

Application No: 12/4494N

Location: HUNTERS LODGE HOTEL, SYDNEY ROAD, CREWE, CW15LU

Proposal: Outline planning approval for up to 44 No. dwellings, vehicular access, associated garaging, car parking and landscaping. (All matters reserved except access)

Applicant: SEDDON HOMES LTD

Expiry Date: 22-Feb-2013

ERRATUM

Page 291

“it is not considered that Policy NE.2 which protects Open Countryside is not out of date”

Should read

“it is considered that Policy NE.2 which protects Open Countryside is not out of date”

Page 307

The words “and the Council’s Ecologist” should be omitted from the 4th paragraph of the conclusion, as comments have been received and are incorporated within the relevant section of the Officer Appraisal.

HIGHWAYS COMMENTS

This development proposal for 44 dwellings on greenfield land would take a new access from Sydney Road immediately adjacent to the Hunters Lodge premises.

A Traffic Statement was provided with the application which did not give the level of detail required by the Strategic Highways Manager and therefore a revised TS was requested which was to include all of the committed development which will impact on the Sydney Road corridor.

The TS offered analysis by trip generation and the trip rates used by the developer’s highway consultant were considered to be at or very close to the levels which were deemed acceptable.

In terms of actual traffic generation the impact from 44 residential units is low when considered against the network flows on the Sydney Road corridor – even with committed development added – however the main concern for the Strategic Highways Manager is that of cumulative impact.

Despite the low traffic generation, the S.H.M has conclusive evidence derived from the traffic analysis work undertaken on the committed strategic sites which shows that the Sydney Road corridor is and will be under considerable stress in terms of traffic congestion.

It is therefore considered that whilst taken as a stand alone development this proposal only has a limited traffic impact, the cumulative impact on the Sydney Road corridor is deemed significant in the strategic sense and therefore this development should make contribution to local improvements at a scale commensurate to the scale and cumulative impact of the development.

The TS also provides a design for the access junction to the site and this has been assessed by the S.H.M.

In terms of geometry and visibility splays the proposed access to the development complies with national design standards and the S.H.M. finds the proposal acceptable.

Local Improvements.

The Transport Statement claims that the site is sustainable in all modes from pedestrian and cycling to bus and rail transport.

The S.H.M. considers that whilst the site has some claim to sustainability, cycle links in particular are limited to the normal carriageway and there are proposals for local improvement which will promote and encourage the use of cycle travel for the local area and for this development proposal.

To this end there is a recognised Cheshire East scheme for a cycleway improvement which will link Sydney Road and Earle Street which requires capital funding of £10,000 to be brought to completion.

The S.H.M. will recommend a contribution from this development proposal to support this scheme and enhance cycle travel to the Sydney Street area.

In addition, a recent temporary traffic lane improvement has been in use at the Sydney Road/Hungerford Road traffic signals which now requires permanent signing installation. It is anticipated that a capital sum of £5,000 will fund this work.

The S.H.M. will recommend a contribution from this junction signing improvement.

Conclusions.

The traffic generation from this site would have an impact on the local cumulative effect of traffic generation from committed development and whilst this impact is limited it is considered that the site should look to mitigate this impact to some degree through contribution to two identified local schemes which will enhance local sustainable travel alternatives and local traffic management.

The Strategic Highways Manager requires that the development provide two provisional sums in the following order and via the following planning conditions:

Condition:- Prior to first development the developer will enter into and sign a S106 agreement for the provision of £10,000 and additionally £5,000 for the following local identified schemes:

- i) The funding of the Sydney Road/Earle Street cycleway link.
- ii) The permanent signing of the revised lane arrangements at the Sydney Road/Hungerford Road traffic signals.

Condition:- Prior to first development the developer will provide a suite of detailed design plans for the layout and construction of the proposed development to the approval of the LPA.

Informative:- The developer will enter into and sign a Section 38 Agreement under the Highways Act 1980 with regard to the formal adoption of the proposed residential roads within the design of this development.

Page 274

Add to resolution:

In the event that an Appeal is lodged against the refusal grant authority to the Borough Solicitor to enter into a Section 106 agreement to secure:

- £75,924 towards primary education provision.
- £50,000 to be paid to the Council for the replacement/extension of the existing children's play area 160m west from the proposed development, off Lansdowne Road.
- Private residents management company to maintain all Amenity Greenspace, public footpaths and greenways within the site, play areas, and other other areas of incidental open space not forming private gardens or part of the adopted highway
- 35% affordable housing provision. The tenure split to be 65% social or affordable rent and 35% intermediate tenure provided no later than occupation of 50% of the open market units
- Transfer of affordable housing to a registered provider
- Provision of £10,000 and additionally £5,000 for the following local identified schemes:
 - i) The funding of the Sydney Road/Earle Street cycleway link.
 - ii) The permanent signing of the revised lane arrangements at the Sydney Road/Hungerford Road traffic signals.

