration of tree sensitive construction processes

Reason:- To protect the remaining mature tree stock that contributes to the local landscape

14. No development shall take place until such time that a Landscape Maintenance and Management Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority including measures for its operation for the life of the development.

Reason – To reflect the importance of the soft landscape mitigation proposals for the local landscape character.

15. No development shall commence including site stripping and clearance until such time that a Materials Management Plan (MMP) that defines the excavation and bund formation processes and provides detailed drawings of the proposed raised earthworks has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details

Reason:- In the interests of the character and appearance of the area

16. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.

Reason:- In the interests of the protection of important landscape features which contribute to the character and appearance of the area, biodiversity and protected species

17. No development shall take place including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access until such time that temporary tree protection barriers and advisory notices are erected for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations or the prevailing standard and these shall be retained in position for the duration of the period that development takes place. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.

Reason:- In the interests of the protection of trees which contribute to the character and appearance of the area and biodiversity

Biodiversity

18. No development shall commence until such time that a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. It should include the following although this list is not exhaustive

- (1) Details of habitat creation and species enhancements**
- (2) Updated BNG calculation using latest Defra metric and UK Habs baseline and post-intervention plans**
- (3) Soil preparation details.**
- (4) Appropriate planting/ seeding specifications.**
- (5) Long-term habitat management plan.**

The development shall be carried out strictly in accordance with the approved LEMP

Reason:- In the interests of biodiversity enhancement and to ensure a new gain in biodiversity

Flood Risk / Drainage

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

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

20. No development shall begin until the following elements of a surface water drainage design have been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority. The design must demonstrate:

- i. Finalised Detailed Proposals - Final detailed drainage drawing showing the location of all downpipes and gullies and how they connect with the main drainage network. In addition, the applicant should submit basic construction details/ drawings for the proposed manholes, filter drains and the green roof. (Reason: to ensure all impermeable areas are connected to the proposed drainage system and that construction detail for the SuDS features are submitted at the planning stage)**
- ii. Confirmation of Ditch Capacity and Outfall - The LLFA requires additional evidence (capacity calculations along with additional photographs and/ or a survey) to show that the existing land drains and ditches have the capacity to convey runoff emanating from the proposed site. In addition, the LLFA requires confirmation that the land ditches connect to the Consall Brook to the south of the site. (Reason: The photographs shown in the land contamination report and the photographic log display ditches which are overgrown, not well defined and may lack the capacity to convey discharges emanating from the development site)**
- iii. Maintenance and Management - The applicant shall advise of a named individual, developer, or management company to undertake the advised management/ maintenance plan as attached within Appendix C of the FRA. (Reason: to ensure the required management and maintenance of the drainage system is undertaken during the lifetime of the development).**

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

