

SOUTHERN PLANNING COMMITTEE - 28 October 2015

UPDATE TO AGENDA

APPLICATION NO.

14/2915N

LOCATION

Land west of Broughton Road, Crewe

UPDATE PREPARED

23 October 2015

KEY ISSUES

Public Open Space

Policy RT.3 of the Borough of Crewe and Nantwich Replacement Local Plan requires that on sites of 20 dwellings or more, a minimum of 15sqm of shared recreational open space per dwelling is provided and where family dwellings are proposed 20sqm of shared children's play space per dwelling is provided. For the current proposal of up to 53 dwellings, this results in a requirement for 795sqm of shared recreational open space and 1060sqm of shared children's play space. The indicative layout shows 2140sqm of open space including children's play space. The site can therefore accommodate the requisite amount of open space.

Ansa has commented on the application and noted that for a development of this size, the open space should include a Locally Equipped Area of Play (LEAP), rather than a LAP (shown on the plan). The open space provision and management arrangements can be secured via the s106 agreement. Open space provision was considered as part of the CIL regulations assessment in the original report.

Noise mitigation

At the time of writing the original report, confirmation was awaited from Environmental Health regarding the effectiveness of a proposed 1.8m high acoustic fence. Following concerns regarding the visual impact of the originally proposed 2.5m high fence, Environmental Health has confirmed that a 1.8m high fence will reduce the railway noise levels, which in combination with other mitigation will be sufficient to protect the amenity of future occupants.

Trees

The forestry officer has commented on the proposal and notes that as an outline application with only access included, the full arboricultural impacts of development would only be realised at reserved matters stage.

From the information provided, it appears that a development as indicated on the illustrative plans would involve relatively limited direct tree losses and would locate buildings outside the crown spread and root protection areas of retained trees. Some areas of hard surfacing would be located in root protection areas, necessitating special construction measures. The social relationship between the Grade A Oak trees on the western boundary and adjacent development would be poor and therefore a greater separation between the trees and development may be required.

The indicative layout suggests the removal of existing agricultural hedgerows. Therefore, it is considered that the reserved matters should include an assessment against the criteria in the Hedgerow Regulations 1997 in order to ascertain if it qualifies as 'Important' for any hedges proposed for removal. Appropriate conditions are therefore recommended.

CONCLUSIONS

As in the original report a recommendation of approval is made subject to the 16 conditions listed on pages 45 and 46 of the agenda, additional Heads of Terms relating to the provision of open space and management arrangements, and the following additional conditions:

17. Reserved matters to include Arboricultural Impact Assessment
18. Hedgerow Assessment to be submitted