NO MANS HEATH AND DISTRICT PARISH COUNCIL - PLANNING APPLICATIONS 2026

DATE RECV'D	OBS DUE	PLANNING REF. NO.	DETAILS OF APPLICATION	ADDRESS	OBSERVATIONS	DECISION
03/03/26	24/03/26	26/00479/FUL	Removal of existing single-storey rear extension and erection of a replacement single-storey rear extension to provide a kitchen and dining area.	Edge Lane Farm Edge Lane Edge Malpas	No observations	APPROVED 10/04/26
11/03/26	01/04/26	24/02559/FUL	Erection of one dwelling with attached garage and associated works	Land To The North of The Mount Old Coach Road No Mans Heath Malpas	No observations	REFUSED 23/04/26
05/06/26	26/06/26	26/01306/FUL	Change of use from sui generis (commercial dairy) to mixed generic B2/B8 use and proposed link extension, with ancillary office	Blackthorn Industrial Estate Post Office Lane Hampton Malpas	No observations	PENDING
18/06/26	09/07/26	26/01368/FUL	Installation of solar array	Bank Cottage Bickley Town Lane Bickley Malpas	No observations	PENDING
25/06/26	15/07/26	26/01763/FUL	Mixed-use forestry and sustainable eco-retreat comprising tourist cabin accommodation with associated facilities, landscaping, parking and access.	/Land At Moss Wood Red Hall Lane Bickley Malpas	Email 09/07/26:- • The Council has concerns regarding the potential impact of the proposed development on local wildlife and would ask that the Local Planning Authority is satisfied that any ecological impacts	PENDING

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					have been fully assessed and that appropriate mitigation measures are secured where necessary. • The Council also has concerns regarding the potential increase in traffic generated by the development and the resulting impact on the local highway network, particularly given the nature of the surrounding rural roads. The Council requests that the Highway Authority carefully considers the suitability of the access arrangements and the capacity of the local highway network to accommodate the additional vehicle movements. •	
06/07/26	27/07/26	26/01974/PDQ	Conversion of existing agricultural building (Barn B) into 2 dwellings including all building works	Spring Farm Bickley Town Lane Bickley Malpas	Email 27/07/26:- Support, subject to resolution of traffic and flooding issues outlined below Traffic and Flooding issues relating to the combined site:- Traffic issues The road access is at the mid-point of a single track road with high banks on both sides, no passing places and a nearby blind bend, and	REFUSED

					is heavily used by large agricultural and heavy goods vehicles and vehicles with trailers which cannot reverse, especially around the blind bend. In addition to local residents, the lane is used as a " rat run" short cut connecting Bickerton Road to the A49 by non locals and delivery drivers - many travelling at speed , together with large farm vehicles which take up the whole width of the lane and also travel at speeds unsuitable for the width and the dangerous bend The Parish Council considers that to cope with the projected increase in traffic, and to prevent gridlock on the blind bend, the lane will need widening to two lanes on the approach to the blind corner from the Spring Farm direction to allow large vehicles meeting on or near the blind bend to pass without the need to reverse. Additional signage may also be necessary Flooding issues The site and road are susceptible to frequent flooding, being totally surrounded by adjacent high ground with the only exit for ground water being a 4 ft wide gap into a land drain The drainage along this lane is inadequate. Despite numerous	

					attempts to get both Cholmondeley Estate and Highways Auhority to rectify this situation, very little has been done . The gulleys are usually blocked (they were last cleared in 2023) at the top of the lane so water runs down the lane, collecting at the bottom. It then floods the low point where the only outlet is a narrow open ditch leading to a land drain. The Parish Council considers that drainage referred to above, which also takes ground water from the surrounding fields, will require a new drain to be installed between the site and Bickley Brook, possibly with a balancing pond. The roadside gulleys will require regular clearing as the road edges are being continually eroded by the running water. Flood Risk Assessment Implications The Flood Risk Assessment needs to extend its adherence to the National Planning Policy Framework (NPPF) to incorporate Climate Change, which will significantly affect their drainage calculations come the detailed design stage. We would recommend that the Lead Local Flood Authority (LLFA) does not permit development until it is satisfied that the site can cope with the Climate Change Allowance (CCA) attributed to the design modelling input data.	

					Please revise the FRA to include "The FRA has been prepared in accordance with the NPPF,, in particular Paragraphs 161-182" in stead of the present version of Paras 170-182, in order to be implicit with Climate Change, which are Paragraphs 161-169. The Executive Summary states "The site would be expected to remain dry in all but the extreme conditions", but Paras 161-169 in the NPPF expect the extreme conditions to be catered for in the detailed design. The site is already a flooding hotspot, so any neglect of the design input parameters to accommodate CCA would fail the planning process. The LLFA will no doubt corroborate our assessment and expect the finished floor levels to be higher than the anticipated wet site and for the critical flow path drawing to demonstrate the flooding condition in extreme conditions to analyse the consequential flooding does not affect adjacent properties. The FRA goes on to state the design will accommodate climate change and model it for a storm event of 1 in 100year +45%, an extreme condition, hence why the Executive Summary and Section 1.2 NPPF require updating to reflect the design input data and maintain consistency. We would recommend the modelling database file is provided to the LLFA	

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					for analysis for both input and output data, either the MDX (for InfoDrainage) or PFD (Causeway Flow) file, which should also have the updated (Flood Estimation Handbook) FEH22 data to represent a more realistic CCA, not the outdated Flood Studies Report (FSR).	
09/07/26	30/07/26	26/01973/PDQ	Conversion of existing agricultural building (Barn A) into 4 dwellings including all building works and partial demolition.	Spring Farm Bickley Town Lane Bickley Malpas	Email 27/07/26:- Support, subject to resolution of traffic and flooding issues outlined below Traffic and Flooding issues relating to the combined site:- Traffic issues The road access is at the mid-point of a single track road with high banks on both sides, no passing places and a nearby blind bend, and is heavily used by large agricultural and heavy goods vehicles and vehicles with trailers which cannot reverse, especially around the blind bend. In addition to local residents, the lane is used as a " rat run" short cut connecting Bickerton Road to the A49 by non locals and delivery drivers - many travelling at speed , together with large farm vehicles which take up the whole width of the lane and also travel at speeds unsuitable for the width and the dangerous bend	PENDING

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04.08.26	25.08.26	26/01975/FUL	Change of use of agricultural land to residential curtilage and to allow for flood	Spring Farm Bickley Town Lane Bickley Malpas	Email 26.08.26:- The Parish Council is minded to support the application, subject to the following matters being addressed:	PENDING

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			compensation works		**1. Drainage** It appears that the proposed ponds would provide a positive means of managing surface water. There should nevertheless be provision for an appropriate overflow/drainage system to Bickley Brook to ensure that excess water can be safely discharged when the capacity of the ponds is exceeded. **2. Traffic and Road Safety** The traffic survey undertaken appears to have primarily focused on vehicle speeds along the lane. Speed is not considered to be the main issue. The concern is the use of the lane by heavy, often articulated, vehicles, in addition to the routine light traffic travelling to and from Hetherson Green. There is a blind 90-degree corner on the lane which creates significant problems when two vehicles meet, as there is no safe facility for one vehicle to reverse or pass. This can result in gridlock and presents a greater concern than vehicle speed.	
16.09.26	07.10.26	26/02728/FUL	Proposed barn conversions to form 5 dwellings including partial demolition, alterations and construction of new garaging.	Bickley Town Farm Bickley Town Lane Bickley Malpas	Email 06/10/26:- The Parish Council notes that the submitted drainage strategy is currently only a draft, as it is pending the results of the BRE365 percolation testing. Until the results of these tests are available, the drainage design cannot be finalised and may require changes which could have a consequential impact on the proposed site layout.	PENDING

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					Whilst this could potentially be addressed through increased above-ground storage, the Council understands that this is not the preferred option for the developer, as it would reduce the area available for housing plots. The Council therefore considers it important that the drainage strategy is properly established and demonstrated to be deliverable before the application is determined, particularly given the potential for the final drainage requirements to affect the proposed site layout.	
08.09.26	29.09.26	26/02600/LBC	Installation of external signboard	Darcys Barns Brasseys Contract Road Edge Malpas	No observations	PENDING
08.09.26	29.09.26	26/02601/FUL	Installation of external signboard	Darcys Barns Brasseys Contract Road Edge Malpas	No observations	PENDING
06.10.26	27.10.26	26/02964/OUT	Residential Development of 5 dwellings, including access with all other matters reserved	Land Off Chester Road Nomans Heath Malpas	15/10/26 NMHD PC wish to raise the following concerns:- 1. **Flooding and drainage:** The southernmost part of the site regularly floods, with water appearing to originate from within the land near the access gateway. The cause is unclear and may relate to a burst private water main or an artesian well. This requires investigation and confirmation. The existing brook is also understood to be hydraulically overloaded, and the Lead Local Flood Authority should be consulted to ensure that any proposed surface water discharge is appropriately	PENDING

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					restricted and that the development does not exacerbate existing flooding issues. 2. **Rats and potential contamination:** Rats are prevalent in this location, reportedly associated with septic tanks discharging into the brook. Environmental Health should be consulted to investigate these concerns and assess any potential public health and environmental implications. 3. **Foul water drainage:** The foul water chamber in Chester Road does not appear to be shown on the attached Dŵr Cymru Welsh Water (DCWW) asset plan. This raises questions about the availability and suitability of the proposed foul drainage connection. The applicant should clarify the proposed arrangements for foul water disposal and demonstrate that an appropriate and deliverable solution is available, including any necessary consents, without causing pollution or other adverse impacts on the brook.	
26.10.26	16.11.26	26/03414/TPO	2x European Beech trees (T9 and T11) - Fell to ground level. Horse Chestnut (T5) - Remove the large, decayed limb over the road. European Beech (T7) -	Hampton Hall Cholmondeley Road Hampton Malpas SY14 8JN		

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			Remove the hanging dead branch over the road edge and remove deadwood over 20 millimetres to allow the crown to be properly assessed. Group of Common Ash (G5) - Fell the two trees nearest the road identified as Category 4 trees in the survey, due to significant ash dieback and the associated risk. Further recommended works and investigations - European Beech (T3) - Arrange a specialist test to assess the internal condition of the trunk. Scots Pine (T17) - Reduce the tree to a 5m habitat stem, as recommended in the survey. English Oak (T19) - Remove the hanging branch and deadwood over 100mm. Group of Common Ash (G1) - Fell the four dead ash stems to ground level.			

Reference Number: