



Strategic Planning Board Updates

Date: Wednesday, 18th November, 2020

Time: 10.00 am

Venue: Virtual Meeting

The information on the following pages was received following publication of the Board agenda.

Planning Updates (Pages 3 - 8)

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APPLICATION NO: 19/1371N

LOCATION: LAND OFF, MINSHULL NEW ROAD, LEIGHTON, CREWE

PROPOSAL: Outline application for the development of up to 400 residential units (Use Class C3) and associated infrastructure and open space.

KEY ISSUES

Ecology

Barns owls were the one outstanding matter in the report, and the applicant has submitted a further survey of the buildings identified and confirmed that no evidence of barn owls was found. The Council's Ecologist has confirmed that he is satisfied that barn owls are not a constraint to the development. The requirement for an update survey is listed as a recommended condition.

Drainage

The LLFA have confirmed verbally they are now happy with the proposals subject to conditions. Formal written comments had not been received at the time of writing this report but will be confirmed to Members at Committee.

SECTION 111

Triggers have been added to the recommendation as set out below.

A section 111 agreement (An agreement under the Local Government Act 1972 as the agreement is between two parts of the Local Authority and cannot be subject to a Section 106 Agreement under the Planning Acts) will accompany the application and is required to secure the following:

S106	Amount	Triggers
Affordable Housing	20% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted at the reserved matters stage. No more than 80% open market occupied prior to affordable provision in each phase.
Education	£1,488,500	50% upon first occupation remainder upon 25% occupation
Health	£40,000	50% paid upon commencement of development and the remaining 50% paid completion of 90% of the dwellings.

Indoor recreation	£71,500	On first occupation
Outdoor recreation	Private Management Co.	On first occupation
Public Open Space	Private Management Co.	On first occupation
Highways contribution Towards NWCP	£5,500 per dwelling (£5,500 x 400 units = £2,200,000	1/2 on 1st occupation 1/2 on 200th unit. but in any event all of the commuted sum to be paid by a fixed point/date in development
Highways contribution To Leighton Hospital Link	£100,000	On first occupation
Travel Plan Monitoring	£5,000	On first occupation

RECOMMENDATION

Approve subject to a Section 111 contribution and the following conditions;

- 1. Outline – matters to be reserved**
- 2. Outline – timescales**
- 3. Approved plans**
- 4. Phasing plan**
- 5. Materials**
- 6. Landscaping**
- 7. Landscape implementation**
- 8. Submission of an AIA at reserved matters stage**
- 9. Tree/hedgerow protection plan**
- 10. Surface water drainage system**
- 11. Foul and surface water on separate systems**
- 12. Implementation of the NW Crewe Package before first occupation**
- 13. Implementation of highways infrastructure prior to occupation**
- 14. Future RM application to provide unimpeded access to adjacent development to the north**
- 15. Construction/Environmental Management plan**
- 16. Travel plan**
- 17. Public Rights of Way Management Scheme**
- 18. Electric vehicle infrastructure**
- 19. Ultra Low Emission Boilers**
- 20. Phase II ground investigation**
- 21. Verification report**
- 22. Soils assessment**
- 23. Unexpected contamination**
- 24. Reserved matters applications to be supported by an updated badger survey and mitigation strategy.**
- 25. Submission of a wildlife friendly lighting scheme with reserved matters applications.**

- 26. Submission of a detailed strategy for the delivery and 25 year management of the habitat creation measures detailed on the submitted Ecological Mitigation Plan (drawing reference G7362.020A prepared by TEP) with the relevant reserved matters application. The strategy to include compensatory hedgerow planting for any hedgerows lost.**
- 27. Each reserved matters application to be supported by proposals for the incorporation of features including, bird (swift, house sparrow) and bat boxes, hedgehog domes, brash and log piles, gaps in garden fences for hedgehog and native species planting,**
- 28. Submission and implementation of 25 year habitat management plan with any subsequent reserved matters application.**
- 29. Retention of all trees with bat roost potential unless otherwise agreed by the Council at the reserved matters a stage.**
- 30. Retention of hedgerows (H7 and H9) on submitted plans as important hedgerows.**
- 31. Updated barn owl survey to be undertaken. The survey should include buildings B14, B31 and B39.**
- 32. Archaeology**
- 33. Levels**
- 34. Urban design coding submitted as part of RM submission in line with the Cheshire East Design Guide.**

Informatives;

- Public Rights of Way**
- Water Course**
- Environmental Protection matters**

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

APPLICATION NO: 19/2178N

LOCATION: Land off Minshull New Road and FLOWERS LANE, LEIGHTON

PROPOSAL: Outline planning approval for the development of up to 850 residential units (Use Class C3), land reserved for new primary school, a local centre (Use Class A1-A4, AA, B1a, C3 and D1) and associated infrastructure and open space.

KEY ISSUES

Ecology

The Council's Ecologist has confirmed that he is now satisfied with the submitted information subject to the conditions recommended in the report.

Drainage

The LLFA have confirmed verbally they are now happy with the proposals subject to conditions. Formal written comments had not been received at the time of writing this report but will be confirmed to Members at Committee.

SECTION 106

Triggers have been added to the recommendation as set out below. At the time of writing this update report there was no agreement on the extra/over infrastructure cost and how this is to be included in the viability, and therefore the final contribution to Education and Health. This matter will need to be reported to Members at the meeting.

A section 106 agreement will accompany the application and is required to secure the following:

S106	Amount	Triggers
Affordable Housing	10% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan submitted at the reserved matters stage. No more than 80% open market occupied prior to affordable provision in each phase.
Education	£721,936 (TBC) and provision of a serviced site for a school	50% upon first occupation remainder upon 25% occupation
Health	£86,000 (TBC)	50% paid upon commencement of development and the remaining 50% paid upon completion of 90% of the dwellings.
Indoor recreation	£149,500	On first occupation

Outdoor recreation	Private Management Co.	On first occupation
Public Open Space	Private Management Co.	On first occupation
Highways contribution Towards NWCP	£5,500 per dwelling (£5,500 x 850 units = £4,675,000	1/3 on 1st occupation 1/3 at 300th unit; 1/3 at 600th unit. but in any event all of the commuted sum to be paid by a point/date in the development
Highways contribution Leighton Hospital Cycle Link	£212,500	On first occupation
Travel Plan monitoring	£5,000	On first occupation

RECOMMENDATION

Approve subject to a Section 106 contribution and the following conditions;

1. Outline – matters to be reserved
2. Outline – timescales
3. Approved plans
4. Phasing plan
5. Materials
6. Landscaping
7. Landscape implementation
8. Submission of an AIA at reserved matters stage
9. Tree/hedgerow protection plan
10. Surface water drainage system
11. Foul and surface water on separate systems
12. Implementation of the NW Crewe Package before first occupation
13. Implementation of highways infrastructure prior to occupation
14. Provision of pedestrian links N & S of Flowers Lane
15. Future RM application to provide unimpeded access to adjacent development to the south
16. Construction/Environmental Management plan
17. Travel plan
18. Public Rights of Way Management Scheme
19. Electric vehicle infrastructure
20. Ultra Low Emission Boilers
21. Phase II ground investigation
22. Verification report
23. Soils assessment
24. Unexpected contamination
25. Reserved matters applications to be supported by an updated badger survey and mitigation strategy.

- 26. Submission of a wildlife friendly lighting scheme with reserved matters applications.**
- 27. Submission of a detailed strategy for the delivery and 25 year management of the habitat creation measures detailed on the submitted Ecological Mitigation Plan (drawing reference G7362.020A prepared by TEP) with the relevant reserved matters application. The strategy to include compensatory hedgerow planting for any hedgerows lost.**
- 28. Each reserved matters application to be supported by proposals for the incorporation of features including, bird (swift, house sparrow) and bat boxes, hedgehog domes, brash and log piles, gaps in garden fences for hedgehog and native species planting,**
- 29. Submission and implementation of 25 year habitat management plan with any subsequent reserved matters application.**
- 30. Retention of all trees with bat roost potential unless otherwise agreed by the Council at the reserved matters a stage.**
- 31. Archaeology**
- 32. Levels**
- 33. Restriction on uses/floor-space in local centre**
- 34. Urban design coding submitted as part of RM submission in line with the Cheshire East Design Guide.**

Informatives;

- Public Rights of Way**
- Water Course**
- Environmental Protection matters**

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