

Application No: 19/5934N

Location: Phase 1 Basford East Land, DAVID WHITBY WAY, WESTON

Proposal: Approval of Reserved Matters following Outline Approval 14/4025N - Outline application for the erection of upto 490 residential dwellings and a primary school - 2000m<sup>2</sup> (D1) a pumping station, substation, recreational open space, ecological mitigation area, internal access routes, ground modeling and drainage works, parking provision, footpaths, cycle routes, landscaping and associated works including details of access at the Basford East site Crewe

Applicant: Mr Rob Stratton, Lane End Developments

Expiry Date: 10-Apr-2020

## **SUMMARY**

The site forms part of the wider Basford East Strategic Allocation under CELPS Policy LPS 2.

The principle of erecting up to 449 dwellings on this site has already been permitted under application 14/4025N. This application considers the Approval of Reserved Matters, which comprises layout, scale and appearance, landscaping and also access.

The S106 agreement secured a minimum of 15% of the dwellings of the development to be affordable homes. However, notwithstanding this, the applicant (Onward Homes), a Registered Provider, is proposing that 123 dwellings (29%) comprise affordable housing units, and therefore now just short of the 30% requirement of Policy SC5 of the CELPS

Amendments to design and layout of the proposal have been secured during the course of the application, although further clarification is awaited on some detailed design and layout issues. This information will subject to a final review by the Council's Urban Designer to ensure that the design of the scheme has developed to a point where it is considered to be acceptable, when considered against the requirements of policies SD2 and SE1 of the CELPS, and the CEC Design Guide.

Strong green infrastructure around the perimeters of the site is retained and significant areas of green amenity space provided within the development. The provision of play and amenity open space accord with the requirements of Policy SE6 of the CELPS.

The impact on the wider highway network arising from the development of this site was addressed during the consideration of the outline application. The internal road network

meets relevant highways design standards and adequate car parking is provided in accordance with parking standards identified in the CELPS. Added to this the proposed footway / cycleway route from the Northern boundary to James Whitby Way via the school site provides excellent permeability through the site to ensure a future link to the South Cheshire Growth Village to the east as well as to other development within the wider Basford East allocation (LPS2).

Issues relating to amenity, ecology, flooding and drainage, or public rights of way have been addressed, subject to conditions where deemed necessary.

**The application is therefore recommended for APPROVAL, subject to the receipt of further consultation responses.**

## **DESCRIPTION OF SITE AND CONTEXT**

The site is redundant arable land, covering 22.46 hectares forming part of the wider Basford East Strategic Allocation under CELPS Policy LPS 2. It is subject to outline planning approval 14/4025N primarily relating to the erection of up to 490 residential dwellings, a primary school, open space provision, ecological mitigation areas, ground modelling and drainage infrastructure.

The site is bound to the north by the Stoke-on-Trent/Nottingham railway line, to the west by David Whitby Way, and to the south by the A500. Open agricultural land with the strategic green gap adjoins the eastern site boundary. Allocation LPS 8 – South Cheshire Growth Village, which relates to a future development of around 650 new homes a community centre, village square and sports and leisure facilities lies to the east.

The Crewe Green Link Road (David Whitby Way) providing access to the strategic allocation which runs between the Weston Gate Roundabout (A5020) to the north and the A500 to the south, was constructed several years ago.

Outline approval 15/1537N was granted in 2016 within the strategic allocation on the opposite (western) side of the David Whitby Way and also to the north of this site for mixed use residential and commercial development including up to 325 dwellings. Reserved Matters approval was granted last year for infrastructure including road access and a crossing over Basford Brook to facilitate the development of future phases here.

The area known as Phase 3 of the Basford East Strategic Allocation which will accommodate employment uses, lies between the western boundary of this development (15/1537N) and the Crewe/Stafford/Chester railway, which links to the West Coast main railway line.

## **DETAILS OF PROPOSAL**

This application seeks approval with respect to all Reserved Matters relating to the appearance, landscaping, layout, access and scale of 449 dwellings, and associated open space and infrastructure following the approval of outline application 14/4025N. The outline application was supported by an Environmental Impact Assessment (EIA).

Vehicular access to the site is via the eastern arm of the existing roundabout on David Whitby Way.

The proposed 449 dwellings will be made up from 326 market dwellings and 123 affordable units. These will comprise of a mix of detached, semi-detached and apartment units ranging from 1-4 bed units. This large scheme is proposed to be implemented on a phased basis (comprising four separate phases) over several years.

The development will provide around 6 hectares of public open space including amenity green space and recreational and play facilities, incorporating a NEAP and MUGA in accordance with the S106 Agreement.

To accord with Condition 25 of the outline consent, this reserved matters application is accompanied with an Ecological Management Plan which include the provision of an ecological area accommodating an amphibian habitat area alongside the northern boundary

To ensure that connectivity is secured throughout the Basford East allocation a cycle/pedestrian way will run through the spine of the site from a proposed toucan crossing on James Whitby Way up to the north eastern corner of the site where a future connection can be made through to the South Cheshire Growth Village (LPS 8).

Revised plans have been received during the application process in response to issues raised by the Council, predominantly in relation to design & open space, planting/landscaping, street hierarchy and pedestrian/cycle routes.

## **RELEVANT HISTORY**

14/4025N - Outline application for the erection of up to 490 residential dwellings and a primary school - 2000m<sup>2</sup> (D1) a pumping station, substation, recreational open space, ecological mitigation area, internal access routes, ground modelling and drainage works, parking provision, footpaths, cycle routes, landscaping and associated works including details of access at the Basford East site Crewe. Approved subject S106 Agreement - 08-Feb-2016

19/0652N - Application for Reserved Matters following Outline Approval 14/4025N Condition 1: Phase 1 which includes 22 number houses and associated landscape works. The appearance, layout and scale will be described for this phase. A design code and parameter plans will be submitted that will describe the whole site and future phases. Condition 31: Renewable Energy Strategy Condition 32: Existing and Proposed Levels. To Be Determined.

17/2851N - S106 Deed of variation proposal 14/4025N. Approved 04-Aug-2017

16/2465N - Variation of Conditions 4, 5 and 6 on application 14/1366N - to fell additional trees as part of the Crewe Green Link Road Scheme. Approved 03-Nov-2016

15/3550N - Non material amendment to 14/1366N - Dual carriageway road, know as the Crewe Green link Road (south) linking A500 with the A5020 and associated works. Approved 25-Aug-2015

14/2485N - Outline application for the erection of upto 490 residential dwellings and a primary school - 2000m2 (D1) a pumping station, substation, recreational open space, ecological mitigation area, internal access routes, ground modeling and drainage works, parking provision, footpaths, cycle routes, landscaping and associated works including details of access at the Basford East site. Withdrawn.

14/1366N - Variation of condition 2 (plans) attached to planning application 12/4115N. Dual carriageway road, known as the Crewe Green Link Road (South) linking the the A500 with the A5020 and associated works. Approved 06-Jun-2014

12/4115N - Dual carriageway road, known as the Crewe Green Link Road (South) linking the A500 with the A5020 and associated works. Approved 18-Jan-2013

P96/0815 - O/A for employment development classes B1, B2 and B8. Legal Agreement. S.106. Approved 31-Mar-1999

P98/0371 - Construction of Regional Mail Distribution Centre. Approved 31-Mar-1999

P03/1046 - Erection of Four Storage and Distribution Warehouse (B8) buildings, Construction of Associated Car Parking & Servicing and Landscaping of the Site – Reserved Matters to P96/0815 – Withdrawn 04.04.05

## **POLICIES**

### **Cheshire East Local Plan Strategy (CELPS)**

LPS 2 - Basford East

PG 1 - Overall Development Strategy

PG 2 - Settlement Hierarchy

PG 7 - Spatial Distribution of Development

SD 1 - Sustainable Development in Cheshire East

SD 2 - Sustainable Development Principles

SE 1 - Design

SE 2 - Efficient Use of Land

SE 3 - Biodiversity and Geodiversity

SE 4 - The Landscape

SE 5 - Trees, Hedgerows and Woodland

SE 6 - Green Infrastructure

SE 8 - Renewable and Low Carbon Energy

SE 9 - Energy Efficient Development

SE 12 - Pollution, Land contamination and Land instability

SE 13 - Flood Risk and Water Management

CO 1 - Sustainable Travel and Transport

CO 2 - Enabling Business Growth Through Transport Infrastructure

CO 4 - Travel Plans and Transport Assessments

EG 1 - Economic Prosperity

EG 3 - Existing and Allocated Employment Sites

IN 1- Infrastructure

IN 2 - Developer Contributions  
SC 1 - Leisure and Recreation  
SC 2 - Outdoor Sports Facilities  
SC 4 - Residential Mix  
SC 5 - Affordable Homes

The Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There are however policies within the legacy Local Plan that still apply and have not yet been replaced. These policies are set out below.

### **Crewe and Nantwich Replacement Local Plan**

BE.1 – Amenity  
BE.3 – Access and Parking  
BE.4 – Drainage, Utilities and Resources  
BE.6 – Development on Potentially Contaminated Land  
BE.16 – Development and Archaeology  
NE.5 – Nature Conservation and Habitats  
NE.7 – Sites of National Importance for Nature Conservation  
NE.8 – Sites of Local Importance for Nature Conservation  
NE.9 – Protected Species  
NE.11 – River and Canal Corridors  
NE.17 – Pollution Control  
NE.20 – Flood Prevention  
NE.21 – New Development and Landfill Sites  
TRAN.3 – Pedestrians  
TRAN.5 – Provision for Cyclists  
RT.9 – Footpaths and Bridleways

### **Weston and Basford Neighbourhood Plan**

- Made on the 16 November 2017.

However the Neighbourhood Plan states that. “For the avoidance of doubt the policies in the Plan do not cover the land at the major allocations at Basford West, Basford East and South Cheshire Growth Village”.

### **Other Material Considerations**

National Planning Policy Framework 2019 (NPPF)

National Planning Policy Guidance (NPPG)

### **CONSULTATIONS**

**Strategic Highways Manager:** No objection,

**Environmental Protection:** No objection subject to conditions in respect to lighting details and noise mitigation with informatives relating to hours of construction, Piling and Dust Management. Issues relating to contaminated land and air quality are being addressed under conditions of outline approval 14/4025N.

**Strategic Housing Officer:** No objection to affordable housing provision but an Affordable Housing Statement is required to support proposals.

**United Utilities:** No objection

**Natural England :** No objection

**Historic England:** No comments.

**Sport England:** (Updated Comments) Advises that the proposals should be considered against Sport England's design guidance with further details required of the design and specification of the proposed MUGA.

**Health and Safety Executive (HSE):** No objection subject to relocation of play area from inner zone of pipeline major accident hazard pipeline ref. 1875: Audley/Crewe operated by Cadent Gas Ltd .

**Cadent:** No comments received at time of writing report

**Public Rights of Way Unit (PROW):** No objection subject to Weston FP 10 being 2m in width and details of its surfacing provided.

**Network Rail :** No objection

**CEC Flood Risk (LLFA):** No objection in principle to the reserved matters application, on the basis that drainage design is undertaken in line with the originally approved FRA under 14/4025N.

**Environment Agency:** Object;  
Potential impact on white-clawed crayfish and their habitat. Insufficient information has been provided to assess the risks posed by the activity of discharging water to Basford Brook.

**Weston and Basford Parish Council :** Objects as follows;

*“ It was a requirement at outline application stage that there should be a dense planting / landscape buffer along the eastern boundary of the site to help screen this development from the adjoining Strategic Green Gap area (known as D1) along with the approach to Weston Village when viewed from Main Road. The applicants have now produced a detailed landscape scheme. Provided the species are of the order of 7 - 8 ft. in height at the time they are planted and that the whole of the landscape screening along the eastern boundary of the site is undertaken in the next planting season (Autumn 2020) prior to the commencement of any development and managed thereafter, then the Parish Council is happy with this aspect of the proposal.*

*- The scheme still lacks any details of the proposed Primary School. The potential traffic conflict, off street parking and highway safety implications which are likely to be created because of the impact of this large-scale development on the operation of the Primary School exiting and entering through a single access off David Whitby Way is considered to be a*

*major issue. Wychwood Village is a classic case in practice which illustrates the constant problems of conflict/safety with schoolchildren and the manoeuvring/parking of residents' vehicles, school buses etc. in relation to school pick up / dropping off points – this situation must not be allowed to be repeated. It is understood that the school is not only intended to serve the whole of Basford East but also the South Cheshire Growth Village and possibly also cater for overspill at Weston. The Parish Council urge the Local Planning Authority not to make any decision on these reserved matters until the full details of the school and its associated traffic circulation and parking etc. have been submitted and fully analysed.*

*- It is also noted that there still does not appear to be any off-street parking provision to serve the proposed allotments*

*- The Parish Council is still most unhappy at the lack of co-ordination and a detailed Master Plan which would provide a proper understanding of the proposed linkages between this development, the South Cheshire Growth Village and the proposed school, no details of which have yet been submitted. Also, how is all of this is going to be achieved? Of concern is the routing of the pedestrian footways /cycle ways associated with 'safe routes to school' between the two developments. The submitted plans appear to show this transgressing into the Strategic Green Gap on the eastern side of the site instead of following the edge of the boundaries of both sites, preferably via a footbridge across the Crewe to Derby Railway Line, which was specifically referred to as an option to be explored in the Local Plan*

*- The design of the layout along with the multiplicity of house types still represents nothing more than a dense urban scheme shoehorned into a rural landscape. The Parish Council's does not consider this to be in keeping with the rural character of the area around Weston Village."*

## **OTHER REPRESENTATIONS**

None received

## **APPRAISAL**

### **Key Issues–**

- Principle of development
- Housing
- Design
- Highways
- Primary School
- Landscape Impact
- Open Space
- Ecology
- Amenity
- Flood Risk/Drainage

### **Principle of Development**

The application site lies within the Basford East Strategic Site which is allocated under policy LPS 2 of the CELPS for the delivery of employment use together with the associated of up to 850 new homes. It is considered that the proposals meet the requirements of policy LPS 2 as they relate to this site.

This application relates to the acceptability of the proposed development in context of the reserved matters as the principle of erecting 449 dwelling has already been granted under outline planning approval 14/4025N. Therefore considerations of the Layout, Scale Appearance, Landscaping and Access are the principal considerations of the proposed development and the details of all relevant technical matters are discussed within the report.

The development is bound by the terms of the Section 106 agreement which secured the following:

- Affordable housing provision (15%)
- Education contribution and securing of primary school site
- Highway contributions
- Neighbourhood Equipped Area of Play (NEAP) and Multi-Use Games area (MUGA)
- Open Space provision and management

## **Housing**

The S106 agreement secured a minimum of 15% affordable housing provision due to viability concerns at this time over the delivery of significant infrastructure to serve the Basford East Strategic site, such as the Crewe Green Link Road (David Whitby Way).

However notwithstanding this, the developer (Onward Homes), a Registered Provider, is proposing that 123 dwellings (29%) comprise affordable housing units, and therefore now just short of the 30% requirement of Policy SC5 of the CELPS for the provision of both social rented and/or intermediate housing, as appropriate.

Given the additional provision now proposed, the Housing Officer has advised that in overall terms, an appropriate mix of property sizes and tenure split is proposed with affordable units being satisfactorily distributed throughout the site. In terms of tenure 67 units are for rent, and 59 units will be available for Shared Ownership (Intermediate units). The provision includes;

- 44 - One bed units (including ground floor flats)
- 45 - Two bed units
- 34 - Three bed units

To ensure compliance with the requirements of the S106 Agreement a full affordable Housing Statement has been requested by the Housing Officer to enable these matters to be addressed. This is being prepared by the applicant. However, the delivery of additional affordable units is a significant benefit of the scheme as a whole.

Policy SC4 of the Cheshire East Local Plan requires developments to provide a reasonable mix of housing types, tenures and sizes. The 449 dwellings will be made up from 326 market dwellings and 123 affordable units. These will comprise of a mix of detached, semi-detached



and apartment units ranging from 1-4 bedroom units. This large scheme is proposed to be implemented on a phased basis (comprising four separate phases) over several years.

It is considered that the proposed mix is acceptable by size, tenure and type. Therefore the proposal accords with policy SC4 of the CELPS

## **Layout / Design**

Policies SD2 and SE1 of the CELPS expect housing developments to achieve Building for Life 12 (BfL12) standard, and that development proposals consider the wider character of a place in addition to that of the site and its immediate context, to ensure that it reinforces the area in which it is located. These principles are also reflected in the CEC Design Guide. BfL12 uses a traffic light system, with the aim of eliminating reds, whilst maximising the number of greens. The Council's Design Officer has undertaken a BfL12 assessment of the application, which is reflected in the commentary below.

### Connections – **GREEN**

A Single vehicular access will serve the site with emergency access off David Whitby Way. Pedestrian connection via main entrance but also via the east/west strategic cycle/pedestrian link future proofing the potential for connection to the western part of the wider site and the South Cheshire Growth Village (SCGV) to the north east of the application site

The route of the east/west green link is clearly defined and characterised as a people focused environment through street surfacing in block/setts. Whilst there is some uncertainty about connections beyond the site boundary, the application positively enables those connections. Notwithstanding those limitations, there are high levels of connectivity planned into the development with scope for wider connection designed to the wider development of Basford East and South Cheshire Growth Village.

### Facilities and services - **AMBER**

The site is presently some distance from existing facilities but forms part of a wider allocation that will include local commercial and employment development and a local centre. The site will also connect to SCGV which will also have local facilities. A primary school site is to be provided as part of this scheme, but CEC Education is responsible for the delivery of the school itself.

A variety of open space is proposed, including several areas of formalised play including a NEAP and MUGA adjacent to the school site, smaller local areas of play, allotments/community garden and trim trails and a peripheral leisure footpath around the site. The layout provides for opportunities for the provision of strategic pedestrian links to the western part of the wider CELPS site and the South Cheshire Growth Village, which are secured within the layout. If all elements come forward then a green could be awarded but considered appropriate to award amber at this stage given the phasing/timing of nearby facilities and the school.

### Public transport – **GREEN**

A bus route has been designed into the layout, penetrating to the centre of the site with 2 bus stops along the route. Bus stops on David Whitby Way are to be provided. Bus route 85 will serve the site which is hourly in both directions linking Nantwich and Newcastle-under-Lyme. All parts of the site are readily accessible on foot to either the proposed bus route or stops within the site and those on David Whitby Way.

### Meeting local housing requirements – GREEN

A range of house types are proposed from 1 and 2 bed apartments to intermediate and larger family houses. Housing mix and tenure plans have been provided evidencing the distribution and mixing of house and tenure types and the extent of their pepper potting. Affordable homes are in the main widely spread out across the application site.

### Character - AMBER

A Design Code has been developed for the site to inform the detailed layout and character of elements. It includes a local character assessment and the Code establishes 3 main character areas.

The layout provides a framework that creates a positive structure of streets and spaces and a distinct hierarchy of street types, with the Avenue forming a north-south spine at the centre of the site, whilst the east-west pedestrian route create a key pedestrian focused axis through the site. It also provides an outward looking development overlooking the main public spaces and the countryside and landscaped edges.

However the Design Officer has advised that street design and surfacing materials are not fully in accord with the CEC design guide and further clarification to agree this issue is to be provided by will applicant.

Whilst the contemporary approach is welcomed in respect of the design of house types, concerns have been raised about the lack of architectural distinctiveness and variation given the scale of the site. The design detailing of house types needs to be refined to incorporate greater variations in materiality and architectural features throughout the site to reinforce the structure of the scheme and add to the overall quality of the development.

To address these issues and in accordance with the advice of the Design Officer the applicant will provide amended and fully worked up, detailed house type drawings for the first phase of the development. Provided these revisions are acceptable and achieve the quality of design and variety of detailing which is necessary, a planning condition is recommended requiring working designs to be agreed for each plot within each subsequent phase of the development. Such an approach is considered appropriate given the scale of development in that it will take several years to implement and ensures flexibility in finalising the detailed design of plots in later phases.

The assessment of the amended details will be reported in an update to the Committee.

### Working with the site and its context – GREEN

The main landscape features are retained and incorporated into peripheral landscape of the site.

The watercourses/ponds have been incorporated into areas of POS, supplemented by additional SUDs within the layout. The peripheral hedgerow is retained and excluded from development areas, whilst the few trees on the site have largely been retained and included into areas of open space. An ecological mitigation area including new ponds and grassland is proposed to the north of site, associated with other ecologically sensitive land in accordance with the outline approval.

The layout creates an outward looking development overlooking the surrounding countryside to the east and open space to the south between the development and the A500. Buffer tree planting is proposed to the south east and southern boundaries.

Further information is required in terms of microclimatic considerations including how the site arrangement, massing and building design responds to the passive opportunities presented by the site, particularly with the use of south facing units. Although the orientation of many streets east-west would enable a positive passive solar response. It is considered that this issue can be addressed through the detailed design of each phase of the development.

In all other respects the proposed development relates well to its context and provides a positive interface to countryside, ecological areas and landscape features and utilises those within the layout.

### Creating well defined streets and spaces – GREEN

There is a hierarchy within the street design and generally a perimeter block structure has been formed with buildings presenting active frontages onto streets and spaces, but there are certain localised issues.

In places buildings positively address corners but there were previously some concerns about the strength of corner turning designs, and whether there is sufficient emphasis on both elevations in terms of architectural quality and interest. Revised plans ensure the provision of stronger corner turners incorporating additional features to aid legibility. The quality of elevational detailing for all house types will be secured through each phase of this large scheme by a planning condition as set out in the “character” section above.

There are some localised parts of the development where there is an irregular building line adjacent to the street which could result in poorly defined and maintained space with a weaker sense of street containment and continuity would occur. This can be remedied through the introduction of further planting which would benefit the street scene and definition of its edge, particularly where higher concentrations of frontage parking are proposed. It is considered that this can be addressed on a plot by plot base through the detailed landscaping scheme for each phase of the development.

### Easy to find your way around – GREEN

There is a definite street hierarchy with the Avenue defining the main route into the heart of the site. Feature spaces are designed within the layout and scale is used in part along the Avenue to reinforce it as the primary street within the movement hierarchy.

The green east-west pedestrian route creates a defined linear route for pedestrians. The entrance into the site will be defined by the school and commercial development initially but with a strong linear avenue into the housing development.

The scheme is generally legible and revised plans have reinforced that through stronger landscaping of the principal and secondary streets.

Amended plans have been submitted for local/landmark positions within the site to satisfactorily strengthen these way marking locations within the site. In particular the apartment grouping overlooking the northern square (plots 101 -104 & 122 -125) has been enhanced through the inclusion of additional features and increased height which achieves greater presence at this prominent point..

A green is awarded, because of the strong axes and hierarchy of streets and spaces.

### Streets for all - **GREEN**

There is a distinct hierarchy to the framework of streets. The tree lined character of the primary street helps to reinforce its human scale without detracting from its function as the main vehicular route. Separation of the pavement by verges helps to maintain a pleasant pedestrian environment.

Feature spaces and Mews areas with block or sett paving are designed into the layout to calm traffic, punctuate the secondary streets with a more formal street design and help define transition points and changes in street character to highlight them as people focused spaces.

The lower tier streets and key spaces (squares) need to more closely follow the materials palettes of the CEC Design Guide. Clarification on the surfacing materials will be provided as an update.

### Car parking - **AMBER**

A mix of parking solutions is encouraged by the Design Guide to ensure that the street scene is not dominated by vehicles. Although many plots have parking spaces to the front of units, amendments have included the insertion of further landscaping and the breaking up of groups of spaces to achieve a greener street scene.

Whilst concerns have been raised in respect of the surfacing of parking courts and prominent siting of bin/cycle stores these matters can be addressed through the hard/soft landscaping details for each phases of the development .

### Public and private spaces - **GREEN**

There are 3 main areas of usable open space within the scheme;

- The entrance green space would provide informal play and open space adjacent to the boundary with the school and is connected by the peripheral pedestrian route.
- The main centre for play provision providing a NEAP and MUGA would be located to the south of the school site and directly off the main east west pedestrian access through the centre of the development, ensuring it is accessible to the entire site.
- The central green spine running laterally east/west through the site connected to the NEAP by the green pedestrian route is also connected by the peripheral pedestrian route. There is also direct connection east to enable a future link to the SCGV. Community gardens are also proposed as part of this space, where it widens out to the eastern edge of the site.

In addition there are a number of other green infrastructure (GI) elements including SUDs, the watercourse to the south, peripheral landscape and buffer planting areas and the ecological mitigation area. There is an acceptable and diverse range of space and direct and informal connectivity between those promoted as formal usable spaces, with a backdrop of other informal spaces and areas of GI.

Amendments to the area of open space including the SUDs within the southern part of the site have ensured this is more usable. In addition, enhancement of the northern square has created more of a “dwell space”. However to maximise, the potential of key feature spaces, including the northern and southern squares, a condition is recommended requiring the detailed specification of their hard and soft landscaping lighting and street furniture.

This is awarded a green.

#### External storage and amenity – AMBER

Whilst this large scheme provides sufficient private amenity space there are a small number of gardens are of modest size ( e.g. plots 301 and 322) . It is unclear whether communal or private amenity space will be provided for apartment accommodation within the scheme, albeit the majority of these units will have access to open space and play provision.

The submitted Refuse Strategy Plan and Design Code states that many properties have garages which will accommodate storage, including that for cycle storage. Whilst unspecified it is stated that properties without a garage will have some form of storage in their rear garden. Waste and recycling bin storage will be provided in the rear gardens with paths giving direct access to the streets for collection.

The apartments will have communal bin storage areas in locations with easy access for refuse collection operatives. However there is little detail of cycle storage and it is recommended that this is secured through a planning condition.

#### Design Conclusions

There have been numerous amendments to the proposal which have addressed issues that have been raised with the applicant during the course of the application.

This development has the potential to be a high quality scheme and already has positive attributes, including a robust underlying structure. Considerable effort has been employed by

all parties thus far, reflected in the design code and supporting information for the application. However as noted above, there are still important design and layout matters that require further clarification to address the schemes performance against BFL 12 criteria such as the refinement of the detailing/materiality of the house types and hard surfacing materials.

The applicant has confirmed that further information will be submitted by the applicant in advance of the Committee meeting. This will be subject to final review by the Design Officer to ensure that the design of the scheme has developed to a point where it is considered to be acceptable, when considered against the requirements of policies SD2 and SE1 of the CELPS, and the CEC Design Guide.

## **Highways and Accessibility**

### Highway Infrastructure

The impact on the wider highway network arising from the development of this site with access from the Crewe Green Link Road (David Whitby Way) was addressed during the consideration of the outline application. The S106 agreement requires substantial financial contributions towards the provision of new infrastructure and improvements to the wider highway network to facilitate the development of the site.

The main access road serving the site connects to the existing roundabout on David Whitby Way. This roadway is 5.5m wide and minor roads are 4.8m wide. The design of the internal roads accords with the strategy of providing linked streets and minimising the use of cul-de-sacs.

The Head of Strategic Infrastructure (HSI) has advised that the proposed road infrastructure layout is acceptable and enables the site to be served by public transport. The level of off street parking for the residential units complies with CEC parking standards.

A segregated cycle link is provided through the centre of the site, this will link to an 'at grade' crossing facility (toucan) on David Whitby Way, and also provide links via a shared pedestrian/cycle path to the proposed South Cheshire Growth Village site. The remaining internal road network within the site is suitable to be used for on road cycling given low traffic speeds.

A refuse strategy has been submitted indicating the routes within the site and also the turning facilities being provided.

With regard to the school site, consideration has been given as to the position of the main school access within the site. After careful assessment an independent access in a location away from the residential roads is preferred by the Highway Engineer, and therefore the access will be located off the main access road. Details of access arrangements to the school will be subject of a separate planning application for the primary school.

In summary, the proposed highway infrastructure has been designed to meet current standards and serve the level of development proposed. As a result no objections are raised to the proposals by the Council's Strategic Infrastructure Manager.

## Pedestrian/Cycle Route

A specific policy requirement of LPS 2 (Basford East, Crewe) is for development of pedestrian links (allowing for cycle access) to the South Cheshire Growth Village (LPS 8) to the east and the wider development with the Basford East Strategic Allocation to specifically provide a safe and secure environment for children to travel to school.

These proposals ensure that a satisfactory pedestrian/cycle link can be secured between the proposed South Cheshire Growth Village and the primary school on the Basford East site. The link will also connect the school site and this large housing scheme to future residential and commercial development to the west, as well as the existing cycleway network, via a new Toucan crossing on David Whitby Way.

The route will run through the landscaped green spine of the scheme to a point on the north-eastern boundary of the site which will enable a future connection through to South Cheshire Growth Village (LPS 8). This is the most logical and practical position given the need to avoid the ecological mitigation area as well as being the nearest point of the site to the Growth Village.

Although the Parish Council's concerns are understood, only a very short section of the route will need to pass through the Strategic Green Gap to link through to the growth village development. Furthermore this land will become landscaped green space associated with the Growth Village, and consequently the link would not constitute an unacceptable visual intrusion within the Green Gap. In addition, the route and design of the pedestrian/cycleway beyond the site boundary would be considered as part of future proposals of the Growth Village (LPS 8).

## **Primary School**

This application does not relate to the development of primary school site (1.8ha) that occupies the north western corner of the site which was subject to outline approval 14/4025N. The school site is secured through the s106 agreement and the Council's Education team have advised that proposals for a 2 Form Entry Primary School is at an early stage of preparation. However, through further to discussions with the Highway Engineer it has been determined that given the location of the school the most practical point of vehicular access is from the main access road on its approach to the roundabout junction with David Whitby Way. Importantly, Cycle and pedestrian access will also be provided from the eastern side of the school from a cycle/pedestrian link connecting to future development to the west via a toucan crossing and to the South Cheshire Growth Village to the north east.

Given the concerns raised by the Parish Council, the provision of a visitor parking/area drop-off is shown on the opposite side of the access road from the school site to minimise traffic disruption at peak periods. Although this can only reasonably be provided in conjunction with the development of the school. A condition is therefore recommended requiring details of future arrangements to secure this land to enable the drop-off area to be provided in conjunction with the future development of the school.

## **Ecology**

There are various ecology matters to consider. These are broken down into the following subsections and assessed accordingly. Additional survey information and clarification in respect of ecological issues has been provided during the course of the application.

#### Statutory Designated Sites

The application site does not fall within Natural England's SSSI impact risk zones. The submitted Ecological Assessment concludes that the proposed development is not likely to have a significant effect upon Natura 2000 sites due both to the distance between the application site and the nearest designated site and the lack of similarity between the habitats and species found on the site and the designated site.

The proposed development is therefore not likely to have a significant effect on any statutory designated site.

The Council's Nature Conservation Officer advises that no further action in respect of statutory designated sites is therefore required under either the Habitat Regulations or the Wildlife and Countryside Act.

#### Non-statutory Designated Sites

Mere Gutter and Basford Brook Local Wildlife Site located 50m from the application site. This Local Wildlife Site supports one of few remaining populations in Cheshire of White Clawed Crayfish in Cheshire. This species is very sensitive to changes in water quality.

Based upon the submitted drainage strategy the proposed development would not discharge directly into Basford Brook, but surface water from the development would discharge into Basford Brook via SUDS features .

The Council's Nature Conservation Officer and the EA (Ecology) raised concerns that although a "treatment train" for the surface water discharge is proposed, sufficient information had not been provided to demonstrate that this will be enough to prevent longer-term water quality deterioration of Basford Brook.

To minimise contamination of the Local Wildlife Site it is considered that the SUDS scheme for the site must be designed to incorporate three levels of SUDS treatment, such as an attenuation pond, surface flow wetland and swale. Confirmation has now been received from the applicant to confirm that these measures are included with the submitted drainage strategy.

The submitted Ecological Assessment recommends that a Construction Environmental Management Plan is produced to safeguard aquatic environments on and off site. A condition is recommended to require this.

#### Trees with bat roost potential

An oak tree within Group 15 has been identified as having High potential to support roosting bats. Three bat survey visits have been undertaken of this tree to establish the presence/absence of roosting bats. No evidence of roosting bats was recorded during the survey and the Nature Conservation Officer advises that on balance roosting bats are not reasonably likely to be affected by the removal of this tree.



### Barn Owls

An oak tree within G15 was identified as having potential to support barn owls during the updated ecological assessment.

The submitted ecological assessment concludes that barn owls are breeding at this tree. Barn owl are a priority and protected species and hence a material consideration.

This tree would be lost as a result of the proposed development. The Nature Conservation Officer considers that the loss of roost associated with this tree is likely to have a significant adverse impact upon barn owls. As the tree is located within the centre of the proposed residential development it would not be possible to retain this tree as part of the proposed development under the current layout.

However the Nature Conservation Officer has advised that a suitable mitigation strategy for the loss of the roost has been submitted as part of the submitted Ecological Management Plan.

As anticipated at the determination of the outline application, the proposed development would result in the loss of a small area of suboptimal barn owl habitat. The applicant is proposing to compensate for this loss through the payment of a commuted sum amounting to £3,000 that could be used to fund offsite habitat creation for barn owls in partnership with the local barn owl group.

### Lighting

Bat activity recorded during earlier ecological surveys at this site was relatively low. Additional lighting associated with this proposed development could however have a localised adverse impact upon foraging and commuting bats. A condition is recommended requiring any additional lighting to *Bat Conservation Trust Guidance Note 08/18 (Bats and Artificial Lighting in the UK)* to be agreed with the LPA.

### Badgers

An updated badger survey has been undertaken. Two setts were recorded during the survey. Both setts can be retained, however, works are proposed within 30m of one of the two setts, which may result in it being disturbed during the works. The applicant's ecologist has therefore indicated that this sett would be closed under licence from Natural England if found to be active prior to disturbing works taking place. The submitted method statement proposes that a 30m buffer be marked off around each sett prior to the commencement of works.

The Nature Conservation Officer advises that the proposed development will result in the reduction of the available foraging habitat for the resident badger population. This is likely to result in a moderate impact upon the local badger population. Fruit trees have been incorporated be incorporated into the ecological mitigation area to provide a seasonal food source for badgers to go a small way towards compensating for the habitat lost.

As the status of badgers on site can change it is recommended that a condition be attached which requires the submission of an updated badger survey and mitigation method statement prior to the commencement of development.

### Great Crested Newts

Great Crested Newts have been identified at a number of ponds in close proximity to the proposed development. In the absence of mitigation the proposed development would result in a moderate adverse impact upon great crested newts as a result of the loss of terrestrial habitat and the risk of great crested newts being killed or injured during the construction phase.

### **Important**

It should be noted that since a European Protected Species has been recorded on site and is likely to be adversely affected the proposed development the planning authority must have regard to whether Natural England would be likely to subsequently grant the applicant a European Protected species license under the Habitat Regulations. A license under the Habitats Regulations can only be granted when:

- The development is of overriding public interest,
- there are no suitable alternatives and
- the favourable conservation status of the species will be maintained.

The development relates to a substantial part of the Basford East Strategic site allocated within the Cheshire East Local Plan Strategy which is necessary to meet housing and employment needs within the Borough. The development of the site is therefore in the overriding public interest, and there are no other suitable alternative sites which are capable of delivering this scale of development in accordance with the objectives of the Local Plan Strategy.

In order to compensate for the loss of ponds on site 5 new ponds are proposed within a substantial ecological mitigation area (1.65 Ha) sited alongside the northern boundary of the site.

In order to mitigate the risk of newts being killed or injured during the proposed works the applicant is proposing to undertake works further than 250m from the identified breeding pond under a method statement of Reasonable Avoidance Measures.

Land within 250m of the pond would be cleared of great crested newts prior to works commencing under the terms of a Natural England license using standard best practice methodologies with newts transferred to the ecological mitigation area.

The Nature Conservation Officer advises that the proposed mitigation/compensation is adequate to maintain the favourable conservation status of great crested newts. A condition is required to ensure the implementation of the submitted great crested newt mitigation and compensation measures which are detailed in the Ecological Management Plan.

### Common toad

Common toad is a priority species and a material consideration. No evidence of this species was recorded during the submitted survey however the species is known to occur in this locality. It is advised that the proposed mitigation area and replacement ponds would be sufficient to address the potential impacts of the proposed development upon this species.

### Reptiles

Slow worm is known to occur on the railway embankment to the north of the application site. An updated reptile survey has been undertaken in support of this application, which confirms the continued presence of this species on site.

This species was recorded within the part of the site proposed to be used as an ecological mitigation area. The proposed development would have an adverse impact upon this species as a result of the loss of small areas of suitable habitat and the risk of animals being killed or injured during the construction phase.

However, The Nature Conservation Officer advises that the construction of the ecological mitigation area will compensate for the loss of habitat for this species and proposals have been submitted as part of the Ecological Management Plan to minimise the risk of this species being killed or injured during the works.

#### Broadleaved Woodland

The updated Ecological Assessment refers to small areas of broadleaved woodland being present on site. Broad-leaved woodland is a priority habitat and hence a material consideration.

The proposed development will result in the loss of two small areas of woodland/scattered trees. This would result in a minor adverse impact that was anticipated at the time of the determination of the outline consent.

#### Hedgerows

Native species hedgerows are a priority habitat and hence material consideration. In addition, Hedgerow H8 has been identified by the submitted ecological assessment as being Important under the Hedgerow Regulations. H8 is retained as part of the proposed development.

The proposed development will result in the loss of two short sections of hedgerow. A significantly greater length of new hedgerow planting is proposed as part of the submitted landscape plan in relation to that lost. The hedgerow losses associated with the development are therefore adequately compensated for.

#### Ponds

The proposed development will result in the loss of three ponds. Compensatory ponds are shown on the submitted plans. The Nature Conservation Officer advises that in the event that planning consent is granted the loss of the existing ponds would be adequately compensated for.

A condition is however recommended to secure detailed designs for the proposed ponds.

#### Breeding and wintering Birds

A number of bird species including some species considered to be a priority for nature conservation, have been recorded on site. Breeding and wintering birds would be affected by the loss of habitats on site, this impact would however in part be compensated for through the creation of the ecological mitigation area.

Conditions for the safeguarding of nesting birds were attached to the outline planning permission at this site.

Proposals for the provision of bird and bat boxes have been included at Appendix 5 of the submitted Ecological Management Plan. The submitted proposals are welcomed and are sufficient to discharge Condition 36 of the outline consent.

### Hedgehogs

No evidence of hedgehogs was recorded during the submitted surveys however the habitats on site may be suitable for this species. The submitted ecological assessment includes proposals for the re-location of any hedgehogs encountered during the works. A condition is recommended to ensure that features for hedgehogs are provided within the development.

### Landscape and habitat management plan

Condition 18 of the outline permission requires the production of a Landscape Management Plan and Condition 25 requires the submission of an Ecological Management Plan.

Specific proposals for the Ecological Mitigation Area have been provided within the submitted Ecological Management Plan, whilst proposals for the remainder of the site are included with the submitted Landscape Management and Maintenance Plan.

The Nature Conservation Officer has raised a number of queries in respect to the contents of the Ecological and Landscape Management plan in respect of the long term management required under condition 25. It is considered that these can be dealt with through the relevant discharge of conditions application (19/4087D).

The Ecological Management Plan includes proposals for the mitigation of the impact of the proposed development upon protected species. A condition is recommended to secure the Ecological Mitigation Measures.

## **Landscape**

The key landscape requirement within LPS 2 is the retention of trees and woodlands on the edges of the site, with new planting to re-enforce boundaries with the A500 to the south and alongside the eastern boundary with open countryside of the green gap, which is specifically required by Condition 16 of the outline approval.

This is achieved within the amended landscaping proposals with enhanced tree planting provided long the eastern site boundary. Significant areas of planting and landscaping earth bunding wrap around the southern side of the development with A500 and James Whitby Way in addition to the substantial ecological mitigation area located alongside the northern site boundary. Although the development will involve the loss of two small areas of woodland/scattered trees this will be compensated by the proposed planting scheme and furthermore the majority of hedgerows within the site are also retained in accordance with one of the site specific principles of development listed under LPS 2.

The proposals incorporate a street hierarchy, with avenues and tree lined streets Updated tree planting details and landscape plans (hard and soft) have been received during the application process to reflect the changes made in response to design and open space concerns. These include enhanced planting within areas of POS and the amendments to the layout to ensuring sufficient space is available to enable successful roadside tree planting.

Although as set out above, to maximise the potential of key feature spaces including the northern and southern squares, a condition is recommended requiring details of the specification of hard and soft landscaping, lighting and street furniture.

Areas of landscaping and open space are subject to management arrangements secured under the S106 agreement and need to accord with a management plan required by Condition 18 as well as a five year landscape establishment plans under Condition 19 of the outline approval.

## **Open Space**

The S106 Agreement accompanying 14/4025N requires the provision of formal and informal recreation areas, green space, a Neighbourhood Equipped Play Area (NEAP) and Multi-Use Games Area (MUGA) within the development. As set out below the proposals comply with these S106 requirements.

Policy SE 6 of the CELPS sets out the open space requirements for housing development which are (per dwelling):

- Children's play space – 20sqm
- Amenity Green Space – 20sqm
- Allotments – 5sqm
- Green Infrastructure (GI) connectivity 20sqm

The proposal for 449 dwellings triggers a requirement for 8,980sqm of formal and informal play provision in line with policy SE6 of the CELPS. This will be met by the provision of a NEAP and multi-use games area (MUGA) which are proposed adjacent to the school site with several small play areas and informal play features provided within areas of green space.

To address the requirements of the HSE a small play area (LAP) has been relocated away from their inner zone of a High Pressure gas main. In addition, a small informal play feature has been omitted from within a surface water attenuation basin (No.2) further to concerns raised by the Flood Risk Officer.

The Council's ANSA Open Space Officer and Sport England have raised no objection to the proposed play facilities subject to the design and specification of the proposed MUGA and play areas being secured through a planning condition.

The submitted landscape proposals indicate that over 1.34 ha of amenity greenspace will be provided, together with significant areas of green infrastructure (3.15 ha). This shows that there will be an over provision of amenity greenspace, and a significant over provision of green infrastructure over that required by Policy SE.6.

In terms of allotments, the requirement of Policy SE.6 is 5 sq.m per family dwelling. For 449 dwellings this would amount to 2,245 sq. m of allotment space. No financial contributions were secured for allotments at the time of the outline planning permission, and therefore it is a requirement for them to be provided on site. To meet this requirement Community Gardens are proposed with POS adjacent to the eastern site boundary, and which are shared growing spaces as opposed to traditionally secured private plots. In terms of the maintenance of the

area this is anticipated to be a shared responsibility of the Management Company (required by S106 Agreement) and residents using the space.

This approach has the advantage of having a less visual impact than traditional allotments and achieve a satisfactory relationship with the adjacent Ecological Mitigation Area and route of the pedestrian /cycle link. However given the limited details provided, and the need for some dedicated parking provision, a condition is recommended requiring full details to be provided of the layout and design of the Community Gardens. Whilst there is an under provision of allotments in terms of areas on a plan, the proposed approach is considered to be acceptable in principle.

Overall, the proposed development is sited within a robust network of green open spaces ensuring easy access for residents. Play areas, MUGA and Community Gardens have been provided within the open space and strategically located along the key pedestrian and cycling links and also accessible from informal footpaths passing through green space.

The proposals are therefore considered to comply with the open space requirements of LPS2 and policy SE 6 of the CELPS.

## **Amenity**

There are no residential properties close to the site. Consequently the siting and design of the development will have no adverse on the residential amenities of existing dwellings.

In consideration of amenity for future occupiers of the proposed development, the layout adheres to, or closely adheres with, the recommended separation standards within CEC Design Guide to ensure the future occupiers of the proposed development are not detrimentally impacted in terms of loss of light, or privacy, or an overbearing impact from each other.

In particular amended plans have been received which satisfactorily improves the relationship of two blocks within the Mews Court (plots 177 -184) avoiding an overbearing impact on the rear gardens and elevations of the dwellings sited directly behind through the reduction in their size and height to 1.5 storey.

Although some of the proposed gardens are a little small in size, notwithstanding this, it is deemed that they are sufficient in order for the future occupiers to enjoy normal activities e.g. sitting out, hanging washing, BBQs etc. Furthermore, large areas of shared public green space are provided within the development.

Environmental issues associated with this development in terms of noise, air quality and contaminated land were considered as part of the outline application and a number of planning conditions are attached to the outline consent to safeguard residential amenity.

However In relation to road traffic noise, the site lies north of the A500 and alongside David Whitby Way and a Noise Impact Assessment (NIA) has been submitted in support of these proposals. This recommends the following measures to ensure that future occupants of the properties are not adversely affected by transportation noise;

- Acoustic fencing fully surrounding the gardens ( plots 213 and 281)
- Landscaped bunding running alongside the boundary of the site with the A500 and David Whitby Way. The proposed 4m high bunding along the southern boundary is necessary given that the A500 is elevated above the site, whilst there is scope for this height to be reduced to 3m along David Whitby Way. Some of the necessary bunding is already in place along the site boundary with David Whitby Way as part of works associated with the construction of this road .
- Acoustic trickle vents at properties
- Standard thermal double glazing

The Council's Environmental Protection Officer has advised that the mitigation details submitted are acceptable, Additional information provided by the applicant has also satisfactorily addressed noise impact from proposed pumping and substations.

### **Flood Risk and Drainage**

The site is predominantly situated within Flood Zone 1, which is deemed to have a low probability of flooding. A small part of the site lies within Flood Zone 2.

Drainage and flood risk issues were addressed at the outline stage. It was considered that the Flood Risk assessment was acceptable and surface water would be dealt with by appropriate SUDs techniques. The proposed drainage strategy includes such SUDs features including attenuation storage in swales and basin/ponds, with discharge to the off site water course through an existing wetland on the western side of James Whitby Way.

The Council's Flood Risk Manager has raised no objections in principle to the Reserved Matters Application, and proposed Drainage Strategy. Although detailed issues are required to be addressed in respect of the design of elements of the drainage system, these matters are controlled by Conditions 4, 6 and 29 imposed on the outline approval. Drainage details are being considered by the Council under a discharge of conditions application (19/5902D). Furthermore, any alterations to an existing ordinary watercourse will be subject to a Land Drainage Consent application under Land Drainage Act 1991.

An informal play feature (boulders) located within attenuation basin 2 has now be omitted given concerns raised by the flood Risk manager and ANSA.

United Utilities raised no objections on the outline application and again have raised no issues in relation to the current application. Other than the concerns raised by the EA's Ecologist which are addressed above, the Environmental Agency have raised no objections to the development.

The application proposals are therefore deemed to adhere with Policy SE13 of the CELPS.

### **CONCLUSION**

The application site lies within the Basford East Strategic Site which is allocated under CELPS policy LPS. It is considered that the proposals meet the requirements of policy LPS 2 as they relate to this site.

The principle of the erection of 449 dwellings on this site has already been permitted under application 14/4025N. This application considers the Approval of Reserved Matters, including; layout, scale and appearance, landscaping and also access.

The S106 agreement accompanying the outline approval secured a minimum of 15% of dwellings to be affordable homes. However, notwithstanding this, the applicant (Onward Homes), a Registered Provider, is proposing that 123 of the dwellings (29%) are affordable housing units, and therefore just short of the 30% requirement of Policy SC5 of the CELPS.

Amendments to the design and layout of the proposals have been secured during the course of the application, although further clarification is awaited on some detailed design and layout issues. This information will be subject to a final review by the Council's Urban Designer to ensure that the design of the scheme has developed to a point where it is considered to be acceptable when considered against the requirements of policies SD2 and SE1 of the CELPS, and the CEC Design Guide.

Strong green infrastructure around the perimeters of the site is retained and enhanced, and significant areas of green amenity space provided within the development. The provision of play and amenity open space accord with the requirements of Policy SE6 of the CELPS.

The impact on the wider highway network arising from the development of this site )was addressed with during the consideration of the outline application. The internal road network meets relevant highways design standards and adequate car parking is provided in accordance with parking standards identified in the CELPS. Added to this the proposed footway / cycleway route from the Northern boundary to David Whitby Way via the school site provides excellent permeability through the site to ensure a future link to the South Cheshire Growth Village to the east as well as to other development within the wider Basford East allocation.

Issues relating to amenity, ecology, flooding and drainage, or public rights of way have been addressed and are subject to conditions where deemed necessary.

Air quality and contaminated land matters were addressed at the outline stage, and the current reserved matters application raised no further points of concern on these matters.

The application is therefore recommended for APPROVAL, subject to the receipt of further consultation responses.

## **RECOMMENDATION**

### **APPROVE, subject to the following conditions;**

1. In accordance with outline permission
2. In accordance with approved plans
3. Submission/approval of facing and roofing materials for each phase



4. Implementation of highway surfacing treatment
5. Submission/approval of working designs for elevations of each plot within each phase of the development (subsequent to first phase)
6. Submission/approval of detailed specification of hard/soft landscape scheme for feature squares and spaces, and courtyards including surfacing treatment, lighting and street furniture for each phase
7. Specification of planting along secondary streets on a plot by plot basis within each phase
8. Submission of details of landscaping for each phase
9. Implementation of landscaping
10. Details of construction and specification of landscaped bunding
11. Details of boundary treatment and retaining gabion walls
12. Noise mitigation – Implementation
13. Implementation of ecological mitigation detailed in the Ecological Management Plan
14. Updated badger survey to be submitted prior to commencement.
15. Hedgehog mitigation measures– Implementation
16. Submission of CEMP for the safeguarding of water courses during the construction phase.
17. Submission of detailed designs of the ponds.
18. Details of lighting – minimize impact on bats
19. Details of Community gardens including parking provision
20. Design detail, specification and implementation of MUGA, NEAP and play area/features
21. Arrangements to enable future provision of school drop-off area
22. Cycle storage details – Apartments
22. Details of specification, surfacing and lighting of pedestrian /cycleway and PROW

***In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.***

