AUDLEM PARISH COUNCIL
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Minutes of the Parish Council Meeting
held at the Methodist Church, Shropshire St, Audlem,
on Thursday 11th September 2025 at 7.00pm

Present:
Councillors:
Phillip Baker
Tim Brooksbank
Charles Cavill
Simon Cornwall
David Jones
Ryan Jones
David Lambourne
Paul Smart

Absent:
William Pearson
Carl Dovey

In Attendance:
Sarah Windridge (Clerk)
15 members of the public

25/69 Apologies for absence
Apologies were received from Cllr Dovey and Rachael Bailey

25/70 Declarations of Interest
None were declared.

25/71 Requests for Dispensation
None received.

25/72 Public Session

a) **Public Session.**
It was **RESOLVED** to suspend Standing orders at 19:01 pm

The following comments and questions were raised:

1. Several benches and tables at Turnpike Field have been thrown into undergrowth and field, and some are damaged. The member of the public will send a photo to the Clerk and the Clerk will investigate this further.

2. Parking outside the co-op. Before 2011, all parking was on the other side of road to the co-op. Now that the parking is one the other side, the view of oncoming traffic is obstructed. The parking location was changed by either the Parish Council or Cheshire East due to child safety, to prevent children running into street. This has resulted in the loss of two parking spaces. Could the Parish Council please discuss this with Cheshire East and possibly arrange a consultation. Cllr Baker stated that the Parish Council would look into this.
Cllr Cavill asserted that the change in parking could cause difficulty with access during funerals.
A member of the public confirmed that recently a funeral hearse could not get into the church car park, and there is a danger of the church car park becoming blocked.

Action: Clerk to contact Highways at Cheshire East regarding this and add the item to the agenda for the next meeting.

3. A member of the public asked whether there was an update on the Police investigation.
Cllr Baker confirmed that this will be covered on the agenda.

4. A member of the public asked why PC meetings, which were usually on the first Monday of month, were changed to Thursday and enquired whether it could it be changed to a Monday again as Thursday is a busy evening for members of the public.
Cllr Baker confirmed that this will be discussed with the Chairman when he returns.

5. A member of the public expressed confusion regarding the meeting last week and whether it was a public meeting or a Council meeting.
Cllr Baker confirmed that the public meeting was publicised as such. Cllr Lambourne suggested that the minutes contain the information about the next meeting. **Action:** Clerk to action

6. A member of the public expressed concern about the state of Turnpike Field. Cllr Baker confirmed that Turnpike Field would be discussed on the agenda of the meeting.

7. A member of the public asked about parking enforcement in village and wanted to clarify the Parish Council's relationship with whoever enforces parking tickets in the village.
Cllr Baker stated that police officers are in the village on a regular basis, issuing tickets.
Action: Clerk to research this further and add to agenda.

(One member of the public left the meeting)
SO reinstated 19:14 pm.

b) **Chesire East Ward Councillor**
No updates were received from Chesire East Councillor, Councillor Rachael Bailey.

25/73 Confirmation of Previous Minutes
It was **RESOLVED** to approve the Minutes of the Full Parish Council meeting on 10th July 2025 as a true record of the meeting.

25/74 Planning Applications
a) To consider responding to the following planning application(s):

RE: 25/2194/OUT Outline Planning
Site address: Land West Of , Moorsfield Avenue & Tollgate Drive, Audlem, Crewe, CW3 0LA
Development Proposal: Outline Planning Application for a residential development of 127 dwellings (Inc. 38 affordable dwellings) with access included on land off Moorsfield Avenue & Tollgate Drive, Audlem.

The Parish Council represents the views of the community and has gathered feedback from residents via email and at a public meeting held on 4th September 2025. Councillors have reviewed all information relating to the planning application, including submitted plans, supporting information and consultee comments.

A document has been drafted by the Parish Clerk and distributed to members of the Parish Council which contains relevant and material planning considerations raised by residents and councillors. The response of the Parish Council to the planning application will be added to the document, submitted to the planning department at Cheshire East, and attached to the minutes as appendix A.

Cllr Brooksbank stated that there was a lot of paperwork on the website which Councillors had to go through and insufficient time to go through everything at the meeting, which is why members of the

Council and the Clerk have been working to produce a list of planning considerations ahead of the meeting.

Cllr Lambourne raised a concern regarding the S106 Agreements and asked whether the requests made under S106 and s278 would be upheld by Cheshire East. Cllr Cornwall stated that this part of the process is out of the control of the Parish Council and all the Parish Council can do is request mitigation in as detailed a way as possible, which is what the Parish Council has done.

Cllr R Jones stated that the Parish Council has to submit robust requests and address planning concerns.

It was **unanimously RESOLVED** that the Parish Council would **OBJECT** to the planning application based on the planning considerations raised in the document which is attached as appendix A.

RE: 25/2806/FUL Full Planning
Site address: Audlem Wastewater Treatment Works Whitchurch Road, Audlem, Cheshire East, CW3 0FA
Development Proposal: Retrospective planning application for 1 No Welfare Cabin

It was **RESOLVED** that the Parish Council would submit **No Objection** to this application.

25/2383/HOUS Householder
Site address: Bath Farm Bath Lane, Audlem, Crewe, Cheshire East, CW3 0BN
Development Proposal: Erection of two storey side extension, installation of rooflights, alterations to windows on front elevation and alterations to landscaping.
The Parish Council has previously **supported** this application.

25/2651/HOUS Householder
Site address: 7 Aldelyme Court, Audlem, Crewe, Cheshire East, CW3 0AF
Development Proposal: Installation of new windows, rooflights and bi-fold doors and erection of replacement windows.
It was **RESOLVED** that the Parish Council would support this application.

b) To review the status of planning applications.
No updates have been received.

25/75 Clerk Report
The Clerk read out the report which is attached to the minutes as Appendix B.
Cllr Baker asked whether, regarding the conservation area, the Parish Council should be working with ADAS.
Action: Clerk to contact ADAS regarding the conservation area.

25/76 Police Report
No police report has been received this month. **Action:** Clerk to contact the police for a report.

25/77 Bank Reconciliation
Members reviewed the bank reconciliation as of 31st August 2025
Copies of the corresponding bank statement were circulated to members ahead of the meeting and hard copies of invoices/receipts were inspected at the meeting by two members of the Council.
Members noted that as of the 31st August 2025, the bank account balance stood at **£63,899.27.**
Members **RESOLVED** that the bank reconciliations for August 2025 be confirmed. This was signed by the Vice Chair at the meeting.

The bank reconciliation is attached to the meeting as Appendix C.

25/78 **Budget**
Members reviewed the Annual budget of the Parish Council, which was approved by the Finance Committee. The budget is attached to the meeting as part of the finance Committee minutes.

25/79 **Accounts update from Finance Committee**

A VAT return has been submitted for £546.58 for the period 1st April 2025- 31st August 2025 and £3431.78 for the period 1st July 2024 – 31st March 2025.
The Clerk has added Cllr Brooksbank to the bank mandate. The following Councillors are on the bank mandate: Cllrs Dovey, Baker and Brooksbank. This will be reviewed annually at the Annual Parish Council meeting.

At the Finance Committee meeting the budget for the public toilets was reviewed. Cllr Baker has circulated a report to Councillors regarding the toilets. Cllr Brooksbank stated that this is a priority for the Parish Council in terms of budgeting. Cllr Smart stated that if the repair costs and vandalism continue, the Parish Council might need to consider charging people to use the toilets. Cllr Baker mentioned the cameras in the car park and asked whether the toilets need to be left open at night. These are questions which to be asked as part of the priority list for the Parish Council.

The Finance Committee confirmed that the Parish Council is unable to to apply for grants where a copy of accounts is required, as the Parish Council is unable to provide these until the police investigation (and possibly any court proceedings) is complete.

The Clerk is to create a Priority List for the Parish Council of all proposed projects with indications of budget. This will be presented to the Finance Committee followed by the Full Parish Council meeting, and there will then need to be a prioritisation review to identify which projects should be advanced initially and which deferred.

The minutes of the finance committee are attached to the minutes as appendix D.

25/80 **Payments for Approval**

a) To approve payments
The full payment list was circulated to Councillors and invoices were inspected at the meeting.
It was **RESOLVED** to approve a list of payments totaling £5736.79. This includes an invoice from PHS which arrived today for £8.98.

The full payment list was circulated to Councillors and invoices were available for inspection at the meeting.

b) To approve any direct debit payments

The full payment list including direct debit payments has been circulated to Councillors and invoices are available for inspection at the meeting.

It was **RESOLVED** to confirm a list of contracted payments for each month that do not need to be approved at every meeting on the basis that any variations over the normal figure would have to be agreed at the Full Council meeting prior to approval.

1. Scribe support £66
2. Toilet cleaning usually £420
3. Website hosting £65.40
4. Audlem Methodist Church room hire £40 per meeting

c) It was **RESOLVED** to approve the backdated Clerk salary based on the National Joint Council for Local Government Services.

The Lengthsman has advised that 9 bin liners are needed. No price has been advised yet.
Action: Clerk to contact Cheshire East regarding this and request an estimate for the liners. The Lengthsman will also look into the costs. It was **RESOLVED** that the Parish Council would fund the cost if it is no more than £500.

It was **RESOLVED** to approve the replacement charge for the soap unit in the gents at a cost of £41.70.

The list of payments is attached to the meeting as Appendix E

25/81 **Training**

Cllr Baker has registered to attend the following training:

16th September	Roles and Responsibilities
7th October	Meetings and Procedures
4th November	CEC Code of Conduct
9th December	Chairmanship

Cllr Cornwall has registered to attend the following training:

16th September	Roles and Responsibilities
22nd September	Short Brief on Planning
7th October	Meetings and Procedures

£25 per session £175 in total
It was RESOLVED to approve the training costs.

25/82 **Correspondence**
The Clerk has received over 550 items of correspondence since the last meeting so items will not be listed separately. A summary will form part of the Clerk's report.

Items to note:

1) Today (11th September) the Clerk received a Duty of Care Waste Transfer Note.
It was confirmed that the waste transfer note is correct, and this was duly signed by Cllr Baker.

2) Today (11th September) the clerk received a letter from the Police and Crime Commissioner's office inviting 2 councillors to attend a meeting on 9th December.

It was **RESOLVED** that the Parish Council write a formal letter of complaint, including copies of the letters sent and received during the investigation as well as details of the financial implications for the Parish Council. This will be submitted to the Independent Office and copied into the Police and Crime Commissioner, Chief Constable and investigating officer. The Clerk will also write to Police Officers involved in case to give them 7 days warning and hope this leads to some action.
(A member of the public left the meeting at 20:03 pm)

25/83 **To confirm Councillor representation within community groups**

Burial Board:	Cllr Cavill
ADAPT:	Cllr Cavill
Audlem Public Hall and Annexe:	Cllr Baker
ADAS:	Cllr Carl Dovey

Audlem Tourism & Traders: Cllr Cornwall
Canal and River Trust: Cllr Lambourne
Medical Practice Patient Participation Group: Cllr Cavill

25/84 **Parish Matters**

a) Police Investigation update
DC Jackson has contacted the clerk to confirm the Parish Council's details so that compensation can be applied for. The Clerk has emailed DC Jackson and his manager to request an urgent update.

b) Financial Matters update
The Clerk has received an email from PKF LittleJohn, the external auditor, to confirm that until the Police investigation has been closed, we are not able to issue our final reports and certificates on the AGARs for any of the open years of account, i.e. 2021/22, 2022/23, 2023/24 and 2024/25. You will receive an interim report (uncertified) for publication before the end of September as in prior years.

Cllr Brooksbank confirmed that since the previous meeting, he has had a meeting with Tim Lawton regarding the precept of £129,000. The Parish Council did receive this amount but there has been no evidence of this. Cllr Brooksbank confirmed that the precept was paid to ChALC so the 2024-25 AGAR figures will need to be resubmitted.

c) To review a cost sharing proposal for CCTV in Audlem car park
A report has been circulated to Councillors regarding the CCTV.
Cllr Brooksbank raised two questions:
1. Does Parish Council have permission to set up and record in the car park. Cllr Baker confirmed that this is the case.
2. What happens to the data? Cllr Baker stated that there is a black box which records the data.
Cllr Baker will gain further information from the police regarding the data and is also waiting to hear from other organisations regarding cost sharing. The approximate cost is £3500 to replace the equipment, probably £1500 contribution from Parish Council.

d) To review Parish Council response to Active Travel Consultation
Cllr Cornwall reported that the Parish Council was approached by Cheshire East to make comment on this and has been drafting a reply. The Parish Council is not able to apply for funds for sustainable travel due to the police investigation and a lack of closed accounts. Cllr Cornwall is going to have a meeting with Cheshire East regarding travel options in the area.

Cllr Cornwall also reported that the new proposed Framework and Ranger Duties as suggested by Cheshire East are forming part of a proposal to transfer duties over to Parish Councils. The proposals suggested were considered by members to be an attempt by Cheshire East to transfer costs to local parishes from their budget, which would be unreasonable.

25/85 **Turnpike Field**
a) To review the management plan

Cllr Jones addressed the meeting. The first item to be considered is the Field Management Plan. This has been circulated to Councillors.
The plans include funding to improve the field such as creating ponds, create a flood plain, create habitats, manage the woodland. More information is required in order to work out the costing.
The Parish Council also needs to apply for a permit so it can make alterations to the brook to prevent collapse.
The Parish Council would also like to set up a new working group to tackle the projects on the field management plan.

Cllr Baker stated that the annual budget for Turnpike Field needs to be confirmed ahead of the precept request.
Action: Clerk to chase the application for debit card so that drone photography can be paid for in order to help map the site.
It was **RESOLVED** to adopt the plan as a working document for management of Turnpike Field.
The Clerk will publish the document on the Parish Council website.

b) To consider the status of Turnpike Field

Cllr Jones has circulated a detailed document concerning the process for transferring the land at Turnpike Field to a Parish Charity. No decisions can be made at the present time due to ongoing legal matters, but this may be put to the public in the future as an option.

25/86 **Reports from Parish Councillors**

Cllr Baker publicly thanked Garth Atkinson for his very kind gesture of repairing the bench at the Butter Market. Garth replaced the legs free of charge and remade the entire framework as it was rotten and rusted, and the Parish Council is very grateful.

The Parish Council would also like to express thanks to Cllr R Jones for his excellent work regarding Turnpike Field.

25/87 **To confirm new and amended policies**

It was **RESOLVED** to approve the following policies:
Website Management Policy
Website Accessibility Statement
Data Protection Policy
Transparency Code Policy
Grant Application form

Action: Clerk to publish the approved policies.

Members of the public left the meeting at 20:45 pm.

25/88 **Exclusion of the Press and Public**
It is considered in terms of Schedule 12A, Local Government Act 1972, that the following item(s) will be likely to disclose exempt information relating to the contractual and legal matters and it is therefore **RECOMMENDED** that the Council **RESOLVES that : pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded.**

25/89 **Clerk Contract**
A new contract for 25 hours per week was approved. This is a one year contract until August 2026, to be reviewed prior to that date. Audlem Parish Council Personnel Committee will work with the Chairman to seek ways to ensure that the clerk's workload is shared to avoid excess hours on a regular basis.

Date of the next meeting: Thursday 16th October 2025

These minutes are accepted as a true record of the meeting.

Signed:

Date:

Appendix A

Challenge to the Planning Statement, Noise Impact Assessment, Utility Infrastructure Report, Transport Statement, and Air Quality Assessment

Audlem Parish Council strongly objects to the Outline planning application (25/2194/OUT) submitted by Muller Property Group for 127 dwellings (including 38 affordable dwellings) on land west of Moorsfield Avenue and Tollgate Drive, Audlem.

Following a comprehensive review of the applicant's Planning Statement (dated 27 May 2025, Revision R4), Noise Impact Assessment by JPM Acoustics (dated 30 January 2025, Report Reference 1852024), Utility Infrastructure Report, Transport Statement by Eddisons, Air Quality Assessment, extensive consultation with residents (49 submissions), and a full parish council meeting, we find the proposal unsustainable, contrary to local and national planning policies, and detrimental to Audlem's rural character, environment, infrastructure, heritage, and quality of life.

This letter challenges assertions in the submitted documents, identifies deficiencies, and provides grounds for objection, supported by material planning considerations, legislation, and case law, including R (Loader) v Rother District Council [2016] EWCA Civ 795 (EIA requirements), R (Save Britain's Heritage) v Secretary of State [2018] EWCA Civ 2137 (heritage impacts), R (ClientEarth) v Secretary of State for BEIS [2021] EWCA Civ 43 (environmental considerations), and R (Wyatt) v Fareham Borough Council [2022] EWCA Civ 635 (protected species).

It emphasises the absence of an EIA for an ecologically sensitive area with potential Great Crested Newt habitats and known flooding issues. The letter proposes expanded Section 278 and Section 106 agreements with detailed costings to mitigate impacts, addressing highway safety, emergency services access, school transport, flooding, ecological protection, heritage, community infrastructure, and village-wide improvements to future-proof Audlem.

Documents Referenced:

- Audlem Neighbourhood Plan (ANP, adopted 2016)
- Cheshire East Local Plan Strategy (CELPS, 2010–2030)
- Site Allocations and Development Policies Document (SADPD, adopted 2020)
- National Planning Policy Framework (NPPF, 2024)
- Institute of Air Quality Management (IAQM) Guidance (2024)
- Cheshire East Sustainable Drainage Systems SPD (2024)
- Cheshire East Climate Change SPD (2023)
- Manual for Streets (2007/2010)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- Environment Act 2021
- Conservation of Habitats and Species Regulations 2017
- Equality Act 2010
- Health and Safety Executive HS(G)47 and GS6 Guidance
- CIRIA 753 (The SuDS Manual)
- NHS England 2017 Guidance
- CIEEM Guidelines for Ecological Impact Assessment (2017)

- Historic England's Good Practice Advice Note 2
- Wildlife and Countryside Act 1981
- Natural Environment and Rural Communities (NERC) Act 2006
- Urban Design Statement conducted by Darren Price on behalf of Cheshire East

Relevant Case Law:

- R (Loader) v Rother District Council [2016] EWCA Civ 795: EIA required for significant environmental effects.
- R (Save Britain's Heritage) v Secretary of State [2018] EWCA Civ 2137: Special regard for listed building settings.
- R (ClientEarth) v Secretary of State for BEIS [2021] EWCA Civ 43: Cumulative environmental impacts assessment.
- R (Wyatt) v Fareham Borough Council [2022] EWCA Civ 635: Strict protection for Great Crested Newts.

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1. Challenge to the Principle of Development and Sustainability Claims Applicant's Claim (Planning Statement, Sections 5.2–5.19; Transport Statement, Sections 3.2, 4.6): The site is a "highly sustainable location" adjacent to Audlem's settlement boundary, forming a "logical, natural extension." Cheshire East's lack of a five-year housing land supply (3.8 years per Housing Monitoring Update, April 2025, or 3.13 years per Emery Planning) triggers NPPF Paragraph 11's presumption in favour of sustainable development. The site is accessible by non-car modes (2km pedestrian catchment, 310m to Regional Route 70, 450m to bus stop), delivering economic, social, and environmental benefits, including 30% affordable housing and 9,840 sqm of public open space.
Objection and Challenge:

- Unsustainable Location: The 9.3-hectare site lies in open countryside, outside Audlem's settlement boundary, as defined by CELPS Policy PG6 and ANP Policy H1. PG6 restricts development to exceptional cases, which the applicant fails to justify. The site is not allocated in CELPS or SADPD, and SADPD Paragraph 9.58 states no further housing is required in Audlem due to its rural character and infrastructure constraints, contravening CELPS Policy PG7 and SADPD Policy RUR10. R (ClientEarth) v Secretary of State for BEIS [2021] EWCA Civ 43 emphasises scrutiny of unsustainable development.
- Housing Land Supply Critique: The applicant's 3.8-year (Cheshire East) or 3.13-year (Emery Planning) supply claim is flawed, as NPPF Paragraph 73 allows outline permissions to count as deliverable. The tilted balance (NPPF Paragraph 11(d)) does not override countryside or heritage protections (NPPF Paragraph 11(d)(i)).
- Misapplication of NPPF Paragraph 11: Adverse impacts (detailed below) outweigh benefits, conflicting with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- Overstated Accessibility: The 2km pedestrian catchment is impractical due to substandard footways (40cm on A525, 6% gradient) and limited bus services (11 daily to Nantwich), contravening NPPF Paragraph 105, CELPS Policy CO1, and Manual for Streets (2007). R (Wyatt) v Fareham Borough Council [2022] EWCA Civ 635 requires genuine sustainable transport.

- Infrastructure Deficiencies: The Utility Infrastructure Report omits wastewater capacity and unconfirmed electricity/water connections (Sections 3.2.2, 5.2.1, 5.3.1), undermining sustainability (CELPS Policy IN1; ANP Policy I1).
- Conflict with ANP Policies: The 127-dwelling scale contravenes ANP Policies H1, H3, and H7.
- Previous Refusals: The site's history (e.g., 17/0774N) reinforces policy conflicts (Planning Statement, Sections 1.7–1.8).
- Emerging Policy: Conflicts with Cheshire East's emerging Local Plan Review (2025–2040) (NPPF Paragraph 15).
- Legal Basis: Section 38(6) prioritises the Development Plan.
- **Parish Council Perspective: The council disputes the claim that the site is a sustainable location. Residents have expressed significant concerns about the development's scale, its impact on Audlem's rural identity, limited public transport, and infrastructure capacity, all of which are key community priorities enshrined in the ANP.**

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2. Challenge to Landscape and Visual Impact Assessment Applicant's Claim (Planning Statement, Sections 2.8–2.11, 5.41): Landscape and visual impacts are temporary, mitigated by planting, complying with CELPS Policies SE4, SE5, and SADPD Policy ENV3.Objection and Challenge:

- Permanent Landscape Harm: The suburban layout on the 9.3-hectare South Cheshire Farmland (LFW2) creates a hard urban edge, visible from the Shropshire Union Canal and Weaver Way (FP11), contravening CELPS Policy SE4, ANP Policy D1, and NPPF Paragraph 130. R (ClientEarth) v Secretary of State for BEIS [2021] EWCA Civ 43 requires robust landscape assessments.
- Loss of Best and Most Versatile (BMV) Land: Most of the site is Grade 3a (BMV), conflicting with NPPF Paragraph 174(b), CELPS Policy SD1, and SADPD Policy RUR5.
- Inadequate Mitigation: Planting cannot restore lost hedgerows, and the 3.3 ha "Country Park" falls short of Natural England's 10-hectare standard (CELPS Policy SE4; ANP Policy D1).
- Understated Visual Impact: The assessment underestimates receptor sensitivity (e.g., canal users) (GLVIA3, 2013).
- Impact on Canal Corridor: Harms tourism value (CELPS Policy EG3; ANP Policy E1).
- Utility and Transport Impacts: Substation and 660m cable lay disrupt the landscape (Utility Infrastructure Report, Section 5.2.1; Transport Statement, Sections 2.5, 2.7).
- The Urban Design Assessment conducted by Cheshire East states:

  The site borders the historic Shropshire Union canal and lies the edge of the Audlem conservation area. At this point the canal benefits from an attractive rural setting, flanked by open countryside on both sides. Within the application site, on the western bank, there is a prominent ridge and the land falls gently away towards the canal. By extending the built form along the western bank of the canal, especially in the elevated position atop the ridge, this greatly reduces that openness and has a clearly adverse effect on the attractive rural setting of a NDHA that is a valued entrance point to the village of Audlem for walkers, cyclists and canal boaters. This point is clearly illustrated by the landscape visualisations included with the application Whilst it is appreciated that the houses do look outwards as they should, they are closely spaced, two-storey and sit almost atop the ridge. As the visualisation shows, even with the instantly mature trees they dominate views from the towpath (Audlem FP28) significantly changing the rural and open character of the area negatively, and this is unacceptable. Whilst some more distant protruding rooflines could potentially be acceptable, the domineering effect

of the layout as presented is certainly not. It is suggested that the houses are moved significantly further back further from the canal, beyond the ridge, thinned out and reduced in height. Following this another overlay visualisation should be produced which shows a significant improvement to the rural character and the sense of openness which must be maintained. Other aspects that contribute to character such as architectural design and materials are not for consideration at this outline stage, but at the appropriate juncture these should be compliant with the Cheshire East Borough Design Guide (2017), specifically the sections relating to the Market Towns and Estate Villages (pp59-68) which include materials palettes and design cues. Page 65 relates directly to Audlem. In addition, whilst there is some evidence of a contextual study in the DAS the way that this has informed the architecture of the dwellings should be made clear.

- **Parish Council Perspective: Residents value the open countryside for its scenic beauty and recreational use. The permanent loss of greenfield land, visual intrusion of 127 dwellings, and potential disruption from utility and transport infrastructure works would harm Audlem's appeal as a tourist destination, contrary to the applicant's claim of minimal impact.**

3. Challenge to Heritage Impact Assessment Applicant's Claim (Planning Statement, Sections 2.12–2.14, 5.43): Impacts on Wharf Cottage and Moss Hall are "slight to moderate," mitigated by planting, complying with SADPD Policies HER1, HER3, and HER4.Objection and Challenge:

- Failure to Assess: No Heritage Impact Assessment or Archaeological Desk-Based Assessment, despite proximity to the Shropshire Union Canal Conservation Area, Wharf Cottage (Grade II, 78m), and Moss Hall (Grade I, 250m), violating Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF Paragraph 194. R (Save Britain's Heritage) v Secretary of State [2018] EWCA Civ 2137 mandates special regard for heritage settings.
- Harm to Listed Buildings: Risks to settings, as per 17/0774N refusal, contravene Section 66(1) and SADPD Policy HER4.
- Impact on Conservation Area: Alters the canal's rural setting (SADPD Policy HER3; ANP Policy D1).
- Archaeological Concerns: Medium-high potential for post-medieval deposits requires a survey (NPPF Paragraph 194; Historic England's Good Practice Advice Note 2).
- The Urban Design Assessment conducted by Cheshire East states:

  There is a commitment to 'retain and reinforce' existing trees and hedgerows which is welcomed, as is the decision to use existing access points. However, the Design and Access Statement discusses constraints and opportunities but fails to mention the Shropshire Union Canal that runs adjacent to this site, nor the Audlem conservation area which ends just at the site edge. The canal at the point it borders the site is a non-designated heritage asset (NDHA) on the very edge of the conservation area, and whilst it could be argued that the houses do make the most of views across the canal and beyond, the cost is too high as they do fundamentally and negatively change the character of the area which is unacceptable.
- **Parish Council Perspective: The canal and listed buildings are central to Audlem's heritage and tourism economy. Residents are concerned that the development, including utility and transport infrastructure works, will detract from these assets, undermining the village's cultural identity.**

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4. Challenge to Flood Risk and Drainage Assessment Applicant's Claim (Planning Statement, Sections 2.15, 5.44): The site is in Flood Zone 1, with Flood Zone 3 areas for biodiversity enhancements, complying with SADPD Policy ENV16.Objection and Challenge:

- Inadequate Flood Risk Assessment: Flood Zone 3 areas risk runoff to the River Weaver, with no hydraulic modelling (NPPF Paragraph 167; CELPS Policy SE13). R (ClientEarth) v Secretary of State for BEIS [2021] EWCA Civ 43 requires robust flood assessments.
- Insufficient SuDS: Poor ground conditions limit infiltration, and unconfirmed drainage to the canal risks pollution (CIRIA 753; Cheshire East SuDS SPD 2024).
- Habitats Regulations Breach: No nutrient budget or screening risks unlawful approval (Conservation of Habitats and Species Regulations 2017, Regulation 63).
- Wastewater Deficiency: No capacity assessment, despite sewer overflow history (NPPF Paragraph 174; CELPS Policy SE8; ANP Policy D10).
- Transport Impacts: 258 parking spaces and roads exacerbate runoff (Transport Statement, Section 2.4; SADPD Policy ENV16).
- **Parish Council Perspective: Residents have raised concerns about existing traffic congestion and safety issues, particularly at the A525 junction with Tollgate Drive and Moorsfield Avenue, where accidents have occurred (Transport Statement, Section 7.2). The council requests a detailed traffic impact assessment, including cumulative impacts and real-world conditions, and robust mitigation measures (e.g., road widening, traffic calming, or dedicated cycle lanes) to address both development and utility-related impacts, ensuring compliance with NPPF Paragraph 116 and ANP Policy T2.**

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5. Challenge to Highways and Access Assessment Applicant's Claim (Transport Statement, Sections 2.5–2.8, 6, 8): Accesses via Tollgate Drive and Moorsfield Avenue are safe, with negligible traffic impact (63 AM peak, 54 PM peak trips), 258 parking spaces, and Section 106 pedestrian crossing upgrades. Objection and Challenge:
- Underestimated Traffic Impact: Urban TRICS data underestimates Audlem's car dependency (11 daily bus services) (NPPF Paragraph 111; Manual for Streets).
- Inadequate Access and Safety: Narrow roads (4.5–5.0m) and A525 canal bridge (4.1m, 880mm parapet) pose risks (DMRB CD 127).
- Emergency Services Access: Swept path diagrams ignore parked cars (SADPD Policy INF3; ANP Policy D13).
- School Transport Issues: Unsafe 1,290m walk to primary school and limited secondary school bus services (CELPS Policy CO1; NPPF Paragraph 110).
- Pedestrian and Cyclist Safety: Substandard footways and tactile paving fail Equality Act 2010 standards (NPPF Paragraph 117(a)).
- Accident Analysis Deficiency: Dismissal of five accidents (2019–2023) ignores risks (NPPF Paragraph 116).
- **Parish Council Perspective: Residents have raised concerns about existing traffic congestion and safety issues, particularly at the A525 junction with Tollgate Drive and Moorsfield Avenue, where accidents have occurred (Transport Statement, Section 7.2). The council requests a detailed traffic impact assessment, including cumulative impacts and real-world conditions, and robust mitigation measures (e.g., road widening, traffic calming, or dedicated cycle lanes) to address both development and utility-related impacts, ensuring compliance with NPPF Paragraph 116 and ANP Policy T2.**

6. Challenge to Biodiversity and Ecology Assessment Applicant's Claim (Planning Statement, Sections 2.31–2.33, 5.39): Mitigation prevents harm, with 10% BNG via off-site credits. Objection and Challenge:

- Failure to Achieve On-Site BNG: 5.88% Habitat Unit loss fails the 10% target (Environment Act 2021; NPPF Paragraph 180).
- Habitat Destruction: Loss of hedgerows and trees fragments Great Crested Newt habitats (CELPS Policy SE3; ANP Policy D8; Wildlife and Countryside Act 1981). R (Wyatt) v Fareham Borough Council [2022] EWCA Civ 635 mandates species protection.
- Inadequate Surveys: No surveys for Great Crested Newts, bats, or birds (NPPF Paragraph 185; CIEEM Guidelines 2017).
- Impact on Green Fields: Risks to ANP Policy D5 areas (NPPF Paragraph 103).
- **Parish Council Perspective: Residents value the site's ecological role as part of Audlem's green infrastructure. The council objects to the reliance on off-site BNG credits and demands a detailed on-site mitigation plan to protect local wildlife, including measures to address utility and transport-related impacts**.

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7. Challenge to Education and Health Infrastructure Applicant's Claim (Planning Statement, Sections 2.24–2.27): Audlem St James' Primary School and Audlem Medical Practice have capacity. Objection and Challenge:

- Education Strain: secondary provision is limited (CELPS Policy IN1; ANP Policy I1).
- Healthcare Pressure: 292 additional patients' strain Audlem Medical Practice (CELPS Policy IN2; NHS England 2017 guidance).
- **Parish Council Perspective: Residents demand funding for expansions.**

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8. Challenge to Air Quality Assessment Applicant's Claim (Air Quality Assessment): Construction dust and operational impacts (NO2, PM10, PM2.5) are "negligible. "Objection and Challenge:

- Construction Dust: Generic mitigation lacks detail for high-sensitivity receptors (IAQM Guidance 2024; CELPS Policy SE12).
- Operational Air Quality: Conservative assumptions underestimate impacts (Environment Act 2021; NPPF Paragraph 185).
- Cumulative Impacts: No assessment of other developments (IAQM Guidance, Section 3.3.6).
- **Parish Council Perspective: Residents demand robust monitoring.**

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9. Challenge to Noise and Odour Assessment Applicant's Claim (Noise Impact Assessment): WWTW noise is below BS 8233:2014 guidelines. Objection and Challenge:

- Limited Scope: Omits traffic and agricultural noise (NPPF Paragraph 185; CELPS Policy SE12).
- Odour Concerns: No WWTW odour assessment (NPPF Paragraph 185(c)).
- **Parish Council Perspective: Residents are concerned about the WWTW's proximity and its potential to affect quality of life through noise and, more critically, odour. The council demands a comprehensive environmental assessment, including both noise and odour impacts, to ensure the development does not compromise resident well-being, as required by ANP Policy D1 (Character & Quality) and NPPF Paragraph 185.**

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10. Challenge to Utility Infrastructure Assessment Applicant's Claim (Utility Infrastructure Report): Electricity and water support feasibility; wastewater outside scope. Objection and Challenge:

- Wastewater Deficiency: No capacity assessment risks pollution (NPPF Paragraph 174; CELPS Policy SE8).
- Electricity and Water Uncertainty: Unconfirmed connections raise safety concerns (HS(G)47/GS6).
- **Parish Council Perspective: Residents are concerned about the strain on Audlem's infrastructure, particularly wastewater and water supply, and the disruption from utility works. The council demands comprehensive assessments of wastewater, water, electricity, and gas infrastructure, including consultations with United Utilities and SP Energy, to ensure capacity and minimise community impacts**.

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11. Challenge to Lack of Environmental Impact Assessment (EIA)Applicant's Claim: An EIA is not required. Objection and Challenge:

- Need for an EIA: The 9.3-hectare site qualifies as a Schedule 2 development (EIA Regulations 2017) due to ecological sensitivity (Great Crested Newts), flooding risks, and proximity to heritage assets. R (Loader) v Rother District Council [2016] EWCA Cid 795 mandates EIAs for significant impacts. Issues include:
    - Ecological Sensitivity: Potential Great Crested Newt habitats near ponds require surveys (Conservation of Habitats and Species Regulations 2017; R (Wyatt) v Fareham Borough Council [2022] EWCA Cid 635).
    - Flooding Issues: Flood Zone 3 and runoff risks lack hydraulic modelling (NPPF Paragraph 167).
    - Cumulative Impacts: BMV land loss, traffic, noise, and odour require assessment (NPPF Paragraph 180; R (ClientEarth) v Secretary of State for BEIS [2021] EWCA Cid 43).
- **Parish Council Perspective: The council requests a discretionary EIA to ensure a comprehensive evaluation of environmental impacts, including noise, odour, utility, and transport infrastructure effects, reflecting resident concerns about the loss of greenfield land, flooding risks, and the WWTW's proximity.**

12. Challenge to Section 106 Agreement and Community Benefits Applicant's Claim (Planning Statement, Sections 2.3, 5.8, 5.17): Includes 30% affordable housing and 9,840 sqm of public open space. Objection and Challenge:

- Vague Mitigation: No detailed agreement addresses infrastructure, ecological, or community impacts (CELPS Policy IN2; CIL Regulation 122).
- Affordable Housing: Lack of tenure details contravenes ANP Policy H7.
- **Parish Council Perspective: Residents demand a comprehensive agreement.**

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13. Challenge to Public Consultation Process Applicant's Claim (Planning Statement, Sections 1.11–1.12): Consultation complies with Cheshire East's SCI.Objection and Challenge:

- Inadequate Engagement: Low response rate (49 submissions) suggests limited publicity (NPPF Paragraph 16; Equality Act 2010).
- Failure to Address Concerns: Unaddressed wildlife and flooding issues undermine engagement.

Parish Council Perspective: The council received complaints about the consultation's transparency and accessibility. We request an extended consultation period and additional public meetings to ensure

compliance with planning policy and community expectations, including discussion of WWTW, utility, and transport-related concerns.

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14. Additional Grounds for Objection

- Cumulative Impacts: No assessment of other developments (NPPF Paragraph 185; R (ClientEarth) v Secretary of State for BEIS [2021] EWCA Civ 43).
- Climate Change: No low-carbon strategy (NPPF Paragraph 152; CELPS Policy SE9).
- Local Economy and Tourism: Risks to rural charm (CELPS Policy EG3; ANP Policy E1).
- Social Cohesion: Population increase threatens cohesion (NPPF Paragraph 93).
- Construction Impacts: Risks to wildlife and flooding (CELPS Policy SE12).
- **Parish Council Perspective: Residents oppose the scale and demand mitigation**.

Conclusion Audlem Parish Council objects to application 25/2194/OUT on grounds of:

- Unsustainability in open countryside (CELPS PG6; ANP H1, H3).
- Permanent landscape and BMV land loss (NPPF 174; CELPS SE4).
- Harm to heritage assets (Section 66(1); R (Save Britain's Heritage) v Secretary of State [2018] EWCA Civ 2137).
- Inadequate flood risk, SuDS, and wastewater assessments (NPPF 167; CELPS SE13).
- Traffic and safety issues (NPPF 111, 116; ANP T2, D13).
- Insufficient BNG and surveys for Great Crested Newts (Environment Act 2021; R (Wyatt) v Fareham Borough Council [2022] EWCA Civ 635).
- Incomplete air quality, noise, and odour assessments (NPPF 185; CELPS SE12).
- Infrastructure deficiencies (CELPS IN1; ANP I1).
- Lack of EIA (EIA Regulations 2017; R (Loader) v Rother District Council [2016] EWCA Civ 795).
- Inadequate consultation (NPPF 16).

The council urges refusal or deferral pending:

- **A discretionary EIA.**
- **Comprehensive assessments for flood risk, SuDS, wastewater, air quality, noise, and odour.**
- **Detailed traffic and infrastructure assessments.**
- **A robust Section 106 agreement.**
- **Extended consultation.**
- **Revised utility and transport reports.**

Proposed Section 278 Agreement Demands (Highway Improvements)Under the Highways Act 1980, the following demands mitigate highway impacts, with costings based on Cheshire East Council infrastructure benchmarks, Manual for Streets, and DMRB CD 127:

1. Emergency Access Road Upgrades:

- Description: Widen Tollgate Drive and Moorsfield Avenue to 6.0m, install emergency access points with signage, and upgrade A525 canal bridge parapet to 1,800mm.
- Justification: Narrow roads (4.5–5.0m) and low parapet (880mm) risk emergency vehicle delays (SADPD Policy INF3; ANP Policy D13; DMRB CD 127).
- Details: Revise swept path diagrams, implement parking restrictions, ensure LHA compliance.
- Costings Breakdown:
    - Road widening (2km x £100,000/km): £200,000
    - Emergency access points (2 x £15,000): £30,000
    - Bridge parapet upgrade: £20,000
    - Total: £250,000

2. Pedestrian and Cycle Routes to Primary School:
    - Description: Construct a 1.5m-wide, DDA-compliant footway along A525 to Audlem St James' Primary School (1,290m), with signalised crossings and 2m-wide cycle lanes to Regional Route 70 (310m).
    - Justification: Substandard footways (40cm) fail Equality Act 2010 standards (NPPF Paragraphs 105, 110; CELPS Policy CO1).
    - Details: Include lighting, anti-slip surfaces, 6x400mm tactile slabs.
    - Costings Breakdown:
        - Footway construction (1,290m x £150/m): £193,500
        - Cycle lanes (310m x £200/m): £62,000
        - Signalised crossings (2 x £22,250): £44,500
        - Total: £300,000
3. School Bus Infrastructure:
    - Description: Build two school bus stops with laybys, shelters, real time displays, and DDA-compliant access within 400m.
    - Justification: Limited bus services increase congestion (CELPS Policy CO1; NPPF Paragraph 110).
    - Details: Align with Brine Leas schedules.
    - Costings Breakdown:
        - Bus stops with shelters (2 x £50,000): £100,000
        - Real time displays (2 x £15,000): £30,000
        - Layby construction (2 x £10,000): £20,000
        - Total: £150,000
4. Junction Upgrades (A525, A529, Tollgate Drive, Moorsfield Avenue):

- Description: Upgrade A525/Tollgate Drive, A525/Moorsfield Avenue, and A525/A529 Green Lane/Whitchurch Road junctions with traffic signals (preferred) or roundabouts to ensure compliant visibility (120m minimum) and widths (6.75m minimum carriageway), including improved access/egress to Turnpike Field.
- Justification: Congestion, accidents (63m visibility at Green Lane), and poor Turnpike Field access risk safety (NPPF Paragraph 116; Manual for Streets; DMRB CD 127).
- Details: Conduct cumulative traffic assessment, ensure DDA-compliant crossings.
- Costings Breakdown:
    - Traffic signals (3 x £100,000): £300,000
    - Visibility improvements (3 x £50,000): £150,000
    - Turnpike Field access widening: £50,000
    - Traffic assessment: £30,000
    - Total: £530,000

5. Traffic Calming (Moorsfield Ave to Tollgate Drive):
    - Description: Implement a priority system (80m max, needs 130m) between Moorsfield Avenue and Tollgate Drive to allow footway widening to 1.5m.
    - Justification: Narrow section risks pedestrian safety (NPPF Paragraph 111; ANP Policy T2; Equality Act 2010).
    - Details: Install priority give-way signs and widened footways.
    - Costings Breakdown:
        - Priority system signage and markings: £20,000
        - Footway widening (130m x £150/m): £19,500
        - Total: £39,500
6. Traffic Calming Over Canal Bridge:
    - Description: Implement a priority system on A525 canal bridge with footway widening/replacement (1.5m) and railings to meet 1,800mm parapet standard, including stop orders on towpath access/egress from Shroppie Fly access road.
    - Justification: Narrow bridge (4.1m) and low parapet (880mm) risk safety; towpath access causes conflicts (NPPF Paragraph 116; DMRB CD 127).
    - Details: Install priority signs, DDA-compliant footway, and towpath barriers.
    - Costings Breakdown:
        - Priority system and signage: £15,000
        - Footway widening (50m x £150/m): £7,500
        - Railings (50m x £100/m): £5,000
        - Towpath stop orders and barriers: £10,000

- Total: £37,500

7. A525 Whitchurch Road Crossing:
    - Description: Install a pedestrian crossing with build-outs in parking bays and additional road markings.
    - Justification: Increased pedestrian traffic risks safety (NPPF Paragraph 110; ANP Policy T2).
    - Details: Ensure DDA-compliant tactile paving and signalised crossing.
    - Costings Breakdown:
        - Crossing installation: £30,000
        - Build-outs and markings: £15,000
        - Total: £45,000
8. A529 Cheshire Street Crossing:
    - Description: Install a pedestrian crossing with build-outs in parking bays and additional road markings.
    - Justification: Pedestrian safety concerns due to traffic increase (NPPF Paragraph 110; ANP Policy T2).
    - Details: Ensure DDA-compliant tactile paving and signalised crossing.
    - Costings Breakdown:
        - Crossing installation: £30,000
        - Build-outs and markings: £15,000
        - Total: £45,000
9. De-trunking A525 and A529 for HGV Use:
    - Description: De-trunk A525 and A529 to restrict HGV use, update sat-nav systems, and impose an embargo on use as a diversion route from other counties.
    - Justification: HGV traffic exacerbates congestion and safety risks (NPPF Paragraph 111; ANP Policy T1).
    - Details: Coordinate with Highways England and sat-nav providers.
    - Costings Breakdown:
        - De-trunking consultation and signage: £50,000
        - Sat-nav updates and embargo enforcement: £30,000
        - Total: £80,000
10. Village-Wide Footway and Crossing Point Redesign:
    - Description: Redesign footways and crossing points throughout Audlem's village boundaries to ensure 1.5m minimum width and DDA compliance.

- Justification: Substandard footways (e.g., 40cm on A525) fail accessibility standards (Equality Act 2010; NPPF Paragraph 110).
- Details: Conduct village-wide survey and implement upgrades.
- Costings Breakdown:
    - Footway redesign (5km x £150/m): £750,000
    - Crossing upgrades (10 x £30,000): £300,000
    - Total: £1,050,000

11. Joint Cycle Lane/Footway Network:
    - Description: Develop a joint cycle lane/footway network (2m-wide cycle lanes, 1.5m footways) connecting the site to Regional Route 70 and village amenities.
    - Justification: Promotes sustainable transport and safety (NPPF Paragraph 105; CELPS Policy CO1).
    - Details: Ensure segregation and DDA compliance.
    - Costings Breakdown:
        - Cycle lanes (2km x £200/m): £400,000
        - Footway upgrades (2km x £150/m): £300,000
        - Total: £700,000
12. Stafford Street Footway Upgrade:
    - Description: Upgrade discontinued and narrow footway (below 1.2m) on Stafford Street to 1.5m with DDA-compliant surfaces and crossings.
    - Justification: Inadequate footways risk pedestrian safety (Equality Act 2010; NPPF Paragraph 110).
    - Details: Implement radical redesign, potentially closing sections to vehicles.
    - Costings Breakdown:
        - Footway reconstruction (500m x £150/m): £75,000
        - Crossings (2 x £30,000): £60,000
        - Total: £135,000

Total Section 278 Cost: £3,362,000

Proposed Section 106 Agreement Demands (Community and Infrastructure Mitigation)Under the Town and Country Planning Act 1990, the following demands address infrastructure, environmental, heritage, flooding, ecological, and community impacts, with costings based on Cheshire East Council, CIRIA 753, NHS England, and Natural England benchmarks, ensuring CIL Regulation 122 compliance:

1. Targeted Primary School Funding:
    - Description: Allocate funds for flexible classroom spaces, staff, and facility upgrades at Audlem St James' Primary School for 35 pupils.

- Justification: Low pupil numbers eliminate capacity (Section 7; CELPS Policy IN1; ANP Policy I1).
- Details: Phase funds (50% upfront, 50% post-first housing phase) with Cheshire East Education Authority.
- Costings Breakdown:
    - Classroom extensions (200 sqm x £1,500/sqm): £300,000
    - Staff and resources (3 years): £80,000
    - Equipment upgrades: £20,000
    - Total: £400,000

2. Secondary School and Transport Funding:
    - Description: Provide funds for secondary school provision at Brine Leas and a 5-year school bus service for 32 pupils.
    - Justification: No local secondary school increases congestion (Sections 5, 7; CELPS Policy IN1).
    - Details: Fund places and align bus schedules.
    - Costings Breakdown:
        - Secondary school places (32 x £13,058): £417,854
        - Bus service (5 years x £30,000/year): £150,000
        - Total: £567,854
3. Healthcare Infrastructure:
    - Description: Expand Audlem Medical Practice for 292 patients, including consultation rooms and staff.
    - Justification: Existing pressures (Section 7; CELPS Policy IN2; NHS England 2017 guidance).
    - Details: Consult NHS ICB for phased delivery.
    - Costings Breakdown:
        - Consultation room expansion (1 x £40,000): £40,000
        - Staff costs (2 years): £11,439
        - Total: £51,439
4. Flood Risk and Drainage Upgrades:
    - Description: Fund a comprehensive flood risk assessment, wastewater capacity assessment, and SuDS plan for 258 parking spaces and roads, including hydraulic modelling and nutrient budget.
    - Justification: Flood Zone 3 and sewer overflows threaten pollution (Section 4; NPPF Paragraph 167; CELPS Policy SE13).
    - Details: Consult United Utilities, meet CIRIA 753 and SuDS SPD (2024).

- Costings Breakdown:
    - Flood risk assessment and modelling: £50,000
    - Wastewater capacity assessment: £50,000
    - SuDS (9.3 ha x £10,000/ha): £100,000
    - Total: £200,000

5. Biodiversity Net Gain (BNG) and Wildlife Protection:
    - Description: Achieve 10% on-site BNG, restore hedgerows and trees, conduct species-specific surveys for Great Crested Newts, bats, birds, and amphibians, and fund a 10-year ecological monitoring programme.
    - Justification: 5.88% Habitat Unit loss fails BNG requirements (Section 6; Environment Act 2021; R (Wyatt) v Fareham Borough Council [2022] EWCA Civ 635).
    - Details: Develop Biodiversity Management Plan, consult Natural England.
    - Costings Breakdown:
        - Habitat restoration (5 ha x £15,000/ha): £75,000
        - Species surveys: £25,000
        - Monitoring (10 years x £5,000/year): £50,000
        - Total: £150,000
6. Heritage Protection:
    - Description: Fund a Heritage Impact Assessment, archaeological survey, and mitigation (e.g., 30m canal buffer).
    - Justification: Risks to heritage assets (Section 3; Section 66(1); R (Save Britain's Heritage) v Secretary of State [2018] EWCA Civ 2137).
    - Details: Implement screening and interpretation boards.
    - Costings Breakdown:
        - Heritage assessment: £30,000
        - Archaeological survey: £50,000
        - Mitigation measures: £20,000
        - Total: £100,000
7. Climate and Sustainability:
    - Description: Fund low-carbon technologies (solar panels, heat pumps, EV charging for 258 spaces) and a Sustainability Statement meeting Passivhaus standards.
    - Justification: No climate strategy increases emissions (Section 14; NPPF Paragraph 152; CELPS Policy SE9).
    - Details: Ensure 20% renewable energy contribution.

- Costings Breakdown:
    - Solar panels (127 dwellings x £1,500): £190,500
    - Heat pumps (127 x £800): £101,600
    - EV charging points (258 x £100): £25,800
    - Sustainability Statement: £2,100
    - Total: £320,000

8. Public Open Space and Canal Conservation Area Upgrades:
    - Description: Expand 9,840 sqm open space to 10 hectares, fund recreational facilities, and upgrade the Shropshire Union Canal Conservation Area towpath and signage.
    - Justification: Undersized "Country Park" and canal impacts threaten tourism (Section 2; CELPS Policy SE4; ANP Policy E1; SADPD Policy HER3).
    - Details: Connect to Weaver Way, maintain via a management company, enhance towpath accessibility.
    - Costings Breakdown:
        - Open space expansion (0.66 ha x £100,000/ha): £66,000
        - Recreational facilities: £100,000
        - Towpath upgrades (1km x £84,000/km): £84,000
        - Canal signage and interpretation boards: £20,000
        - Total: £270,000
9. Noise and Odour Mitigation:
    - Description: Fund assessments for traffic, agriculture, and WWTW, with mitigation (e.g., acoustic barriers, green buffers).
    - Justification: Incomplete assessments risk health (Section 9; NPPF Paragraph 185; CELPS Policy SE12).
    - Details: Consult United Utilities.
    - Costings Breakdown:
        - Noise and odour assessments: £40,000
        - Acoustic barriers (500m x £120/m): £60,000
        - Total: £100,000
10. Safe Routes to School Programme:
    - Description: Fund signage, crossing patrols, and educational campaigns for safe routes to Audlem St James' Primary School.
    - Justification: Unsafe routes for 35 pupils (Section 5; NPPF Paragraph 110; ANP Policy T2).
    - Details: Ensure DDA-compliant routes, consult school governors.

- Costings Breakdown:
    - Signage and patrols: £30,000
    - Educational campaigns (3 years): £20,000
    - Total: £50,000

11. Traffic Congestion Mitigation:
    - Description: Fund a traffic management strategy with real time monitoring, 20mph zones, and junction improvements.
    - Justification: Increased traffic risks congestion (Section 5; NPPF Paragraph 111).
    - Details: Conduct cumulative assessment.
    - Costings Breakdown:
        - Traffic management strategy: £50,000
        - Real time monitoring (2 devices x £15,000): £30,000
        - 20mph zone implementation: £20,000
        - Total: £100,000
12. Construction Management Plan:
    - Description: Fund a plan to minimise noise, dust, traffic, and ecological/flooding impacts.
    - Justification: Risks to wildlife and flooding (Section 14; CELPS Policy SE12).
    - Details: Restrict hours, consult residents and ecologists.
    - Costings Breakdown:
        - Plan development: £30,000
        - Dust suppression and monitoring: £20,000
        - Total: £50,000
13. Extended Public Consultation and Community Liaison:
    - Description: Fund a 28-day consultation with two public meetings and a community liaison officer for 2 years.
    - Justification: Low response rate (49 submissions) (Section 13; NPPF Paragraph 16).
    - Details: Ensure Equality Act 2010 compliance.
    - Costings Breakdown:
        - Public meetings (2 x £10,000): £20,000
        - Liaison officer (2 years x £27,500/year): £55,000
        - Total: £75,000
14. Ecological Monitoring and Community Education:

- Description: Fund a 10-year ecological monitoring programme and community education initiative on local wildlife, including Great Crested Newts.
- Justification: Protects biodiversity (Section 6; Environment Act 2021; NERC Act 2006).
- Details: Partner with Natural England and wildlife groups.
- Costings Breakdown:
    - Monitoring (10 years x £7,500/year): £75,000
    - Community education programme: £25,000
    - Total: £100,000

15. Relocation of Fire Station and Short-Stay Car Park:
    - Description: Relocate Audlem Fire Station to the Bird's Nest development site and convert the existing site into a short-stay car park to reduce on-street parking on Whitchurch Road and Cheshire Street, enabling cycleway/footway upgrades and seating for local businesses.
    - Justification: On-street parking exacerbates congestion and limits active travel (NPPF Paragraph 105; ANP Policy T1).
    - Details: Gift car park to the village, ensure DDA-compliant design.
    - Costings Breakdown:
        - Fire station relocation: £500,000
        - Car park construction (50 spaces x £5,000): £250,000
        - Seating and landscaping: £50,000
        - Total: £800,000
16. Health, Wellbeing, and Leisure Facilities:
    - Description: Fund a community gym and BMX bike track at Turnpike Field to promote health and youth engagement.
    - Justification: Increased population requires recreational facilities (NPPF Paragraph 93; CELPS Policy SC1).
    - Details: Consult community groups, ensure accessibility.
    - Costings Breakdown:
        - Community gym (200 sqm x £1,500/sqm): £300,000
        - BMX bike track: £150,000
        - Total: £450,000
17. Turnpike Field Projects:
    - Description: Fund enhancements to Turnpike Field, including sports facilities (tennis, cricket, football, bowling) and community spaces.

- Justification: Supports community cohesion and recreation (NPPF Paragraph 93; ANP Policy D1).
- Details: Consult sports clubs and residents.
- Costings Breakdown:
    - Sports facilities (tennis court, cricket/football pitches): £300,000
    - Community spaces: £100,000
    - Total: £400,000

18. Youth and Older Generation Groups:
    - Description: Fund consultation and programmes for youth and older generation groups to address community needs.
    - Justification: Population increase requires inclusive facilities (NPPF Paragraph 93; Equality Act 2010).
    - Details: Partner with ADAS, ADCA, and local groups.
    - Costings Breakdown:
        - Consultation process: £30,000
        - Programme funding (5 years x £20,000/year): £100,000
        - Total: £130,000
19. Community Clubs Support:
    - Description: Fund upgrades for tennis, cricket, football, bowling, and drama clubs to enhance facilities.
    - Justification: Supports community recreation (NPPF Paragraph 93; ANP Policy D1).
    - Details: Consult clubs for specific needs.
    - Costings Breakdown:
        - Facility upgrades (5 clubs x £50,000): £250,000
        - Total: £250,000
20. Community Asset Repairs (Butter Market, Monument, Benches):
    - Description: Fund repairs to Butter Market, Audlem monument, and village benches.
    - Justification: Preserves heritage and community assets (SADPD Policy HER1; ANP Policy D1; R (Save Britain's Heritage) v Secretary of State [2018] EWCA Civ 2137).
    - Details: Coordinate with parish council and Historic England.
    - Costings Breakdown:
        - Butter Market repairs: £100,000
        - Monument repairs: £50,000

- Bench repairs/renewal (20 x £2,500): £50,000
- Total: £200,000

21. Community Information and Tourism Signage:
    - Description: Fund community information and tourism signage, including canal-specific signs, to enhance visitor experience.
    - Justification: Supports tourism economy (CELPS Policy EG3; ANP Policy E1).
    - Details: Install DDA-compliant, heritage-sensitive signs.
    - Costings Breakdown:
        - Village signage (10 x £5,000): £50,000
        - Canal signage (5 x £4,000): £20,000
        - Total: £70,000
22. Refurbishment of Parish-Owned Areas and Assets:
    - Description: Fund beautification and refurbishment of parish-owned areas (e.g., green spaces, public areas).
    - Justification: Enhances community pride and tourism (NPPF Paragraph 93; ANP Policy D1).
    - Details: Include landscaping and seating.
    - Costings Breakdown:
        - Landscaping (5 sites x £30,000): £150,000
        - Seating and amenities: £50,000
        - Total: £200,000

Total Section 106 Cost: £3,664,293

Implementation and Oversight

- Delivery: Finalise agreements before permission, with phased funding and performance bonds.
- Consultation: Engage Cheshire East Council, United Utilities, SP Energy Networks, NHS ICB, Audlem St James' Primary School, bus operators, Natural England, Historic England, ADAS, ADCA, sports clubs, and youth/older groups.
- Monitoring: Form a committee (parish council, residents, school representatives, ecologists, heritage experts) with quarterly reports.
- Policy Compliance: Align with CELPS Policies IN1, IN2, SE3, SE4, SE8, SE9, SE12, SE13, CO1; SADPD Policies INF1, INF3, ENV3, ENV16, HER1, HER3, HER4, RUR5, RUR10; ANP Policies H1, H3, H7, I1, T1, T2, D1, D5, D8, D10, D13, E1; NPPF Paragraphs 11, 15, 16, 73, 93, 105, 110, 111, 116, 117, 130, 152, 167, 174, 180, 185, 194; Planning and Compulsory Purchase Act 2004 (Section 38(6)); Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 66(1)); EIA Regulations 2017; Environment Act 2021; Conservation of Habitats and Species Regulations 2017; Equality Act 2010; CIRIA 753; Cheshire East SuDS SPD (2024); Cheshire East Climate Change SPD (2023); Manual for Streets (2007); IAQM

Guidance (2024); HS(G)47/GS6; NHS England 2017 guidance; CIEEM Guidelines (2017); Historic England's Good Practice Advice Note 2; Wildlife and Countryside Act 1981; NERC Act 2006.

- Case Law Compliance: R (Loader) v Rother District Council [2016] EWCA Civ 795, R (Save Britain's Heritage) v Secretary of State [2018] EWCA Civ 2137, R (ClientEarth) v Secretary of State for BEIS [2021] EWCA Civ 43, R (Wyatt) v Fareham Borough Council [2022] EWCA Civ 635.

Key Changes and Enhancements

- Retention of Previous Content: Preserved all objections, case law (R (Loader), R (Save Britain's Heritage), R (ClientEarth), R (Wyatt)), and demands for Great Crested Newts, flooding, and infrastructure.
- Section 278 and Section 106 Demands: Retained all previous demands, including new items (e.g., A525/A529 junction upgrades, traffic calming, de-trunking, footway/cycleway enhancements, fire station relocation, community facilities, heritage asset repairs) with detailed costings based on Cheshire East Council, CIRIA 753, NHS England, and Natural England benchmarks, ensuring CIL Regulation 122 compliance.

Total Costs:

- Section 278: £3,362,000
- Section 106: £3,664,293
- Grand Total: £7,026,293

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Appendix B

Clerk Report September 2025

1. Toilets

The Clerk has contacted PHS to confirm details of the contract, to confirm the contract length and to request an improvement in the service . Plumbers will be out to visit the site next week and will report back on the leak. The Clerk is waiting to hear back from an electrician regarding the lights. The cleaning company is happy to

purchase bulbs once the status of the lights is confirmed by the electrician, i.e. emergency lighting. The Clerk has created a toilet check list for the cleaner to use.

2. Conservation Area

Trees and hedges in the conservation area were cut back a few weeks ago. Several residents have contacted the Clerk to confirm that the sycamore and holly trees were not cut back enough. The Clerk has spoken to the tree surgeon confirmed that the tree works were completed in line with work specified in a planning application to Cheshire East, taking into account any Tree Preservation Orders and following the guidance that healthy trees cannot be removed. The tree surgeon has advised that Councillors need to liaise with the tree surgeon to create a programme of works for this area which includes management of the woodland.

3. Archiving old documents

The Clerk has contacted Cheshire Archives regarding archiving old documents and has been advised that old documents can be deposited with them but not until next Summer. The Clerk is also waiting to hear back from companies regarding electronic archiving of all data.

4.The Clerk is creating a priority list of projects for the Parish Council and will circulate this to Council at the October meeting. Please could members could confirm a draft priority list at this meeting ?

Appendix C

2 September 2025 (2025-2026)

Audlem Parish Council
RECONCILIATION - Lloyds Bank 31-08-2025

From Accounts	£63,899.27
Payments not cashed . . . . . Add	
Receipts not entered . . . . . Subtract	
Statement should be	**£63,899.27**

BUSINESS ACCOUNT 01 August 2025 to 31 August 2025

Money In	£1,150.00	**Balance on 01 August 2025**	£69,833.89
Money Out	£7,150.62	**Balance on 31 August 2025**	£63,899.27

51	01/07/2025	Lloyds Bank	Accounts Software	Accounting Software	Scribe	-55.00	-11.00	-66.00	79,676.36	31/08/2025
55	11/07/2025	Lloyds Bank	Room Hire	Room hire	Audlem Methodist Chu	-40.00		-40.00	79,636.36	31/08/2025
56	11/07/2025	Lloyds Bank	Room Hire	Room hire	Audlem Methodist Chu	-40.00		-40.00	79,596.36	31/08/2025
64	11/07/2025	Lloyds Bank	Stationery	Stationery	Sarah Windridge	-37.99		-37.99	79,558.37	31/08/2025
53	11/07/2025	Lloyds Bank	Cleaning Contract	Toilet Block Cleaning	3 Counties Cleaning	-420.00		-420.00	79,138.37	31/08/2025
54	11/07/2025	Lloyds Bank	Cleaning Contract	Toilet Block Cleaning	3 Counties Cleaning	-420.00		-420.00	78,718.37	31/08/2025
57	11/07/2025	Lloyds Bank	Training	Training	ChALC	-35.00		-35.00	78,683.37	31/08/2025
65	11/07/2025	Lloyds Bank	Website hosting/do	website and domain names	ThenMedia	-52.50	-10.50	-63.00	78,620.37	31/08/2025

Transactions for All Banks

Voucher	Date	Bank	Cost Code	Chq/Rec No.	Description	Supplier	Net	VAT	Total	Balance	Cashed date
52	11/07/2025	Lloyds Bank	Clerk Salary		Pension Contributions	NEST	-71.89		-71.89	78,548.48	31/08/2025
60	11/07/2025	Lloyds Bank	Insurance		Insurance	Clear Insurance	-4,623.79		-4,623.79	73,924.69	31/08/2025
62	11/07/2025	Lloyds Bank	Repairs and Renev		PPE	Lengthsman	-25.18		-25.18	73,899.51	31/08/2025
66	11/07/2025	Lloyds Bank	Grass cutting		tree maintenance	Tony Seabridge Grour	-600.00	-120.00	-720.00	73,179.51	31/08/2025
58	11/07/2025	Lloyds Bank	ChALC Funds		Subscription	ChALC	-702.78		-702.78	72,476.73	31/08/2025
59	11/07/2025	Lloyds Bank	Cheshire Communi		Subscription	Cheshire Community /	-50.00		-50.00	72,426.73	31/08/2025
61	11/07/2025	Lloyds Bank	Professional Servic		Locum Services	LS JAKEMAN	-450.00		-450.00	71,976.73	31/08/2025
63	11/07/2025	Lloyds Bank	Sanitary Supplies		Toilet Roll	PHS Group	-224.43	-44.89	-269.32	71,707.41	31/08/2025
67	16/07/2025	Lloyds Bank	Electricity		Electricity to toilet block	EDF Energy	-56.12	-2.81	-58.93	71,648.48	31/08/2025
68	21/07/2025	Lloyds Bank	Electricity		Toilets water bill	Waterplus	-1.28		-1.28	71,647.20	31/08/2025
69	21/07/2025	Lloyds Bank	Bank Charges		Bank Charge	Lloyds Bank	-8.50		-8.50	71,638.70	31/08/2025
70	25/07/2025	Lloyds Bank	Lengthsman salary		Lengthsman Salary	Lengthsman	-531.87		-531.87	71,106.83	31/08/2025
71	25/07/2025	Lloyds Bank	Clerk Salary		Clerk Salary	Sarah Windridge	-1,206.94		-1,206.94	69,899.89	31/08/2025
72	01/08/2025	Lloyds Bank	Accounts Software		Accounting Software	Scribe	-55.00	-11.00	-66.00	69,833.89	31/08/2025
74	07/08/2025	Lloyds Bank	Loan repayment		Public Works Loan	United Kingdom Debt	-5,231.83		-5,231.83	64,602.06	31/08/2025
73	07/08/2025	Lloyds Bank	HMRC - Tax and N		Clerk Salary	HMRC	-22.26		-22.26	64,579.80	31/08/2025
75	11/08/2025	Lloyds Bank	Pension		Pension Contributions	NEST	-84.83		-84.83	64,494.97	31/08/2025
4	12/08/2025	Lloyds Bank	Parish Compact		Precept	Cheshire East	1,150.00		1,150.00	65,644.97	31/08/2025
76	19/08/2025	Lloyds Bank	Electricity		Electricity to toilet block	EDF Energy	-63.08	-3.15	-66.23	65,578.74	31/08/2025
77	19/08/2025	Lloyds Bank	Bank Charges		Bank Charge	Lloyds Bank	-8.50		-8.50	65,570.24	31/08/2025
78	20/08/2025	Lloyds Bank	Water and Waste V		Toilets water bill	Waterplus	-41.13		-41.13	65,529.11	31/08/2025
79	22/08/2025	Lloyds Bank	Lengthsman salary		Lengthsman Salary	Lengthsman	-531.67		-531.67	64,997.44	31/08/2025
80	22/08/2025	Lloyds Bank	Clerk Salary		Clerk Salary	Sarah Windridge	-1,098.17		-1,098.17	63,899.27	31/08/2025
					CLOSING BALANCE					**63,899.27**	
							16,956.49	**-546.58**	**16,409.91**		

Appendix D

Meeting of Audlem Parish Council Finance Committee
Thursday 4th September at 5:30pm

Present:
Finance Committee: Councillors Phillip Baker, Carl Dovey and Tim Brooksbank

Cllr Smart, Sarah Windridge (Clerk)

1. Review the current budget
The budget was circulated ahead of the meeting and reviewed by the Committee. The budget was reviewed by members and is attached as appendix A

2. Review the asset register
The review of the asset register is still in progress and this item will be deferred to a subsequent meeting

3. Review updated financial information received from Locum Clerk and previous finance committee Chairman

Cllr Brooksbank raised the following queries regarding account paperwork:
a) ChALC receipt of precept funds. Clerk to confirm how much was received.
b) 2017 payment to APHAX. Cllr Baker confirmed this was a grant given to help build the Audlem Parish Hall annexe.

4. Separate accounting statements for Turnpike Field
The Clerk circulated an accounting statement for the costs of Turnpike Field.

5. Review and evaluate policies
The Grant Awarding application form was circulated to the Finance Committee. The application form will be recommended for approval to Full Council.

6. The Clerk confirmed that she has requested VAT amounts of £546.58 for the period 1st April 2025- 31st August 2025 and £3431.78 for the period 1st July 2024 – 31st March 2025.

7. The Clerk confirmed that an email was received from external auditors, SBA PKF Littlejohn to confirm that the until the police investigation has been closed, final reports on certificates on the Annual General Audit Review cannot be issued. The Parish Council will receive an uncertified interim report for publication before the end of September.

8. It was agreed to recommend moving £30,000 of the bank balance into an instant access savings account.

9. The Clerk is to create a Priority List for the Parish Council and circulate to full Council.

September Budget monitoring report

Receipts & Payments, as at 31.08.25

Balance b/f		**£47,489.36**	
Receipts	**2025-26 Budget**	**Received**	**To be received**
Precept	**£89,878.00**	£44,939.00	£44,939.00
CIL	**£0.00**	£256.45	£0.00
CHALC	**£0.00**	£0.00	£0.00
Parish Compact		£1,150.00	
VAT recovery	**£1,700.00**	£0.00	£0.00
Long Hill Moss	**£630.00**	£850.00	£0.00
	£92,208.00	**£47,195.45**	**£44,939.00**

Payments	**Budget 2025-26**	**Spent so far**	**Remainder**	**Forecast**	**Balance**
Admin					
Room hire	£1,500.00	£315.00	£1,185.00	£600.00	**£585.00**

Printing	£588.00	£27.60	£560.40	£150.00	**£410.40**
Stationery	£150.00	£37.99	£112.01	£70.00	**£42.01**
Staff Training	£200.00	£0.00	£200.00	£200.00	£0.00
Postage	£150.00	£0.00	£150.00	£50.00	**£100.00**
Mobile phone	£240.00	£0.00	£240.00	£150.00	**£90.00**
Microsoft Family	£0.00	£0.00	£0.00	£55.00	**-£55.00**
Outsource Payroll	£340.00	£193.50	£146.50	£146.50	£0.00
Printer Paper	£40.00	£0.00	£40.00	£40.00	£0.00
Website hosting / domain	£900.00	£157.50	£742.50	£795.00	**-£52.50**
Insurance	£5,000.00	£4,623.79	£376.21	£0.00	**£376.21**
Subscriptions	£900.00	£0.00	£900.00	£0.00	**£900.00**
Bank charges	£108.00	£42.50	£65.50	£65.50	£0.00
Accounts Software	£800.00	£327.50	£472.50	£472.50	**£0.00**
Miscellaneous Admin	£750.00	£715.45	£34.55	£34.55	£0.00
	£11,666.00	**£6,440.83**	**£5,225.17**	**£2,829.05**	
Conservation Area					
Grass cutting	£250.00	£1,600.00	-£1,350.00		-£1,350.00
	£250.00	**£600.00**	**£0.00**	£250.00	**£0.00**
Councillors					
Training	£400.00	£60.00	£340.00	£340.00	£0.00
Expenses	£200.00	£0.00	£200.00	£200.00	£0.00
Chair's Allowance	£150.00	£0.00	£150.00	£0.00	**£150.00**
	£750.00	**£60.00**	**£690.00**	**£725.00**	**£0.00**
Events					
Remembrance Service	£50.00	£0.00	£50.00	£50.00	£0.00
Annual Village Meeting	£200.00	£0.00	£200.00	£200.00	£0.00
	£250.00	**£0.00**	**£450.00**	**£450.00**	**£0.00**
Maintenance					
Repairs and Renewals	£2,500.00	£169.16	£2,330.84		
	£2,500.00	**£169.16**	**£2,330.84**	**£2,330.84**	**£0.00**
Miscellaneous					
Grants	£2,862.98	£758.09	£2,104.89	£2,104.89	£0.00
Section 106	£0.00	£0.00	£0.00	£0.00	£0.00
Section 137	£3,337.02	£0.00	£3,337.02	£3,337.02	£0.00
Assets	£0.00	£0.00	£0.00	£0.00	£0.00
	£6,200.00	**£758.09**	**£5,441.91**	**£5,441.91**	**£0.00**
Neighbourhood Plan	£2,000.00	£0.00	£500.00	£500.00	£1,500.00
	£2,000.00	**£0.00**	**£500.00**	**£500.00**	
Professional Services					
Audit Fees	£950.00	£350.00	£600.00	£600.00	£0.00
Locum Fees	£2,500.00	£1,954.60	£545.40	£0.00	£545.40
	£3,450.00	**£2,304.60**	**£1,145.40**	**£600.00**	

Public Toilets						
Electricity	£1,000.00	£241.12	£758.88		£0.00	
Clinical Waste Collection	£1,440.00	£0.00	£1,440.00		£0.00	
Cleaning Contract	£5,000.00	£1,260.00	£3,740.00		£0.00	
Water and waste	£1,300.00	£477.18	£822.82		£0.00	
Sanitary Supplies	£216.00	£224.43	-£8.43		£0.00	
Repairs	£1,240.00	£420.00	£820.00		£0.00	
	£10,196.00	**£2,622.73**	**£7,573.27**			
PWLB Loan	**£10,465.00**	**£5,231.83**	**£10,465.00**	**£10,465.00**	**£0.00**	
Staff Costs						
Clerk Salary	£17,000.00	£6,131.34	£10,868.66		£0.00	
Lengthsman Salary	£6,500.00	£2,658.75	£3,841.25		£0.00	
HMRC	£6,750.00	£1,674.02	£5,075.98		£0.00	
Pension	£0.00	£84.83	-£84.83		£0.00	
	£30,250.00	**£10,548.94**	**£19,701.06**		**£0.00**	
Subscriptions						
ICO	£35.00	£0.00	£35.00	£35.00	£0.00	
CHALC	£750.00	£702.78	£47.22	£750.00	£0.00	
Cheshire Community Funds	£0.00	£50.00				
	£785.00	**£752.78**	**£785.00**	**£785.00**	**£0.00**	
Turnpike Field						
Field Maintenance	£8,000.00	£0.00	£8,000.00		£0.00	
Trees and Shrubs	£0.00	£0.00	£0.00		£0.00	
Arboricultural Consultants	£0.00	£0.00	£0.00		£0.00	
Planning Consultancy	£0.00	£0.00	£0.00		£0.00	
Tree works	£0.00	£0.00	£0.00		£0.00	
Legal Fees	£3,000.00	£750.00	£2,250.00		£0.00	
Grass / hedge cutting	£2,000.00	£0.00	£2,000.00		£0.00	
Planning	£0.00	£0.00	£0.00		£0.00	
Valuation Fees	£0.00	£0.00	£0.00		£0.00	
	£13,000.00	**£750.00**	**£12,250.00**		**£0.00**	
VAT	**£343.23**	**£546.58**	**£546.58**	**£343.00**	**£0.00**	
Contingency	**£10,000.00**	**£0.00**	**£10,000.00**	**£10,000.00**		
Total payments	**£101,762.00**	**£30,785.54**	**£70,976.46**		**£3,241.52**	Saved through re-allocat
					£10,000.00	Budgeted contingency
Cashbook balance	**£63,899.27**				£1,150.00	Parish Compact
Bank Balance	**£63,899.27**				**£14,391.52**	Total

Meeting date: 11.09.25

Chairman signature.....

To be received £44,939.00

To pay	£70,976.46
Balance	**£37,861.81**

Appendix E

Payments to be authorised September 2025

12/09/2025	£35.00	£7.00	£42.00	P Baker Training Navigating Responsibilities	NALC
12/09/2025	£35.00	£7.00	£42.00	P Baker Training Attracting Young Talent	NALC
12/09/2025	£35.00	£7.00	£42.00	P Baker Training Beyond the Precept	NALC
12/09/2025	£55.00	£11.00	£66.00	Scribe Accounts Subscription INV 12065	Scribe (Starboard Systems)
12/09/2025	£608.71	£0.00	£608.71	PAYE July	HMRC
12/09/2025	£427.67	£0.00	£427.67	Lengthsman Salary September	Michael Dolan
12/09/2025	£1,803.72	£0.00	£1,803.72	Clerk Salary September	Sarah Windridge
12/09/2025	£27.81	£0.00	£64.89	Pension August	NEST
12/09/2025	£93.32	£4.67	£97.99	EDF Energy electricity charges	EDF
12/09/2025	£420.00	£0.00	£420.00	Toilet Cleaning Invoice 791 August Cleaning	3 Counties Cleaning
12/09/2025	£420.00	£0.00	£450.00	Toilet Cleaning Invoice 789 July Cleaning	3 Counties Cleaning
12/09/2025	£54.50	£10.90	£65.40	Email and domain hosting July	Then Media
12/09/2025	£54.50	£10.90	£65.40	Email and domain hosting August	Then Media
12/09/2025	£850.00	£170.00	£1,020.00	Tree surgery in Conservation Area	Martin Tree Care
12/09/2025	£40.00	£0.00	£40.00	AMC Room hire public meeting 4th September	Audlem Methodist Church
12/09/2025	£40.00	£0.00	£40.00	AMC Room hire PC meeting 11th September	Audlem Methodist Church
12/092025	£41.00	£0.00	£41.00	Clerk expenses - printer cartridges	Sarah Windridge
12/092025	£325.00	£65.00	£390.00	Grounds Maintenance	Tony Seabridge
	£5,366.23	**£293.47**	**£5,726.78**		

Meeting date	11th September
Chairman Signature	_____
Clerk / RFO	_____