

Homework item #4 – Review of MOB 1 site and potential for allocation as a MM to the SADPD, in consultation with Peel, and produce a SoCG.

Introduction

1. This note sets out below an agreed allocation policy wording for MOB1 between the Council and Peel in the event that the Inspector considers that the site should be allocated in the SADPD for soundness. This is submitted by the Council without prejudice to its position that the redevelopment of the site should be considered directly through a planning application rather than, firstly, through a SADPD policy because of the need for detailed information to demonstrate that any residential development on the site is able to comply with SADPD Policy ENV 13 (Aircraft Noise), particularly in respect of achieving an acceptable noise level across a reasonable proportion of private gardens, sitting out areas and balconies.

Site MOB1

Land off Ilford Way, Mobberley

Land off Ilford Way Mobberley is allocated for mixed use employment (Use classes B2, B8 and E(g)) and residential development¹ together with associated open space. Development proposals for the site must:

1. be in line with a comprehensive planned approach toward the entire site;
2. be accompanied by an Acoustic Design Statement to demonstrate how the requirements of Policy ENV13 “Aircraft Noise” will be met;
3. be accompanied by an Odour Impact Assessment to demonstrate that an acceptable level of amenity for occupiers on the site will be achieved;
4. pay special attention to the desirability of preserving or enhancing the character and appearance of Mobberley Conservation Area in line with Policy HER3 “Conservation Areas”; and
5. demonstrate that the proposals will have no adverse impact on the Midland Meres and Mosses Phase 1 Ramsar (Tatton Mere SSSI and the Mere SSSI) and Rostherne Mere Ramsar sites.

Supporting information

The land off Ilford Way in Mobberley is a significant brownfield site falling outside of the Green Belt. The site has historically been used for employment purposes and has a number of buildings across site. Currently the site is only partially occupied and over the lifetime of the plan there is the potential to

¹ The potential for any residential development on the site will be governed by its ability to meet the requirements of policy ENV 13 (Aircraft Noise).

bring forward redevelopment proposals. The policy acknowledges this opportunity and seeks to make sure that a comprehensively planned approach towards such proposals is taken. The site has been in long-term employment use and having regard to the aims of Local Plan Strategy Policy EG 3 (Existing and Allocated Employment Sites), consideration must be given to the existing established employment uses on the site and their potential relocation.

A comprehensively planned approach towards redevelopment proposals is promoted by the policy with the aim of ensuring compatibility between existing and proposed land uses and to make sure that the impact of overall redevelopment proposals can be properly gauged, for example, in terms of assessing traffic and transport implications, achieving good design, achieving connectivity across the site for pedestrians and cyclists and the integration of green and blue infrastructure and landscaping. The policy is deliberately not prescriptive about how a comprehensively planned approach should be achieved. Options include a comprehensive, full application, an outline or hybrid planning application supported by a comprehensive masterplan for the site or a masterplan approved by the Council, possibly as a supplementary planning document. The Council wish to engage positively and work closely with the prospective applicant whichever route is taken towards the comprehensive planning of the site.

Particular care will be taken in formulating development proposals in terms of the landscaping, siting, design and massing of development given the proximity of the site to Mobberley Conservation Area. Opportunities should be taken wherever possible to bring about enhancements to the setting of the Conservation Area.

The site is ideally located to capitalise on the strong economy in the north of Cheshire East including contributing to the success of the North Cheshire Science Corridor.

The site is affected by noise from aircraft landing at and taking off from Manchester Airport. Policy ENV 13 'Aircraft noise' of the SADPD is an important policy against which any noise sensitive development proposals will be assessed.

Because of the existing and historic use of the site for employment purposes, redevelopment on it for other employment purposes will not contribute towards the Local Plan Strategy's proposed supply of 380 hectares of new employment land.

In line with LPS policy SE 3 'Biodiversity and geodiversity' applications should be supported by a proportionate project level Habitats Regulations Assessment, to demonstrate no adverse impact on the Midlands Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar sites. This assessment should consider recreational pressures and impacts of increased foot traffic on sensitive habitats and species. Where impacts cannot be avoided, appropriate

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mitigation measures will be required to ensure no adverse effects on the integrity of the sites.

Permitted development rights may be removed to prevent the change of use of buildings and land falling within Class E to Class C3 without the need for a planning application. This is to enable aircraft noise and odour from the Mobberley Wastewater Treatment Works to be assessed in relation to such proposals.

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