

SOUTHERN PLANNING COMMITTEE – 28th June 2023

UPDATE TO AGENDA

APPLICATION NO.

23/0376N

LOCATION

Vacant Land at, RICHARD GIBSON ROAD, HENHULL

UPDATE PREPARED

CEC highways engineer comments

The site is currently a field with little to no traffic movement associated with it. It is located in the centre of the new residential development and adjacent to what will be the Local Centre of the development.

The proposal is for a primary school with 210 pupils and approximately 22 staff, with off-road parking and a new access via Richard Gibson Road.

The site will be within a large recently approved residential development with footway/cycleway access available from the wider area and within a short walking distance to a large number of residential properties. The spine road through the development has been designed to allow for public transport services.

The school car park will have a one-way system in place and the exit will have sufficient visibility and is considered acceptable subject to signage/road marking indicating the entrance and one-way, which can be secured by condition. The wider site will have footways/cycleways providing acceptable access to the school and the Local Centre adjacent to the site will have a shared space arrangement and traffic calming measures, with informal pedestrian crossing points which were considered acceptable for the wider residential site and are considered acceptable for the school also.

There is a separate pedestrian access also. This pedestrian access, within the school grounds, will need a barrier or a re-design to slow children down to prevent running into the public highway, this can also be secured by condition. The fence line has been amended which improves the inter-visibility between exiting cars and pedestrians and is now acceptable.

School Keep Clear markings will be required and this can be delivered via a contribution from the applicant to Highways for £5,500. In addition, advisory 20mph signage should be provided which operates during school start and finish times and this will cost in the region of £18,000.

There will be approximately 22 staff at the school and 26 parking spaces provided and on-site parking for staff and visitors is therefore acceptable.

Off-road drop-off/pick-up area is not being provided and there is no room to do so. Instead, pupils will be dropped off on the adjacent roads and streets as is typical with existing schools. Drop-off and pick-up times are for short periods of the day for 5 days of the week and during term times only. In addition, it's likely that a significant number of pupils will be walked to school and primary schools usually have before/after school clubs which spreads the parking demand over a longer time period.

With the school being new the numbers that walk is unknown, but a Travel Plan should be secured by condition which will determine this and also include measures to reduce car trips to the school and the Travel Plan should be updated yearly.

The proposal is acceptable and no objection is raised subject to the imposition of planning conditions and an informative.

Officer comments

Highways

The requested conditions appear reasonable and necessary and can be added to the decision notice.

It is noted that a contribution will be required towards road signage and keep clear markings. Ordinarily this would be secured by Section 106 Agreement however as Cheshire East this will be secured by condition requiring details to be provided and then implemented prior to first use of the development hereby approved.

Ecology

All development proposals must seek to lead to an overall enhancement for biodiversity in accordance with Local Plan policy SE3(5) and deliver a Biodiversity net gain in accordance with SADPD policy ENV 2. In order to assess the overall loss/gains of biodiversity the applicant has undertaken an assessment completed in accordance with the Defra Biodiversity 'Metric'.

Since the original committee report was produced a biodiversity metric has been undertaken. The metric shows that the proposed development would result in a 10.91% net gain for biodiversity and so complies with Local Plan Policy. If planning consent is granted the Councils Ecologist requires condition to secure the implementation and long-term management of the proposed habitat enhancements. The suggested condition is considered reasonable and relevant to secure biodiversity enhancements.

Recommendation

No change to initial recommendation as set out in the main report but with the following additional conditions:

- 1) Details of improved safety of the pedestrian exit.**
- 2) Details of site entrance/exit signage and markings.**
- 3) After 6 months of opening, a Travel Plan should be submitted and approved which details of modes of travel to school and measures to reduce car trips.**
- 4) Details of School Keep Clear markings and advisory 20mph signage.**
- 5) Details of habitat creation method statement and a 30 year habitat management plan for the retained and newly created habitats on site including a 30 year habitat management plan to detail how the newly created, enhanced and retained habitats will be managed achieve the target condition specified in the Biodiversity Metric Calculations submitted with the application.**