

**STRATEGIC PLANNING BOARD –16th June 2021**

**UPDATE TO AGENDA**

**APPLICATION NO:** 20/3762N

**LOCATION:** Land off Sydney Road, Crewe

**PROPOSAL:** Residential development for 151 new build dwellings & associated works

**CONSULTATIONS**

The following consultation responses have been received since the preparation of the report.

**Education** - No objection subject to a revised financial contribution towards local primary and secondary school and SEN places based on 151 units of the amended proposals.

**Public Rights of Way** - No objection to amended proposals Reiterate comments of original consultation response

**REPRESENTATIONS**

Since preparation of the report, 12 further representation has been received objecting to the proposals following the reconsultation exercise undertaken on 24 May 2021 in relation to the amended proposals

The grounds of objection of these representations reiterate those summarised within the Committee report which were made to the original proposals.

Representations do however question whether there is a need to develop this site given the Council has a 5-year Housing Land Supply and housing delivery over the past three years has exceeded the number of homes required. The housing position is updated below.

**OFFICER APPRAISAL**

**Housing Land Supply**

The Local Plan Strategy sets out the overall strategy for the pattern, scale and quality of development, and makes sufficient provision for housing (minimum 36,000 new dwellings over the plan period, equating to 1,800 dwellings per annum) in order to meet the objectively assessed needs of the area.

The council's most recent Housing Monitoring Update (base date 31 March 2020) was published on the 11th March 2021. The published report confirms a deliverable five-year housing land supply of 6.4 years. The 2020 Housing Delivery Test Result was published by the Ministry of Housing Communities and Local Government on the 19 January 2021 and this confirms a Cheshire East Housing Delivery Test Result of 278%. Housing delivery over the past three years (8,421 dwellings) has exceeded the number of homes required (3,030). The publication of the HDT result affirms that the appropriate buffer to be applied to the calculation of housing land supply in Cheshire East is 5%. In the context of five year housing land supply and the Housing Delivery Test, relevant policies concerning the supply of housing should therefore be considered up-to-date and consequently the 'tilted balance' at paragraph 11 of the NPPF is not engaged through either of these mechanisms.

Importantly, the existence of a 5-year supply of housing land is not a reason, in principle, to prevent permission being granted for a site that is allocated in the Local Plan for housing development. The requirement is to maintain at least a 5-year supply of deliverable housing land. This is an ongoing requirement reliant on the timely release of additional land for housing development so this can be maintained. It is also a minimum requirement. It is not a ceiling that should be used to prevent the release of land for further housing development where such schemes are consistent with Local Plan policy – as is the case with this site, in principle, through its allocation.

The Allocation of a site in the Local Plan Strategy establishes the principle of development on that site. The site contributes towards the Council's housing land supply and assist in meeting the development requirements of Crewe and the wider Borough. It is important that the Council maintains not only a five year supply of deliverable sites but also provides for sufficient sites to meet the overall Plan supply of a minimum of 36,000 new dwellings (2010 – 2030) at an average of 1,800 dwellings per annum. Indeed, the Housing Monitoring Update (base date 31 March 2020), appendix 5 also includes the allocated site at Crewe Green (LPS 6) within its forecasting and assumes that the site delivers 84 units within the next five years.

This site therefore contributes to the Council's overall five-year supply of deliverable sites.

## **Education**

The Council's Education team has re-calculated the expected impact on primary school, secondary school, and SEN places in the locality because of the amended scheme increasing the total number of proposed dwellings from 148 to a 151.

The amended scheme comprising of 151 dwellings (dwelling 2bed+), is expected to generate:

28 primary children (146 x 0.19) 28 – 1 SEN child

22 secondary children (146 x 0.15) – 1 SEN child

2 SEN children (146 x 0.51 x 0.023%)

As set out in the Committee report the development is expected to impact on primary school, secondary school, and SEN places in the locality. To alleviate forecast pressures, the following contributions would be required to account for the increase of units within the scheme;

$28 \times \text{£}11,919 \times 0.91$  (Cheshire East weighting factor) =  $\text{£}303,696$

$22 \times \text{£}17,959 \times 0.91$  (Cheshire East weighting factor) =  $\text{£}359,539$

$2 \times \text{£}50,000 \times 0.91$  (Cheshire East weighting factor) =  $\text{£}91,000$  (SEN)

Total education contribution: - **£754,235**

Without a secured contribution of £754,235, Children's Services would raise an objection to this application. This position is on the grounds that the proposed development would have a detrimental impact upon local education provision as a direct cause from the development. Without mitigation, the proposal would not comply with LPS 6 in the CELPS.

The increased contribution will be secured through a Section 106 agreement and the recommendation is therefore amended accordingly to reflect this.

### **Design, Character and Appearance**

The applicant has submitted updated landscaping and site layout drawings to address issues arising from the assessment of the proposals by the Council's Design Officer. This has included the provision of enhanced plot planting, increased tree planting throughout the scheme and reduced visual impact of blocks of car parking.

Following assessment of the latest amendments the Design Officer has advised that improvement has been achieved, but there remain some additional opportunities to enhance the overall greening of the scheme. As recommended previously to secure further improvements a condition is considered suitable requiring the submission of full details of site landscaping and enable details of planting to be finalised and approved.

The applicant has confirmed that gates can be provided to the entrances to the underpasses serving parking courts to address issues raised by Cheshire Police (Designing Out Crime Officer) as regard the potential for anti-social behaviour / criminal activity. This will provide additional security to those areas, (southern courtyards) and give the impression of private space. The detailed design of these gates and their provision will be secured through a planning condition.

### **PROCEDURAL MATTER**

At Page 112 of the Agenda Reports Pack, Condition no. 9 (Details for the provision of growing space/community gardens) has been added in error and should be omitted. As set out in the Committee report, the Leisure Officer has advised that to fulfil the requirement for growing space under Policy SE6, an area for the provision of fruiting

trees should be provided within the main POS near the pumping station. Details for the provision of this planting can therefore be secured by Condition 6 as part of the approved landscaping scheme for the development.

## RECOMMENDATION

**APPROVE, Subject to conditions and the prior completion of a S106 Agreement to secure the following:**

	<b>Requirement</b>	<b>Triggers</b>
<b>Affordable Housing</b>	30% of total dwellings to be prided  (65% Affordable Rent / 35% Intermediate)	No more than 80% open market occupied prior to affordable provision within each phase. (dependent on agreement of Affordable Housing Statement)
<b>Biodiversity Net Gain - Off site Ecological Mitigation</b>	£86,656 toward off- site habitat creation in conjunction with Cheshire Wildlife Trust.  <ul style="list-style-type: none"> <li>- To offset the 5.91 habitat units: £76,698.</li> <li>- To offset the 0.42 hedgerow units: £9,758.</li> </ul>	Prior to commencement
<b>Open Space</b>	Management Scheme for POS and landscaped areas	Prior to occupation
<b>Indoor Sport</b>	£26,650 towards Crewe Lifestyle Centre	Prior to commencement
<b>Recreation &amp; Outdoor Sports Contribution</b>	£1,000 per family (2+bed) dwelling and £500 per 2+ bed apartment.	Prior to commencement
<b>Education</b>	Total - <b>£754,235</b>	50% Prior to first occupation

	<p>Primary £303,696 - towards the expansion at Hungerford Academy.</p> <p>Secondary £359,539 - towards mitigation measure as local schools are forecast to be cumulatively oversubscribed</p> <p>SEN £91,000 - Due to significant shortage of SEN placements across the Borough.</p>	50% at occupation of 75 <sup>th</sup> dwelling
<b>Healthcare</b>	£149,652 towards development of Hungerford, Millcroft and Earnswood Medical Centres.	50% Prior to first occupation 50% at occupation of 75 <sup>th</sup> dwelling

- 1. Commencement of development (3 years)**
  - 2. Development in accordance with approved plans**
  - 3. Details of materials and finishes**
  - 4. Details of Surfacing materials**
  - 5. Details of Levels**
  - 6. Submission and approval of Landscaping scheme**
  - 7. Implementation of landscaping scheme**
  - 8. Design detail, specification and implementation of NEAP and play area/features of Pocket Park**
  - 9. Submission of Landscape Management Plan**
  - 10. Details of Boundary treatment and retaining structures**
  - 11. Tree Protection**
  - 12. Details of lighting – minimise impact on bats**
  - 13. Safeguarding of nesting birds**
  - 14. Development in accordance with Ecological Assessment Version 2**
- Submission of strategy to secure features to enhance biodiversity**
- 15. Details of surface water drainage scheme to be submitted, approved and implemented**
  - 16. Development in accordance with Flood Risk Assessment (FRA)**
  - 17. Provision of Toucan crossing**

- 18. Implementation improvements to cycleway/footways**
- 19. Provision of Electric Vehicle infrastructure**
- 20. Provision of Ultra Low Emission Boilers**
- 21. Contaminated Land – Remedial scheme to be carried out in accordance with Enabling Works Remediation Strategy**
- 22. Contaminated land – works to stop if any unexpected contamination is discovered on site**
- 23. Contaminated land - imported soil**
- 24. Implementation of noise mitigation**
- 25. Submission, approval, and implementation of a Construction Environmental Management Plan (CEMP)**
- 26. Details of cycle storage**
- 27. Details of Bin Stores**
- 28. Detailed scheme to secure southern parking courts**
- 29. Removal of permitted development rights (Part 1 Classes A-E)**

**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.**