

High Speed Rail (Crewe – Manchester)

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

Volume 5 Appendix: CT-004-00000

Planning data

High Speed Rail (Crewe – Manchester)

**Supplementary Environmental Statement 1 and
Additional Provision 1 Environmental Statement**

**Volume 5 Appendix: CT-004-00000
Planning data**



Department for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

High Speed Two (HS2) Limited
Two Snowhill
Snow Hill Queensway
Birmingham B4 6GA

Telephone: 08081 434 434

General email enquiries: HS2enquiries@hs2.org.uk

Website: www.hs2.org.uk

A report prepared for High Speed Two (HS2) Limited:

ARUP+ ERM | FOSTER + PARTNERS | JACOBS
RAMBOLL | TYPSPA | COSTAIN

MWJV

Mott MacDonald | WSP

High Speed Two (HS2) Limited has actively considered the needs of blind and partially sighted people in accessing this document. The text will be made available in full on the HS2 website. The text may be freely downloaded and translated by individuals or organisations for conversion into other accessible formats. If you have other needs in this regard please contact High Speed Two (HS2) Limited.

© High Speed Two (HS2) Limited, 2022, except where otherwise stated.

Copyright in the typographical arrangement rests with High Speed Two (HS2) Limited.

This information is licensed under the Open Government Licence v3.0. To view this licence, visit www.nationalarchives.gov.uk/doc/open-government-licence/version/3 **OGL** or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or e-mail: psi@nationalarchives.gsi.gov.uk. Where we have identified any third-party copyright information you will need to obtain permission from the copyright holders concerned.



Printed in Great Britain on paper containing 100% recycled fibre.

Contents

1	Introduction	2
1.1	Overview	2
1.2	Planning Policy and planning context	2
1.3	Committed developments	3
1.4	Proposed developments	4
2	Hough to Walley's Green (MA01)	5
2.1	Policy and planning context	5
2.2	Committed development	5
2.3	Proposed development	14
3	Wimboldsley to Lostock Gralam (MA02)	20
3.1	Policy and planning context	20
3.2	Committed development	20
3.1	Proposed development	30
4	Pickmere to Agden and Hulseheath (MA03)	36
4.1	Policy and planning context	36
4.2	Committed development	36
4.3	Proposed development	40
Tables		
	Table 1A: Committed development in MA01 Hough to Walley's Green	6
	Table 2A: Proposed development in MA01 Hough to Walley's Green	15
	Table 1B: Committed development in MA02 Wimboldsley to Lostock Gralam	21
	Table 2B: Proposed development in MA02 Wimboldsley to Lostock Gralam	31
	Table 1C: Committed development in MA03 Pickmere to Agden and Hulseheath	37
	Table 2C: Proposed development in MA03 Pickmere to Agden and Hulseheath	41

1 Introduction

1.1 Overview

- 1.1.1 This report is an appendix which forms part of Volume 5 of the Supplementary Environmental Statement (SES1) and Additional Provision Environmental Statement (AP1 ES).
- 1.1.2 This appendix provides an update to the planning policies, committed development and proposed development data relevant to the High Speed Two (HS2) High Speed Rail (Crewe – Manchester) Environmental Statement (ES) published in January 2022 (the main ES)¹.
- 1.1.3 This update takes into account the supplementary environmental information, changes to the design and construction assumptions, and corrections within the SES1 and the amendments included within the AP1 ES.
- 1.1.4 In order to differentiate between the original scheme and the subsequent changes, the following terms are used:
- ‘the original scheme’ – the Bill scheme submitted to Parliament in January 2022, which was assessed in the main ES;
 - ‘the SES1 scheme’ – the original scheme with any changes described in the SES1 that are within the existing powers of the Bill; and
 - ‘the AP1 revised scheme’ – the original scheme as amended by the SES1 changes and AP1 amendments.
- 1.1.5 This report covers the following community areas (CA):
- Hough to Walley’s Green (MA01);
 - Wimboldsley to Lostock Gralam (MA02); and
 - Pickmere to Agden and Hulseheath (MA03).

1.2 Planning Policy and planning context

- 1.2.1 Volume 1 of the main ES provides an overview of the case for HS2.
- 1.2.2 Relevant development plan documents and other planning policies have been considered in relation to environmental topics, as part of considering the original scheme as updated by the SES1 scheme and AP1 revised scheme in the local context.

¹ High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement*. Available online at: <https://www.gov.uk/government/collections/hs2-phase2b-crewe-manchester-environmental-statement>.

1.3 Committed developments

- 1.3.1 Committed developments are defined as developments with planning permission and sites allocated for development in adopted development plans, on or close to the land required for the original scheme as updated by the SES1 scheme and AP1 revised scheme.
- 1.3.2 Committed developments that are likely to have been completed by 2025 have the potential to alter the future baseline for the assessment of the original scheme as updated by the SES1 scheme and AP1 revised scheme, for example through the introduction of new receptors.
- 1.3.3 Committed developments that are considered likely to be constructed between 2025 and 2038, i.e. at the same time as the original scheme as updated by the SES1 scheme and AP1 revised scheme, have the potential to be receptors for the operation of HS2, but could also give rise to cumulative impacts with the original scheme as updated by the SES1 scheme and AP1 revised scheme, during construction.
- 1.3.4 Where development falls within the land required for construction associated with the SES1 scheme and AP1 revised scheme it has been assumed that it cannot be implemented so it has not been included as a committed development and does not form part of the assessment with the exception of the socio-economics topic. This topic assesses the potential impact on employment where development is unable to be implemented in part or full due to the original scheme as updated by the SES1 scheme and AP1 revised scheme.
- 1.3.5 Committed development is considered within the environmental assessment where it is considered material to the environmental impact of the SES1 scheme and AP1 revised scheme. The committed developments have been considered to determine whether they would result in a material change to the future baseline or have the potential to give rise to cumulative effects for each environmental topic.
- 1.3.6 Where committed development forms part of the future baseline or cumulative assessment of specific environmental topics, a note to that effect appears in the comment's column of the committed development tables in the subsequent sections. These committed developments are reported in the topic sections in Volume 2 and reflected in the respective Volume 5 appendices as relevant.
- 1.3.7 Where there is not sufficient information relating to a development plan allocation to inform the future baseline or inform the potential to result in likely significant cumulative effects, a note to that effect appears in the comment's column of the committed development tables in the subsequent sections.
- 1.3.8 Where applications have been submitted by named individuals, the applicant name has been excluded from the table in accordance with the General Data Protection Regulation (GDPR) guidance.
- 1.3.9 The location of the committed developments listed in Table 1 is shown in the SES1 and AP1 ES Volume 5, Planning data Map Book: Map Series CT-13 and can be identified using the

reference identification assigned in the first column of Table 1, with the exception of some Local Transport Plan (LTP) allocations, which have not been mapped in the respective LTP in which they are described.

1.4 Proposed developments

- 1.4.1 Planning applications yet to be determined and sites that are proposed allocations in draft development plans that have yet to be consulted upon (either at preferred option stage or submission to the Secretary of State for Examination stage, whichever is the later) on or close to the AP1 revised scheme, are termed 'proposed developments'.
- 1.4.2 Proposed development has not been subject to any assessment within the environmental assessment due to uncertainty concerning its likely status in relation to the SES1 scheme and AP1 revised scheme. Proposed development has not been mapped.

2 Hough to Walley's Green (MA01)

2.1 Policy and planning context

2.1.1 There have been updates to the following local policy documents that were identified as relevant to Hough to Walley's Green in Volume 5, Appendix: CT-004-00000, which accompanied the main ES². Where these are relevant to the assessment, these updated documents have been considered and referred to, where appropriate, in the topic sections in Volume 2 and/or Volume 5 of the SES1 and AP1 ES:

- Cheshire East Council (2020), *Revised Publication Draft Site Allocations and Development Policies Document*³; and
- Shavington-cum-Gresty Parish Council (2021), *Shavington-cum-Gresty Parish Council Neighbourhood Plan*⁴.

2.2 Committed development

2.2.1 Table 1A lists unimplemented major committed development i.e. approved consents and development allocations in adopted development plans identified between 01 December 2020 and 31 July 2021, relevant to the Hough to Walley's Green area. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, which accompanied the main ES.

2.2.2 The exception to this is the Cheshire East Site Allocation Development Policies Document (SADPD) which is currently undergoing examination. Cheshire East Council submitted the SADPD for examination on 29 April 2021. Hearing sessions concluded on 4 November 2021 and the Inspector published his post-hearing comments on 26 January 2022. In these comments the Inspector confirmed he was satisfied with the sites allocated for development in the Plan. As the Plan is at a sufficiently advanced stage, the allocations within the Cheshire East Site Allocations Development Policies Document (SADPD) are therefore considered as committed developments that form part of the future baseline or cumulative assessment for SES1 and AP1 ES.

² High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Planning data*, Volume 5, Appendix: CT-004-00000. Available online at:

<https://www.gov.uk/government/collections/hs2-phase2b-crewe-manchester-environmental-statement>.

³ Cheshire East Council (2020), *Revised Publication Draft Site Allocations and Development Policies Document*. Available online at: <https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire-east-local-plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed01b-revised-pub-draft-sadpd-clean-version.pdf>.

⁴ Shavington-cum-Gresty Parish Council (2021), *Shavington-cum-Gresty Neighbourhood Plan Document*. Available online at: <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/shavington-neighbourhood-plan.aspx>.

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Table 1A: Committed development in MA01 Hough to Walley's Green

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/448S	Cheshire East Council 21/1598N	Full Application	To supply and install 1Nr 30sq. m, standalone Modular bay building creating 1Nr bay modular building: finished in cedar externally, Modular building to part Land Part M, fully compliant to current building Regs and DfES standards- To design and achieve 1Nr classroom, disabled toilet & kitchen area.	Oakfield Lodge School, Warmingham Road, Crewe, Cheshire, CW1 4PP	Oakfield Lodge School	
MA01/449S	Cheshire East Council 21/2147N	Full Application	InstaVolt are proposing to install two rapid electric vehicle charging stations within the car park of Costa, Crewe. Two existing parking spaces will become EV charging bays, along with associated equipment.	Costa Coffee, Jack Mills Way, Shavington, CW2 5UZ	InstaVolt	
MA01/450S	Cheshire East Council 20/4411N	Full Application	Change of use from Gym and Creche facility (Unit never occupied) to E(a) Display of Bulky goods (Non-food).	Unit 2, Land Off Dunwoody Way, Crewe	Foden Estates Ltd	
MA01/451S	Cheshire East Council 20/5225N	Full Application	Provision of a single storey extension to front right-hand side of building to extend existing gym and provision of two-storey extension to the central area to the front of the building to create a new feature entrance into the Leisure Centre. Refurbishment of the redundant outdoor changing areas to create an extension of the existing changing village.	Nantwich Swimming Pool, Wall Lane, Nantwich, CW5 5LS	Cheshire East Council	
MA01/452S	Cheshire East Council 20/4927N	Full Application	Removal of an existing dilapidated external classroom building and replacement with a 2-storey modular accommodation block.	Brine Leas School, Audlem Road, Nantwich, CW5 7DY	Brine Leas School	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/453S	Cheshire East Council 20/2576N	Full Application	Solar farm and associated development.	Land Adjacent to Drury Lane, Warmingham	Moss Lane Solar Farm Ltd	
MA01/454S	Cheshire East Council 19/5934N	Reserved Matters Application	Approval of Reserved Matters following Outline Approval 14/4025N - Outline application for the erection of up to 490 residential dwellings and a primary school - 2000m2 (D1) a pumping station, substation, recreational open space, ecological mitigation area, internal access routes, ground modelling and drainage works, parking provision, footpaths, cycle routes, landscaping and associated works including details of access at the Basford East site Crewe.	David Whitby Way, CW2 5NL	Lane End Develop-ments	
MA01/455S	Cheshire East Council 20/2342N	Full Application	General Purpose Storage Building.	Pusey Dale Farm, CW2 5DY	[Individual]	
MA01/456S	Cheshire East Council 20/3210N	Reserved Matters Application	Reserved matters approval sought for access, appearance, landscaping, layout and scale. following outline permission for the construction of up to 400 dwellings with garaging; parking; public open space; landscaping; new vehicle and pedestrian accesses; highway works, foul and surface water drainage infrastructure and all ancillary works.	Land at Flowers Lane, Leighton, CW1 4QR	Mulbury Homes Ltd and Torus62 Develop-ments Ltd	
MA01/457A	Cheshire East Council EMP 2.1	Allocation	In addition to the new employment sites allocated through the LPS and SADPD, the following sites are allocated for business; industrial; and storage and distribution uses:	Weston Interchange, Crewe	Revised Publication Draft SADPD	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			i. Site EMP 2.1 'Weston Interchange, Crewe' (0.60 ha for E(g)/B2/B8 uses);			
MA01/458A	Cheshire East Council EMP 2.2	Allocation	In addition to the new employment sites allocated through the LPS and SADPD, the following sites are allocated for business; industrial; and storage and distribution uses: ii. Site EMP 2.2 'Meadow Bridge, Crewe' (0.43 ha for E(g) uses);	Meadow Bridge, Crewe	Revised Publication Draft SADPD	
MA01/459A	Cheshire East Council Policy RET 10	Allocation	The council will support opportunities for improving and regenerating Crewe town centre in the development areas defined in this policy and Figure 9.1 'Crewe town centre development areas'. To achieve this aim, alongside applying policies relevant to all town centres, the following considerations will also apply: 1. Northern Edge Development Area (NEDA): Proposals involving the redevelopment of existing buildings and other land uses in the NEDA will be supported where they provide: i. larger floorplate retail units to meet modern retailer requirements; ii. high quality pedestrian routes and public realm connecting them with Victoria Street through the Victoria Centre and the Market Shopping Centre; iii. measures to improve pedestrian and cycle connectivity between the NEDA and the	Northern Edge Development Area (NEDA)	Revised Publication Draft SADPD	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			University Technical College (UTC) to the north of West Street, where appropriate.			
MA01/460A	Cheshire East Council Policy RET 10	Allocation	<p>The council will support opportunities for improving and regenerating Crewe town centre in the development areas defined in this policy and Figure 9.1 'Crewe town centre development areas'. To achieve this aim, alongside applying policies relevant to all town centres, the following considerations will also apply:</p> <p>2. Royal Arcade Development Area (RADA): A comprehensive, leisure-led mixed use regeneration scheme will be supported in principle in the RADA central core. The scheme should:</p> <ul style="list-style-type: none"> i. be anchored by a multiplex cinema; ii. include leisure and retail units, and potentially other main town centre uses; iii. be designed with open streets with active building frontages; iv. include a new multi storey car park, available for all town centre visitors; v. provide attractive and safe routes through the area for pedestrians and cyclists between Victoria Street, Queensway, Delamere Street and Charles Street; vi. provide a new bus interchange to replace the existing bus station; and vii. provide main gateway connections into the core of the town centre at the junction of Queensway and Victoria Street. 	Royal Arcade Development Area (RADA)	Revised Publication Draft SADPD	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/461A	Cheshire East Council Policy RET 10	Allocation	<p>The council will support opportunities for improving and regenerating Crewe town centre in the development areas defined in this policy and Figure 9.1 'Crewe town centre development areas'. To achieve this aim, alongside applying policies relevant to all town centres, the following considerations will also apply:</p> <p>4. Southern Gateway Development Area (SGDA): Recognising the significance of the SGDA as the arrival point into the town centre for pedestrians and vehicles from the railway station, the following considerations will apply:</p> <ul style="list-style-type: none"> i. the refurbishment of existing buildings along High Street to support a vibrant range of main town centre uses will be supported. This could include the development of existing gaps in the street frontages and the redevelopment or improvement of existing poorly designed buildings; ii. development proposals should provide for, wherever possible, safe and attractive pedestrian connections, including through to the Civic and Cultural Quarter Development Area (CCQDA), thereby reinforcing and improving connectivity between the primary shopping area, the CCQDA and Crewe Railway Station; iii. redevelopment or reconfiguration on the site currently occupied by the retail 	Southern Gateway Development Area (SGDA)	Revised Publication Draft SADPD	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			warehouse buildings on the eastern part of the SGDA should provide for new and improved pedestrian/cycling connections between that site and the rest of the SGDA and also between that site and the CCQDA.			
MA01/4632A	Cheshire East Council Policy RET 10	Allocation	<p>The council will support opportunities for improving and regenerating Crewe town centre in the development areas defined in this policy and Figure 9.1 'Crewe town centre development areas'. To achieve this aim, alongside applying policies relevant to all town centres, the following considerations will also apply:</p> <p>5. Civic and Cultural Quarter Development Area (CCQDA): The following development schemes will be supported:</p> <ul style="list-style-type: none"> i. the re-use or redevelopment of the former library buildings for a range of civic, cultural, community and other town centre uses, including a potential history centre; ii. the flexible use of Crewe Market Hall, to remain functioning primarily as a market, but allowing for other appropriate uses, for example, for entertainment and community events; and iii. the re-use of Christ Church for a cultural, leisure, entertainment, community or other town centre use (or uses), respecting its grade II listed status. 	Civic and Cultural Quarter Development Area (CCQDA)	Revised Publication Draft SADPD	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/463A	Cheshire East Council Site CRE 2	Allocation	<p>Land off Gresty Road is allocated for employment development (use classes E(g) and B8) on 5.69 ha of land. Development proposals for the site must:</p> <ol style="list-style-type: none"> 1. not result in an unacceptable rise in noise and disturbance for any residents living around or in close proximity to the site; 2. include measures to conserve, restore and enhance any priority habitat identified on the site; 3. maintain the area of existing woodland, unless it can be demonstrated that there are clear overriding reasons for any loss and the provision is made for net environmental gain by appropriate mitigation, compensation or offsetting in line with LPS Policy SE 5 'Trees, hedgerows and woodland'; 4. provide a landscape buffer to separate and screen new development from existing residential properties along Crewe Road and Gresty Green Road; 5. have regard to the setting of Yew Tree Farm, a non-designated heritage asset, providing an open undeveloped buffer zone to the north of this dwelling; 6. provide unobstructed access to Gresty Brook and an undeveloped 8 metre buffer zone for maintenance and emergency purposes; 7. provide satisfactory details of proposed foul and surface water drainage; and 8. include measures to improve walking and 	Land off Gresty Road	Revised Publication Draft SADPD	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			cycling routes to the site, including along Crewe Road and Gresty Road.			
MA01/464A	Cheshire East Council Site G&T 2	Allocation	<p>Land at Coppenhall Moss is allocated for seven permanent Gypsy and Traveller pitches. Development proposals for the site must:</p> <ol style="list-style-type: none"> 1. retain hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments; 2. provide for an appropriate visibility splay and access arrangements from Parkers Road/Kent's Lane; 3. demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised through appropriate mitigation; and 4. undertake a phase 1 and 2 contaminated land assessment. 	Land at Coppenhall Moss, Crewe	Revised Publication Draft SADPD	

2.3 Proposed development

- 2.3.1 Table 2A lists proposed developments (either planning applications that have yet to be determined or land use allocations included in development plans yet to be adopted) identified between 01 December 2020 and 31 July 2021. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, which accompanied the main ES.
- 2.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table.
- 2.3.3 Proposed developments have, generally, not been subject to any assessment within the SES1 and AP1 ES and have not been mapped, given that there is uncertainty about their likely status in relation to the SES1 scheme and AP1 revised scheme.

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Table 2A: Proposed development in MA01 Hough to Walley's Green

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/P/001	Cheshire East Council 21/2411N	Full Application	Replacement refrigeration plant and lighting.	645, West Street, Crewe, Cheshire	Co-op	
MA01/P/002	Cheshire East Council 19/3515N	Reserved Matters Application	Reserved matters on application 15/0366N as amended by 19/3356N - Erection of up to 129 homes with associated highways and open amenity space, landscaping and ecological protection zone.	Land to the East of, Broughton Road, Crewe, Cheshire, CW1 4NS	Guinness Developments Limited	Related applications: MA01/210
MA01/P/003	Cheshire East Council 20/1335N	Outline Application	Outline permission for the Erection of 3 No. two-storey dwellings, together with associated works including demolition of barn, erection of detached double garage and construction of new accesses.	152, Broughton Road, Crewe, CW1 4NR	[Individual]	
MA01/P/004	Cheshire East Council 21/3102N	Full Application	Proposed Agricultural Building.	Rose Cottage, 2-4, Back Lane, Basford, CW2 5BB	[Individual]	
MA01/P/005	Cheshire East Council 21/2601N	Full Application	Demolition of Existing Building and Erection of a Residential Block of Flats.	2-4 Gatefield Street, Crewe, CW1 2JP	[Individual]	
MA01/P/006	Cheshire East Council 21/3760N	Full Application	Construction of a new access road and turning in circle to replace temporary track at the end of the existing road and the removal of the turning circle that lies to the south of the cemetery.	Nantwich Cemetery, Whitehouse Lane, Nantwich, CW5 6HP	Cheshire East Council	
MA01/P/007	Cheshire East Council 21/3906N	Prior Approval - change of use	Prior notification for change of use of from offices (B1) to 168 apartments (C3).	Rail House, Gresty Road, Crewe, CW2 6EA	Kullar	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/P/008	Cheshire East Council 19/4896N	Full Application	Erection of 73 dwellings, comprising 42 independent living apartments and 31 houses (all affordable homes) with associated access and landscaping.	Land at Former Crewe L M R Sports Club, Goddard Street, Crewe	The Guinness Partnership Limited	Formerly listed as MA01/P/008 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Remains pending.
MA01/P/009	Cheshire East Council 19/3515N	Reserved Matters Application	Reserved matters on application 15/0366N as amended by 19/3356N - Erection of up to 129 homes with associated highways and open amenity space, landscaping and ecological protection zone.	Land to the east of Broughton Road, Crewe, Cheshire, CW1 4NS	Guinness Developments Limited	Formerly listed as MA01/P/009 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Remains pending.
MA01/P/010	Cheshire East Council 21/3878N	Prior Approval - change of use	Prior notification of change of use from offices to 12 apartments.	Regency Court, 36-48 High Street, Crewe, CW2 7BN	Crewe Investments Ltd	
MA01/P/011	Cheshire East Council 19/1371N	Full Application	The development of up to 400 residential units (Use Class C3) and associated infrastructure and open space.	Land off Minshull New Road, Leighton, Crewe	Engine of the North Ltd	
MA01/P/012	Cheshire East Council 20/1872N	Full Application	The construction of 25 dwellings; provision of associated access, drainage and hard and soft landscaping; and other associated works.	Coppenhall East, Broad Street, CW1 4LS	Taylor Wimpey UK Limited	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/P/013	Cheshire East Council 19/3649N	Hybrid Application	Hybrid planning application for mixed use and residential development comprising; a) in full: the conversion, alteration and extension of the former mill and two farm buildings to business / professional services (Classes A2 and B1) and/or food and drink (Class A3) and/or non-residential community uses (Class D1) and/or leisure uses (Class D2), under Class V of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) with initial vehicular and pedestrian access from Mill Lane and permanent vehicular and pedestrian access from the future highway network serving the Basford East Strategic Site, and associated car parking and landscaping, and; b) in outline: residential development with vehicular access from the future highway network serving the Basford East Strategic Site and associated car parking and landscaping, and with all other matters reserved.	Land at Crotia Mill Farm, Crotia Mill Road, Weston, CW2 5NL	[Individual]	Formerly listed as MA01/P/013 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Remains pending.
MA01/P/014	Cheshire East Council 19/5945N	Full Application	Proposed Scout Hut including change of use.	Land off Gresty Lane, CW2 5DD	Morning Foods Limited	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/P/015	Cheshire East Council 20/3762N	Full Application	Residential development for 148 new build dwellings & associated works.	Land off Sydney Road, Crewe	David Wilson Homes/Duchy of Lancaster	Formerly listed as MA01/P/014 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Remains pending.
MA01/P/016	Cheshire East Council 21/0607C	Reserved Matters Application	Application for the approval of reserved matters for the appearance, landscaping, layout and scale following outline approval 13/3449C - Outline application for residential development (approximately 450 dwellings), retail unit (A1, A2, A3, A4 and/or A5) and supporting infrastructure.	Glebe Farm, Booth Lane, Moston, Middlewich, CW10 0RP	Bovale Ltd	
MA01/P/017	Cheshire East Council 21/0399N	Outline Application	Outline Application for proposed development of three detached houses to replace four detached houses with communal access approved under planning permission 12/0831N (re-submission of 20/3233N).	Land South and North of Maw Green Road, Crewe	[Individual]	
MA01/P/018	Cheshire East Council 20/1872N	Full Application	The construction of 25 dwellings; provision of associated access, drainage and hard and soft landscaping; and other associated works.	Coppenhall East, Broad Street, CW1 4LS	Taylor Wimpey UK Limited	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/P/019	Cheshire East Council 21/2067N	Hybrid Application	Hybrid planning application comprising: (i) Full planning application for the demolition of the existing bus station and creation of new bus station and multi-storey car park and associated landscaping, public realm and other works including new electricity substation; and (ii) Outline application (including means of access) for mixed use town centre development including café/restaurant, leisure, gymnasium, bowling, complementary retail uses (class E) and cinema (sui generis) use and associated public realm works.	Royal Arcade, Land bounded by Victoria Street, Queensway, Delamere Street and Lawrence Street, Crewe, CW1 2JE	Peveiril Securities Ltd	
MA01/P/020	Cheshire East Council 20/1454N	Full Application	Proposal for a two storey, 18 bed specialist unit care home on an existing soft landscape area adjacent Telford Court Care Home; including additional car parking, ancillary gardens and increase to existing bin store.	Telford Court, Dunwoody Way, Crewe, CW1 3AW	[Individual]	

3 Wimboldsley to Lostock Gralam (MA02)

3.1 Policy and planning context

3.1.1 There have been updates to the following local policy documents that were identified as relevant to Wimboldsley to Lostock Gralam in Volume 5, Appendix: CT-004-00000, which accompanied the main ES. Where these are relevant to the assessment, these updated documents have been considered and referred to, where appropriate, in the topic sections in Volume 2 and/or Volume 5 of the SES1 and AP1 ES:

- Cheshire East Council (2020), *Revised Publication Draft Site Allocations and Development Policies Document*⁵.

3.2 Committed development

3.2.1 Table 1B lists unimplemented major committed development i.e. approved consents and development allocations in adopted development plans identified between 01 December 2020 and 31 July 2021, relevant to the Wimboldsley to Lostock Gralam area. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, which accompanied the main ES.

3.2.2 The exception to this is the Cheshire East Site Allocation Development Policies Document (SADPD) which is currently undergoing examination. Cheshire East Council submitted the SADPD for examination on 29 April 2021. Hearing sessions concluded on 4 November 2021 and the Inspector published his post-hearing comments on 26 January 2022. In these comments the Inspector confirmed he was satisfied with the sites allocated for development in the Plan. As the Plan is at a sufficiently advanced stage, the allocations within the Cheshire East Site Allocations Development Policies Document (SADPD) are therefore considered as committed developments that form part of the future baseline or cumulative assessment for SES1 and AP1 ES.

⁵ Cheshire East Council (2020), *Revised Publication Draft Site Allocations and Development Policies Document*. Available online at: <https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire-east-local-plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed01b-revised-pub-draft-sadpd-clean-version.pdf>.

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Table 1B: Committed development in MA02 Wimboldsley to Lostock Gralam

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/389A	Cheshire East Council 18/6204C	Full Application	Change of Use from agricultural to storage and distribution as extension of Cotton Farm Storage and Distribution Estate.	Cotton Farm, Middlewich Road, Holmes Chapel, CW4 7ET	Individual	
MA02/394A	Cheshire East Council 21/0380C	Full Application	Conversion of drama studio to library with new window openings to elevation, small entrance lobby and external canopy.	Holmes Chapel Comprehensive School, Selkirk Drive, Holmes Chapel, Cheshire, CW4 7DX	Holmes Chapel Comprehensive School	
MA02/397A	Cheshire East Council 19/1881C	Full Application	Proposed classroom extension to the rear of the school.	Holmes Chapel Comprehensive School, Selkirk Drive, Holmes Chapel, Cheshire, CW4 7DX	Holmes Chapel Comprehensive School	
MA02/400A	Cheshire West and Chester Council 18/04483/FUL	Full Application	Proposed two-way single carriageway road scheme to bypass Middlewich and referred to as the Middlewich Eastern Bypass, together with associated highway and landscaping works.	Land at Pochin Way, Middlewich, Cheshire	Cheshire East Council	Related applications: MA02/272 Informs the future baseline for construction for the following topics: Landscape and Visual

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/402A	Cheshire West and Chester Council 19/03241/OHL	Full Application	Proposed overhead lines.	Dock Bank Farm, Brereton Lane, Sproston, Northwich, Cheshire, CW4 7LR	Individual	
MA02/403A	Cheshire West and Chester Council 16/04963/AGR	Permitted Development	Erection of an agricultural storage building.	Field adjacent to Manchester Road Lostock Gralam	Individual	
MA02/405S	Cheshire West and Chester Council 19/01856/FUL	Full Application	Replacement Coke Store.	Lostock Works Griffiths Road, Lostock Gralam, Northwich, Cheshire, CW9 7NU	TATA Chemicals Europe Limited	
MA02/406S	Cheshire West and Chester Council 21/01423/AGR	Full Application	General agricultural storage building.	Hulse Farm, Hulse Lane, Lach Dennis, Northwich, CW9 7TF	[Individual]	
MA02/408S	Cheshire West and Chester Council 20/04118/FUL	Full Application	Creation of a solar farm.	Stublach Gas Storage Project, Drakelow Lane, Byley, Northwich, Cheshire	Storenergy UK Ltd	Formerly listed as MA02/P/011 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development.

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/409S	Cheshire West and Chester Council 20/01566/MIN	Full Application	Installation of two pipelines, new stoned area, new pump and instrumentation local to H157 wellhead, installation of a dosing unit housed in a cabin on a temporary basis (approx. 2 years) and secure fencing.	Land at Moss Lane, Lostock Green, Northwich	INOVYN Enterprises Ltd	Formerly listed as MA02/P/001 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development.
MA02/410S	Cheshire West and Chester Council 20/01587/FUL	Full Application	Remediation of the Former Wade Works to prepare the site for future development, works to include ground remediation, removal of materials, existing brine pipeline removal/diversion, processing of crushed concrete/bricks, installation of a clean cover pathway break, source reduction and/or groundwater treatment, removal of invasive species, vapour mitigation and groundworks/earthworks to create a suitable development platform.	Former Wade Works, Hargreaves Road/James Street, Northwich	Nuvu Development Ltd	Formerly listed as MA02/P/002 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Informs the future baseline for construction for the following topics: Landscape and Visual
MA02/411S	Cheshire West and Chester Council 20/03068/FUL	Full Application	Erection of 103 dwellings including associated works, access and landscaping.	Land to the east of New Warrington Road, Wincham, Northwich	[Individual]	Formerly listed as MA02/P/008 in the main ES Volume 5; Appendix: CT-004-00000 as a proposed development.

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/412S	Cheshire East Council 18/1182C	Hybrid Application	Hybrid Planning Application for the construction and operation of 8 No. B2/B8 Units (total GIA 22.918 M2) comprising two phases :- Phase 1 - An application for Full planning permission for site re-profiling, new site access off Pochin Way and construction of 2 B2/B8 Units totalling 9.266M2 (GIA) floorspace with associated infrastructure (including hard and soft landscaping); and Phase 2 - An application for Outline planning permission (with All Matters Reserved) for site re-profiling and construction of 6 No. B2/B8 Units totalling 13.652M2 with associated infrastructure (including hard and soft landscaping).	Plot 63, Midpoint 18, Holmes Chapel Road, Middlewich	Total Developments (NW) Ltd	Formerly listed as MA02/P/015 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development.
MA02/413S	Cheshire East Council 20/0860C	Full Application	The proposed development is for a single industrial unit, use class B1, B2, B8, totalling 123,000 sq. ft. which will incorporate Warehouse space, and offices on the first and second floors. The development would also incorporate: Car parking provision. A complimentary scheme of soft landscaping; Pedestrian access paths; Cycle stores; Bin store; Self-contained service yard.	Plot 63 (Phase 2), Pochin Way, Middlewich	C4 Projects Ltd (agent)	Formerly listed as MA02/P/013 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development.

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/414S	Cheshire West and Chester Council 21/01479/FUL	Full Application	Multi Use Games Area (MUGA) to replace an existing natural grass football pitch and new vehicular access (amendment to application 19/03824/FUL)	Community Centre, Stubbs Lane, Lostock Gralam, Northwich, CW9 7PU	Lostock Gralam Parish Council	Related Applications: MA02/356
MA02/415/A	Cheshire East Council EMP 2.9	Allocation	In addition to the new employment sites allocated through the LPS and SADPD, the following sites are allocated for business; industrial; and storage and distribution uses: viii. Site EMP 2.9 'Land at British Salt, Middlewich' (7.05 ha for B2/B8 uses).	Land at British Salt, Middlewich	Revised Publication Draft Site Allocations and Development Policies Document	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/416A	Cheshire East Council Site MID 2	Allocation	Land east and west of Croxton Lane is allocated for residential development for around 50 new homes. Development proposals for the site must: 1. safeguard and protect, through an undeveloped and open landscaped buffer zone, the existing Trent and Mersey Canal Conservation Area; 2. provide an offset from the existing recycling centre and achieve an acceptable level of residential amenity for prospective residents including in terms of noise and disturbance; 3. retain existing mature hedgerows around the boundaries of the site as far as possible; and 4. provide for improvements to the surface of canal towpath to encourage its use as a traffic-free route for pedestrians and cyclists between the site and town centre.	East and west of Croxton Lane	Revised Publication Draft Site Allocations and Development Policies Document	Informs the future baseline for construction for the following topics: Community Health Landscape and visual

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/417A	Cheshire East Council Site MID 3	Allocation	<p>Land at Centurion Way is allocated for residential development of around 75 new homes. Development proposals must:</p> <ol style="list-style-type: none"> 1. seek to retain as much of the existing boundary hedges as possible as part of a comprehensive landscaping scheme, which should be designed to mitigate any impact of the development upon the wider landscape; 2. include a strategy for the provision and long term management of off-site habitat for groundnesting farmland birds; 3. make a contribution towards the delivery of the Middlewich Eastern Bypass; and 4. undertake a Mineral Resource Assessment for sand and gravel. 	Centurion Way	Revised Publication Draft Site Allocations and Development Policies Document	Informs the future baseline for construction for the following topics: Community Health

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/418A	Cheshire East Council Site HCH 1	Allocation	Land east of London Road (6 ha) is allocated for employment development. Development proposals for the site must: 1. retain the River Croco and provide an undeveloped 15 metres wide buffer zone to either side of the bank tops; 2. provide an undeveloped landscape buffer on the northern section of the site, and appropriate buffers to the eastern and southern boundaries; 3. retain and protect any mature trees; 4. not prejudice the council's objectives to deliver a cycling route on the A50, which could link the site to the village centre; 5. demonstrate through a noise impact assessment that residents in the vicinity of the site would not be unacceptably affected by noise from the proposed use; and 6. undertake a Mineral Resource Assessment for sand and gravel, including silica sand.	Land east of London Road	Revised Publication Draft Site Allocations and Development Policies Document	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/419A	Cheshire East Council Site G&T 5	Allocation	<p>Land at Cledford Hall, Cledford Lane is allocated for 10 Gypsy and Traveller transit pitches. Development proposals for this site must:</p> <ol style="list-style-type: none"> 1. retain hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments; 2. provide for an appropriate visibility splay and access arrangements from Cledford Lane; 3. demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised through appropriate mitigation including a noise management plan; and 4. use permeable materials as hardstanding and provide a drainage strategy to prevent surface run-off from the site. 	Cledford Hall, Cledford Lane, Middlewich	Revised Publication Draft Site Allocations and Development Policies Document	

3.1 Proposed development

- 3.1.1 Table 2B lists proposed developments (either planning applications that have yet to be determined or land use allocations included in development plans yet to be adopted) identified between 01 December 2020 and 31 July 2021. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, which accompanied the main ES.
- 3.1.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table.
- 3.1.3 Proposed developments have, generally, not been subject to any assessment within the SES1 and AP1 ES and have not been mapped, given that there is uncertainty about their likely status in relation to the SES1 scheme and AP1 revised scheme.

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Table 2B: Proposed development in MA02 Wimboldsley to Lostock Gramam

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/P/001	Cheshire East Council 18/4921C	Full Application	Residential development of 25 no. dwellings (and a change in tenure of plots 120, 121 and 304 of permission 19/3855C to affordable rent) - (revised application).	Land off London Road, Holmes Chapel	Bloor Homes	
MA02/P/002	Cheshire West and Chester Council 20/03068/FUL	Full Application	Erection of 103 dwellings including associated works, access and landscaping.	Land to the east of New Warrington Road, Wincham, Northwich	Russell Homes and Onwards Homes	
MA02/P/004	Cheshire West and Chester Council 21/00708/FUL	Full Application	Creation of a clay lined slurry lagoon - Retrospective	Dairy House Farm, Holmes Chapel Road, Sproston, Crewe, CW4 7LP	[Individual]	
MA02/P/006	Cheshire West and Chester Council 21/02286/FUL	Full Application	Erection of a new Sodium Bicarbonate Manufacturing Facility (new Ekokarb Plant) and the demolition of an existing Sodium Bicarbonate Production Plant; Wetside building; and associated buildings, structures and other infrastructure.	Natrium House, Winnington Lane, Northwich	Tata Chemicals Europe Limited	
MA02/P/007	Cheshire West and Chester Council 21/00683/FUL	Full Application	Erection of 16 dwellings.	Hills Garden Centre, London Road, Allostock, Northwich, WA16 9LU	Atlin Homes	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/P/008	Cheshire West and Chester Council 20/04723/FUL	Temporary Application	Temporary use of the site as contractors' compound and material management area.	Land at Griffiths Road, Lostock Gralam, Northwich, Cheshire	Tata Chemicals Europe Limited	
MA02/P/003	Cheshire West and Chester Council 20/02144/OUT	Full Application	Outline Planning Application for B1, B2 and B8 development with all matters reserved apart from access.	Land at Junction of Bostock Road and Road One, Winsford	DM France-Hayhurst Charitable Trust	Formerly listed as MA02/P/003 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Remains pending.
MA02/P/005	Cheshire West and Chester Council 18/02153/FUL	Full Application	Proposed footpaths on Meadowland.	Land at Dane Valley, Northwich, Cheshire	Ainscough Strategic Land	Formerly listed as MA02/P/005 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Remains pending.
MA02/P/009	Cheshire West and Chester Council 18/02605/FUL	Full Application	Development of touring caravan facility with luxury camping pods and log cabins.	Land at Stocks Hill, Winsford	[Individual]	Formerly listed as MA02/P/009 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Remains pending.

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/P/010	Cheshire West and Chester Council 17/04449/OUT	Outline Application	Renewal of outline planning permission (ref: 11/00558/OUT) for residential development (up to 150 units) with 12,000 sq ft B1, B2, B8 employment space, including demolition of existing buildings, remediation of the site, construction of access roads, footpaths and enhanced linkages, landscaping and associated works.	Repossessions UK Ltd, Wharton Road, Winsford, Cheshire, CW7 3BQ	[Individual]	Formerly listed as MA02/P/010 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Remains pending.
MA02/P/012	Cheshire West and Chester Council 20/04428/FUL	Full Application	Change of use of land for gypsy traveller caravan site with facilitating development (utility blocks, hard standing, package treatment plant).	Little Veras Paddock, Land East of Coal Pit Lane, Stanthorne, Winsford	[Individual]	Formerly listed as MA02/P/012 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Remains pending.
MA02/P/014	Cheshire East Council 20/4346C	Full Application	Proposed erection of 2 new dwellings to the rear of 43 Wheelock Street with associated access, parking spaces and landscaping.	Rear of 43 Wheelock Street, Middlewich, Cheshire, CW10 9AB	ASJ Properties Ltd	Formerly listed as MA02/P/014 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development. Remains pending.
MA02/P/011	Cheshire West and Chester Council 21/00055/FUL	Full Application	Residential development for 395 dwellings with associated access, car parking and landscaping.	Land Off Hargreaves Road, Northwich, Cheshire	Nuvu Development Ltd	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/P/013	Cheshire West and Chester Council 21/00582/FUL	Full Application	Subdivision and extension of existing dwelling to form two dwellings, conversion of surrounding ancillary barns to form 12 dwellings, removal of two sheds and a slurry tower and alterations to driveway.	Wimboldsley Hall, Nantwich Road, Wimboldsley, Winsford, Cheshire, CW10 0LW	Edge Farming Company	
MA02/P/15	Cheshire East Council 17/6366C	Full Application	Outline proposal for a mixed use development including residential, commercial, retail, cafes, marina and other ancillary works (re-submission of application reference 16/3209C).	Intertechnic Uk Ltd, Road Beta, Middlewich, CW10 0QF	[Individual]	
MA02/P/16	Cheshire East Council 17/0209C	Full Application	Erection of a warehouse building (Use Class B2 and B8) including a security gatehouse at the entrance and associated car parking, trailer parking and landscaping.	Magnitude 160, Midpoint 18, Holmes Chapel Road, Middlewich	DBS Pochin LLP	
MA02/P/17	Cheshire East Council 21/2107C	Full Application	Demolition of the existing property, extension of builders merchants yard and two extensions to an existing storage building.	Lodge Lane Farm Cottage & Dutton Builders, Holmes Chapel Road, Middlewich, CW10 0JB	[Individual]	

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/P/18	Cheshire East Council 21/0607C	Reserved Matters Application	Application for the approval of reserved matters for the appearance, landscaping, layout and scale following outline approval 13/3449C - Outline application for residential development (approximately 450 dwellings), retail unit (A1, A2, A3, A4 and/or A5) and supporting infrastructure.	Glebe Farm, Booth Lane, Moston, Middlewich	Bovale Ltd	

4 Pickmere to Agden and Hulseheath (MA03)

4.1 Policy and planning context

- 4.1.1 There have been no updates to local policy documents that were identified as relevant to Pickmere to Agden and Hulseheath in Volume 5, Appendix: CT-004-00000, which accompanied the main ES.

4.2 Committed development

- 4.2.1 Table 1C lists unimplemented major committed development i.e. approved consents and development allocations in adopted development plans identified between 01 December 2020 and 31 July 2021, relevant to the Pickmere to Agden and Hulseheath area. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, which accompanied the main ES.

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Table 1C: Committed development in MA03 Pickmere to Agden and Hulseheath

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA03/094S	Cheshire East Council 19/0334M	Full Application	Development of a new residential wing with ancillary office and children's activity space; alterations, extensions and repairs to Booth Bank Farmhouse, access and landscaping at Booth Bank Farm, Millington.	Booth Bank Farm, Reddy Lane, Millington, Cheshire, WA14 3RG	Trustees of Children's Adventure Farm Trust	Informs the future baseline for construction for the following topics: Community Health
MA03/095A	Cheshire East Council 17/5111M	Full Application	Conversion of vacant agricultural barns into six dwelling houses and associated works.	Villa farm, Chester road, Tabley, Cheshire, WA16 0EX	The Crown Estate	Related Applications: MA03/096A, MA03/097A, MA03/098A, MA03/P/004 Informs the future baseline for construction for the following topics: Air Quality Community Health

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA03/096A	Cheshire East Council 19/3594M	Full Application	Conversion of existing farmhouse and farm outbuildings to office use (B1) with associated partial demolition, access improvements, car parking and associated infrastructure works.	Villa farm, Chester road, Tabley, Cheshire, WA16 0EX	Tabley Farm Estates Limited	<p>Related Applications: MA03/095A, MA03/097A, MA03/098A, MA03/P/004</p> <p>Formerly listed as MA03/063 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development.</p> <p>Informs the future baseline for construction for the following topics: Air Quality</p>
MA03/097A	Cheshire East Council 20/2932M	Permitted Development	Prior approval change of use of agricultural barn to nursery.	Villa farm, Chester road, Tabley, Cheshire, WA16 0EX	Elizabeth Rose Capital Limited	<p>Related Applications: MA03/095A, MA03/096A, MA03/098A, MA03/P/004</p> <p>Informs the future baseline for construction for the following topics: Air Quality Community Health</p>

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA03/098A	Cheshire East Council 20/2933M	Permitted Development	Prior notification change of use from Agricultural to flexible use.	Villa farm, Chester road, Tabley, Cheshire, WA16 0EX	Elizabeth Rose Capital Limited	Related Applications: MA03/095A, MA03/096A, MA03/097A, MA03/P/004 Informs the future baseline for construction for the following topics: Air Quality Community Health

4.3 Proposed development

- 4.3.1 Table 2C lists proposed developments (either planning applications that have yet to be determined or land use allocations included in development plans yet to be adopted) identified between 01 December 2020 and 31 July 2021. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, which accompanied the main ES.
- 4.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table.
- 4.3.3 Proposed developments have, generally, not been subject to any assessment within the SES1 and AP1 ES and have not been mapped, given that there is uncertainty about their likely status in relation to the SES1 scheme and AP1 revised scheme.

Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement

SES1 and AP1 ES Volume 5, Appendix: CT-004-00000

Planning data

Table 2C: Proposed development in MA03 Pickmere to Agden and Hulseheath

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA03/P/001	Cheshire East Council 21/2768M	Full Application	Proposed conversion of barn to 4no dwellings.	Smoker Hill Farm, Chester Road, Plumley, Cheshire, WA16 0HQ	[Individual]	
MA03/P/002	Cheshire East Council 21/1310M	Full Application	Erection of a Multi-Use Games Area (astro turf), surrounded by wire-mesh fencing and a path for children to use all year round.	High Legh Cp School, Wrenshot lane, High legh, Knutsford, Cheshire, A16 6NW	High Legh Primary School (Cheshire East Council maintained School)	
MA03/P/003	Cheshire East Council 21/2262M	Full Application	Construction of agricultural implements and welfare building.	Moss Wood farm, Moss lane, Over Tabley, WA16 0PL	[Individual]	
MA03/P/004	Cheshire East Council 21/3556M	Full Application	Part conversion, part demolition and replacement of existing redundant farm buildings to create a mixed use development consisting of a public house, flexible commercial office space and children's nursery.	Villa Farm, Chester Road, Tabley, Cheshire, WA16 0EX	Tabley Farm Estates Limited	Related Applications: MA03/095A, MA03/096A, MA03/97A MA03/098A
MA03/P/005	Cheshire East Council 21/0460M	Full Application	Proposed Agricultural Implement and Crop Store.	Wright Machinery, Yew Trees Farm, Budworth Road, Tabley, Cheshire WA16 0HZ	[Individual]	

High Speed Two (HS2) Limited

Two Snowhill

Snow Hill Queensway

Birmingham B4 6GA

Freephone: 08081 434 434

Minicom: 08081 456 472

Email: HS2enquiries@hs2.org.uk