

Application No: 20/3210N

Location: Land At, FLOWERS LANE, LEIGHTON

Proposal: Reserved matters approval sought for access, appearance, landscaping, layout and scale. following outline permission for the construction of up to 400 dwellings with garaging; parking; public open space; landscaping; new vehicle and pedestrian accesses; highway works, foul and surface water drainage infrastructure and all ancillary works.

Applicant: M Nevitt, Mulbury Homes Ltd and Torus62 Development

Expiry Date: 05-Nov-2020

SUMMARY

This is a reserved matters application, submitted following outline permission 16/2373N seeking approval of all reserved matters, except for access from Flowers Lane and the emergency access off Moss Lane. The principle of 400 houses, in line with Local Plan allocation LPS5, has therefore been accepted.

Highways have no objections subject to a few minor changes which can be conditioned, and whilst the PROW team have raised some issues in relation to the diverted footpath it is considered these matters can be readily addressed and Members will be updated accordingly.

The Council's Ecologist has sought clarification on one matter of detail but otherwise has raised no issues. The Council's Forestry officer has raised no objections, subject to conditions and an updated Arboricultural Impact Assessment to reflect the latest layout. This is in hand and should be resolved before committee.

In relation to urban design and landscaping extensive discussions have taken place, and in relation to the latest plans it is now considered that an acceptable scheme has now been submitted.

Some relatively minor changes have been requested in relation to the public open space and again Members will be updated accordingly.

Finally matters relating to drainage and contaminated land/air quality/amenity can be addressed by condition, many already applied at the outline stage.

RECOMMENDATION

Approve with conditions

SITE DESCRIPTION

The site comprises of an irregular shaped parcel of land situated to the north-east of Flowers Lane (the B5076) and to the west of Moss Lane (a minor road). The site is approximately 24.40 hectares (60.3 acres) in area.

The site consists of a series of fields used for pasture land. The site is relatively flat and hedges, often including hedgerow trees, form defensible boundaries on all sides, and currently sub-divide the site. The site adjoins the settlement boundary of Crewe and is bounded to the south by the Parkers Road housing development by Bloor Homes. The existing farm complex referred to as Leighton Lodge on the plans, adjoins the site on Flowers Lane (to the north of the proposed access) but does not form part of the application site. To the south east of the site, currently separated by fields lies Leighton Hospital. A new hospital car park forms the closest point to the site.

As noted above, the site is bound by hedgerows on all sides. The trees and hedgerows that form the main arboricultural features are situated predominantly within the existing hedge lines and are typical of this type of agricultural landscape.

Access to the site would be from Flowers Lane, from a new roundabout which could also be used to provide suitable access to the Local Plan site LPS4 Leighton West from the north. The roundabout forms part of the North West Crewe package of highway improvement planned for the area.

A public right of way (PROW) Leighton No.2 passes east/west through the site linking Moss Lane to Flowers Lane.

Perhaps the most notable feature of the site are the overhead power cables which run roughly north east to south west across the site.

PROPOSAL

This reserved matters application seeks approval of means of all reserved matters – Access, Appearance, Landscaping, Layout and Scale.

The outline permission 16/2373N included a section 106 Agreement and approved some highway works including a 4-arm roundabout with toucan crossing and an emergency access via Moss Lane. The only layout approved was a site parameters plan. Thirty conditions were attached to the approval, many of which will need to be discharged separately and as such would not need to be included in any approval granted here. In particular, they include drainage, the need for an environmental management plan, travel plan; electric vehicle charging and contaminated land assessments.

The site makes up a sizable part of the southern and eastern part of Site LPS 5 Leighton, Crewe. The remaining part of the allocation having been approved in outline at SPB last year (subject to a Section 106 agreement) under reference 19/2178N.

The main elements of the proposed development consist of:

- 400 Dwellings including 30% affordable (120 units)
- Areas of public open space and play provision

- Landscaping and ecological mitigation including pond creation
- Sustainable urban drainage features

The housing mix comprises houses and apartments with a range from bungalows to 2 and 3 storey properties and from 1 to 4 beds.

FLOWERS LANE, CREWE - Accommodation Schedule			
Code	Bed & Type	Storey Height	Unit No's
Type A	1 bed bungalow	1	26
Type B	2 bed semi det	2	28
Type C	2 bed semi det	2	22
Type D	2 bed semi det	2	4
Type F	3 bed semi det	2	20
Type G	3 bed semi det	2	34
Type H	3 bed dual asp semi det	2	51
Type J	3 bed semi det	2	14
Type K	3 bed semi det	2.5	32
Type L	3 bed detached	2	18
Type M	4bed detached	2	26
Type N	4bed detached	2	25
Type O	4bed detached	2	21
Type Q	4 bed dual asp detached	2	15
Type S	4bed detached	2	14
Type T(GF)	1bed apartment	1	16
Type T(FF)	2 bed apartment	2	16
Type U	2 bed apartment	3	6
Type V	2 bed apartment	3	12
Grand Total:			400 Units

RELEVANT PLANNING HISTORY

In relation to the site there is only one application of relevance:

16/2373N - Outline application for the construction of up to 400 dwellings with garaging; parking; public open space; landscaping; new vehicle and pedestrian accesses; highway works, foul and surface water

drainage infrastructure and all ancillary works. - Land At, FLOWERS LANE, LEIGHTON APPROVED
Jan 2018

In addition, directly relevant to this application is the following which would improve highways access in the area, and would form the southern site boundary:

18/6118N A proposed series of highway infrastructure measures and associated works, in the Leighton area of Crewe, and known as the North West Crewe Package - Land Between Flowers Lane Minshull New Road The A530 Middlewich Road And North Of, PYMS LANE, CREWE APPROVED March 2019

As referenced above, outline approval has recently been granted (subject to a Section 106 Agreement) for adjacent housing development consisting of:

19/2178N Outline planning approval for the development of up to 850 residential units (Use Class C3), land reserved for new primary school, a local centre (Use Class A1-A4, AA, B1a, C3 and D1) and associated infrastructure and open space. Land off Minshull New Road and FLOWERS LANE, LEIGHTON

19/1371N Outline application for the development of up to 400 residential units (Use Class C3) and associated infrastructure and open space - LAND OFF, MINSHULL NEW ROAD, LEIGHTON, CREWE

This site adjoins housing developments off Parkers Road which are now nearing completion.

Finally there are numerous approvals at Leighton Hospital, the most relevant being a car park on the north eastern side fronting Flowers Lane:

19/3595N Extension to the existing staff car park to accommodate 338 parking spaces with controlled access and associated landscaping on land to the north-west of Leighton Hospital. A new priority junction with controlled egress and access to the car park is proposed from Flowers Lane. - LEIGHTON HOSPITAL, MIDDLEWICH ROAD, LEIGHTON, CW1 4QJ APPROVED

POLICIES

Cheshire East Local Plan Strategy – 2010-2030

- PG1 – Development Strategy
- PG6 – Open Countryside
- SD1 - Sustainable Development in Cheshire East
- SD2 - Sustainable Development Principles
- IN1 – Infrastructure
- IN2 – Developer Contributions
- SC1 – Leisure and recreation
- Sc2 – Indoor and outdoor recreation
- SE 1 - Design
- SE 2 - Efficient Use of Land
- SE3 – Biodiversity and Geodiversity
- SE 4 - The Landscape
- SE 5 - Trees, Hedgerows and Woodland
- SE 6 - Green Infrastructure

SE 13 - Flood Risk and Water Management
CO1 – Sustainable Travel and Transportation

LPS4 – Leighton West
LPS5 – Leighton

Crewe and Nantwich Local Plan (Saved policies)

NE5: Nature Conservation and Habitats
NE9: Protected Species
NE10: New woodland planting and landscaping
NE17: Pollution Control
NE20: Flood Prevention
NE21: New Development and Landfill Sites
BE1: Amenity
BE4: Drainage, Utilities and resources
TRANS3: Pedestrians
TRANS6: Provision for cyclists
RT9: Footpaths & Bridleways

Neighbourhood Plans:

Crewe has not made any progress towards making a Neighbourhood Plan, and Minshull Vernon is at Regulation 7 Stage: Designated Neighbourhood Area, but at this stage can be given no weight.

Other Material Considerations

The National Planning Policy Framework
National Planning Practice Guidance
Cheshire East Infrastructure Delivery Plan
Cheshire East: Strategic Flood Risk Assessment August 2013
Cheshire Landscape Character Assessment

CONSULTATIONS (External to Planning)

Environment Agency: No comments received

Natural England: No Objection. Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

United Utilities: No objections subject to conditions relating to approving the submitted drainage plan and seeking details of drainage management.

Cheshire Brine: As the site is located outside of the Consultation Area the board would not normally make any comments. However they wish awareness to be made that there may be stability considerations relating to natural dissolution which may require suitable risk assessment and mitigation.

CEC Head of Strategic Infrastructure: No objections subject to a few minor changes which can be conditioned.

CEC Housing: Whilst not objecting to the proposed provision of 30% affordable housing and the mix/location of the properties they wanted to see an affordable housing statement submitted with the application. Until this is agreed they have to raise an objection. This has now been provided and updated comments are awaited from Housing.

CEC Public Rights of Way: Concern has been expressed that the public right of way which passes through the site, appears to have been diverted where it does not need to. The applicant has been asked to clarify this.

CEC Environmental Health: No objections, subject to conditions.

CEC Flood Risk Manager: No objections, subject to conditions.

ANSA: No significant objections have been made but have requested the relocation of one Local Area of Play (LAP), more details on some facilities and conditioning the details of many of the facilities.

VIEWS OF THE TOWN/PARISH COUNCILS

Minshull Vernon and District Parish Council: Two sets of comments have been received:

“A planning condition must be imposed to ensure that the emergency access onto Moss Lane must be locked and only used by emergency services at an appropriate time. Moss Lane is not suitable for any increase in traffic therefore the access point must be maintained for emergency access only.” And:

“Having reviewed the proposals, the Parish Council would like to request that play equipment for younger children is provided in the play area, such as swings.”

OTHER REPRESENTATIONS

Three representations have been received. The first asks that adequate facilities are provided for both pedestrians and cyclists to and from the site. The second asks that smaller more affordable housing is provided for local residents. Finally a resident of Moss Lane adjacent to the site raises concerns about possible contamination of the land, flooding and increased numbers of vehicles using Moss Lane, which is considered unsuitable. No access should be made from Moss Lane.

OFFICER APPRAISAL

Principal of Development

The site is allocated in Local Plan policy LPS 5:

Site LPS 5 Leighton, Crewe

This site lies adjacent to the Strategic Site of Leighton West. The site lies in close proximity to both Leighton Hospital and Bentley Motors; its development will result in the expansion of the new sustainable neighbourhood at Leighton West. This will provide opportunities for people to live near to the key automotive hub, to be located at the southern end of the Leighton West site and in close proximity to Bentley Motors. The development of the Leighton West Strategic Site over the Local Plan Strategy period will be achieved through:

1. The delivery of around 500 homes (at a variety of densities). The design, density and scale of the development should reflect the fact that the site lies in a transitional location between the higher density urban area and the rural area. The surrounding development is predominantly suburban and the development of the site should reflect this. The development of the site will be masterplan-led, including a design code, which will consider its location, constraints and opportunities;
2. Further road improvements to upgrade access to Leighton Hospital for emergency vehicles and suitable footpath and cycle lanes;
3. Key worker housing to be provided, for the employees of Leighton Hospital;
4. Site to be designed to complement the allocated site at Leighton West; and
5. Incorporation of green infrastructure, including:
 - i. A linear green corridor through the site, including the land below and adjacent to the pylons;
 - ii. Allotments;
 - iii. Open space including formal sports pitches, multi-use games area; outdoor gym and equipped children's play space.

The site already has the benefit of outline planning approval and, in principle, is considered to be in accordance with the Local Plan allocation, although as noted above it does not form the whole allocation.

Highway Implications

The main spine road running through the site, from the roundabout access to the adjacent site to the west, has sufficient width to cater for future bus services that will run through the site. As such, this carriageway is wider than what is typical for residential streets so raised tables have been proposed to help manage speeds. A plan showing these has been provided but a couple of them could be better placed, for example they could also act as informal pedestrian crossing points where footpaths cross the main carriageway. There are also specific requirements for deflection and gradients when located on bus routes that need to be conditioned.

Beyond the main spine road the carriageway widths are reduced and further in shared spaces and private drives are introduced. Standard footways are to be provided and the road hierarchy is acceptable.

To the south of the site there will be pedestrian connections to the adjacent site and therefore a small amount of additional footway, to replace a grassed service strip, is required. A couple of additional internal pedestrian connections would also be beneficial and can be conditioned.

The internal footpath network has widths of 2m which is not wide enough to be shared with cyclists and should be conditioned to be widened.

Details of refuse collection points at the end of private drives, adjacent to the public highway, have been provided and are acceptable.

The apartments, plots 279-290, require a small number of visitor parking spaces. Other than this the car parking provision throughout the site is acceptable. A sufficient number of covered and secure cycle parking spaces will also be provided for the apartments.

A number of trees are proposed within the highway and while acceptable in principle, care will be needed to ensure that where they are adjacent to accesses there is no impact on visibility. This can be conditioned.

No highway objection is therefore raised subject to conditions.

Public Rights of Way/Cycle routes

The development, if granted consent, would affect Public Footpath Leighton No. 2, as recorded on the Definitive Map and Statement, the legal record of Public Rights of Way.

This site forms part of a strategic site in the Local Plan and as discussed at the Pre –App stage of this application:

“b. Development should provide key linkages and connectivity as part of a wider master planned development with the Leighton West site. This should include pedestrian, cycle, public transport and green infrastructure links between the two sites and between this site and the land off Parkers Road that has planning approval for residential development (ref14/3389N) and is currently under construction.”

The following points are made:

- 1) The alignment of the public footpath is shown deviated from its definitive route in a couple of places. This would require a diversion Order to implement which may have to be done under the Highways Act as this extent of footpath in this development is not being directly built on.
- 2) At the north side of the section of the east west estate road to the south Playing Fields the footway of the estate road coincides with the alignment of the footpath. This would be an extinguishment of this section of footpath involving another Legal Order process.
- 3) It was also proposed that the footpath should be upgraded to accommodate cyclists as it provides a direct link from employment sites to the east.
- 4) Signage with destination information should be provided for key routes and information given about this provision.
- 5) The link to the north east via the emergency access for pedestrians and cyclists is welcomed, improving the permeability of the site.
- 6) The applicant should be encouraged to improve the footpath beyond the site boundaries.
- 7) A link is shown in the south eastern corner of the site linking to the adjacent site, but it is unclear if this can be achieved..
- 8) A link to the south west of the site is to be encouraged.
- 9) The footpath route across the site should be managed as part of site management.

These matters have been discussed with the applicant's agent, and for clarity a footpath link is proposed south into the Bloor Homes development, and Highways have already commented on improving cycle

links. With regards to the route across the site the applicant has been invited to see if they want to re-visit the route, although it must be highlighted that the deviation of the PROW is relatively small.

The Public Rights of Way team would seek conditions and informatives to be applied to any planning consent granted.

Landscape

The original proposals, as shown on the submitted Landscape masterplan drawings, appeared to have deviated from the parameters as shown on the Site Parameters Plan (Drawing No: 735.04) as part of the original outline application 16/2373N, in terms of existing hedgerows that are shown, but that will need to be removed to the submitted layout, and also areas identified for planting, where although some planting is shown, is very minimal in scale. This however has been addressed in subsequent revised plans.

The submission includes a Character Areas Layout which shows that there are three different character areas across the proposed development, the Park Character Area, the Core Character Area and the Fringe Character Area.

Overall the proposals have attempted to retain the boundary vegetation in terms of existing hedgerows and trees, with areas shown for removal at access points. There is some tree loss, but generally most boundary trees are being retained. While the retention of existing boundary vegetation is positive and welcomed in design terms, there was scope and space to enhance the boundary vegetation and particularly the opportunity to introduce substantial tall canopy tree cover along a number of areas of the boundary. This has now been achieved.

In its revised form, it is now considered that the proposals comply with policy SE1 – Design or policy SE4 - The Landscape.

Trees

The application has been supported by an Arboricultural Impact Assessment (AIA) by Urban Green dated July 2020. The report surveyed a total of 71 individual trees, 30 groups and 1 hedgerow on the site of which; 17 trees, 1 group and various sections of hedgerow are proposed for removal to accommodate the development layout.

An evaluation of the existing tree cover on the site was undertaken by the Council in July 2017, the purpose being to identify the most important trees which expressed future growth potential. The Cheshire East Borough Council (Crewe – Land to the west of Moss Lane) Tree Preservation Order 2017 was served and afforded protection to 32 trees and 12 groups. The trees proposed for removal within the submitted AIA comprise of two trees to be removed by virtue of their condition, 3 individual and 1 group of low quality C cat trees and 11 moderate quality B cat trees (including individual and part of groups). Just 5 trees of the trees shown for removal are afforded protection by the TPO. The losses have been justified as necessary to accommodate roads and improve the spatial relationship with adjacent properties. The majority of mature, moderate, and high-quality high canopy trees are shown to be retained with nearly all existing established trees positioned outside the ownership of individual properties and within open spaces and verges. Encroachment of new surfacing is indicated and shown to affect a number of trees to accommodate access roads around the site however special measures have been

proposed including minor root pruning under supervision, and engineer designed surfacing where appropriate.

An updated site layout has been submitted (Overall Planning Layout – Rev K) and it is noted that this layout presents some changes in terms of impacts to retained and protected trees to that considered in the submitted AIA. Should this layout be favoured over Rev C, an updated AIA would be required to establish additional impacts which have been noted to affect the north west of the site. It also appears that an additional protected tree; T11 of the TPO is shown for removal with the updated layout.

The relationship between retained trees and plots in the main is considered broadly acceptable as indicated in both Layouts Rev K and Rev C and the mitigation offered in terms of new tree planting includes 308 semi-mature trees, of which 70 are high canopy is welcomed, and would provide benefits in terms of canopy cover of the site in the longer term.

A series of conditions are requested. An updated AIA has been requested of the applicant and if any further points need to be picked up from this Members will be updated accordingly.

Ecology

Ecological Enhancement

Local Plan Policy SE 3(5) requires all developments to aim to positively contribute to the conservation of biodiversity. This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with this policy.

Section 3.4 of the Landscape Design Statement (TPM Landscape, 21/07/2020) outlines plans for proposed Ecological Ponds and Wetland Habitats on the site. These are acceptable and likely to have a positive impact on biodiversity on the completed site. A habitat management plan should be submitted relating to these habitats. This should be conditioned.

Conditions 27 and 29 of the outline consent respectively require submission of schemes for: the provision of gaps in boundaries for hedgehogs; and a bird box scheme which includes features for swifts. The Ecologist has previously commented that while sufficient detail is included in the Landscape Masterplan (TPM, July 2020, Rev E) in relation to hedgehogs, the applicant should submit an updated plan which clearly labels the locations of the bird boxes and includes details of the specifications of the proposed features. The latest landscape masterplan plan (Drawing number 101, rev I) only includes text in the side bar which states that 'Bat and bird boxes should be integrated into the construction of site buildings where viable and erected to retained trees. The box locations and specifications should be determined by an ecologist.'

The applicant should submit an updated plan which clearly labels the locations of the bird boxes and includes details of the specifications of the proposed features. Members will be undated on this matter.

Landscaping details

The submitted Landscape Masterplan and Landscape Design Statement make adequate general landscaping proposals to address Condition 6 of the outline consent from a nature conservation perspective. It is suggested a condition is applied requiring submission of an associated Habitat Management Plan.

Great Crested Newts (GCN)

A GCN strategy has been submitted which addresses condition 26 of the outline consent.

The applicant has been accepted into the GCN District Level Licensing (DLL) scheme. We are confident that a licence would be provided in the event that planning permission is granted. This should be conditioned.

Bats

Condition 28 of the outline consent required bat surveys of any trees to be removed and compensatory planting provided for any hedgerow lost. Emergence surveys were carried out on the trees with bat roost potential in June/July 2020 and no roosts were identified.

The submitted Bat Survey Report (Urban Green, July 2020) recommends a pre-felling aerial inspection of the surveyed trees in order to confirm continued absence of roosting bats. Please apply a condition requiring adherence to this recommendation.

Recommended compensation measures are detailed in the Ecological Impact Assessment (Urban Green, July 2020) including the inclusion of 44 bat boxes as illustrated in the Bat and Bird Box Plan (Appendix 6). A condition should be applied requiring adherence to the recommendations.

Urban Design

BfL12 Assessment

Integrating into the neighbourhood

1 Connections – The scheme has a number of combined and pedestrian only connections and provides future connectivity to the development area to the west. The public right of way bisecting the site is predominantly situated in green space. There is still some uncertainty in regard ensuring the connection to the adjoining Bloor development, albeit footpath links are shown to the site boundary. Consequently, this is still considered amber (it would be green with the benefit of clarification of any agreement reached with Bloor Homes)

2 Facilities and services – Within the site there are extensive play and leisure opportunities, with formal and informal play, leisure routes and allotments. There are a range of services and amenities within a relatively short distance (10 mins walk time) however, the connections to existing development to the south will have a bearing on the directness of connections to some facilities, hence this remains amber (it would also be green if agreement is reached with Bloor Homes).

3 Public transport – The area is well served by public transport due to location close to hospital and principal street designed to enable bus traffic, as evidenced in the Design and Access Statement.

4 Meeting Local Housing requirements – Range of house types from single bed apartments and bungalows to larger family dwellings. Range of affordable housing types distributed across the site. Not strictly pepper potted but situated in relatively small groupings. If social housing team are supportive of the revised proposals then a green is appropriate

Creating a place

5 Character - The scheme has a number of positive attributes and the house types have been further adapted to help elevate architectural quality. The cumulative benefit of the amendments to layout, materiality, architectural detailing and landscape now demonstrate that the various layers of the scheme will come together to create a positive development, with a sense of place. A little more could have been done however to elevate townscape quality by creating more distinctive built landmarks. The apartment buildings although of a more standard design, now better define the main entrance into the scheme, coupled with their landscape and ecological foreground. The higher density housing parcel in the southern part of the site has been significantly enhanced by creating positive spaces, a more managed approach to parking and a better balance between the built and natural elements, successfully incorporating standalone trees within the layout. All in all, the refinement of the scheme, and its inherent positive structure framed by the main Green Infrastructure (GI) features should give this scheme an instantly grounded and positive character.

6 Working with the site and its context – Significant areas of existing landscaping are being retained and are located as positive features in the scheme. Although localised areas of hedges and trees are being removed to facilitate access and development parcels, the bulk of the natural features are being retained as part of a positive cellular structure for the development. This should ensure the development has an inherent sense of maturity, that will aid it to establish quickly within the landscape. The pylon corridor is a constraint and is limiting, but it has also enabled a linear corridor of open space through the scheme, creating areas used for habitat creation, sustainable drainage features and local play and leisure opportunity. This is also a strong navigational feature (see criterion 8). Aside from the energy pylons, there are two telecoms towers on the site. Whilst not completely hidden, they are quite discretely located so as not to impact severely upon townscape or amenity. Whilst more could have been achieved in terms of the passive potential of the site, green is considered appropriate.

7 Creating well defined streets and spaces – Generally streets are defined by perimeter blocks and the layout has been tightened to minimise areas of difficult space between built form and street. In the southern housing parcel the layout has been amended to reduce the impact of frontage parking, creating feature spaces and breaks with landscaping between frontage parking groups. There are several corner turning designs within the housing ranges, some with more active secondary elevations than others. Public spaces and streets are generally overlooked by the fronts of properties

8 Easy to find your way around – this scheme has the potential to be very legible with a clear street hierarchy and clearly defined central swathe of public space. Amendments to the layout to create feature public realm spaces has created additional townscape features within several parts of the site, whilst reinforcing the character areas and refining house types further has created enhance variation across the site that will make it easier to navigate. The entrances to the site have also been strengthened and this too will aid navigability and sense of arrival into the scheme. It is unfortunate that this will not be further enriched by creating more one-off detailing for key buildings, but there is sufficient to justify green being awarded.

Streets and Home

9 Streets for All – A clear hierarchy is identified with the potential for lower tier streets to act as social spaces. The avenue and other primary streets have defined pavements to create a safe walking environment, whilst the avenue is, to a large extent, tree lined and accommodates a combined cycleway/pavement. There is potential to refine so that pedestrian intersections with the Avenue (the Public Right of Way (PROW) crossing points) are defined by calming features to reinforce pedestrian use. Clarification on the street materiality indicates that it is generally in conformity with the Design Guide,

albeit the shared driveways into rear courtyards are indicated as bitmac on materiality drawings, whereas the planning layout indicates grey blockwork. It is considered that green is appropriate however, but the discrepancy should be clarified as it will affect the quality of courtyard spaces. As set out in the comments from Highways, minor tweaks are needed to provide a safe pedestrian priority environment, including small sections of defined pavement and pedestrian crossing points associated with where the PROW crosses the avenue.

10 Car parking – The southern housing parcel has been significantly improved and is far less dominated by parking. Where frontage parking is proposed it is broken down with landscape space and designed into feature spaces, with more parking on plot to the sides of properties. This creates a much more balanced approach. Mews areas are now better designed with a balance between hard and soft elements to create attractive spaces and parking courts are used in key locations to minimise the impact of parking on townscape, such as for the apartments marking the southern gateway. Some visitor parking has been designed into the layout but a little more could be designed in in places without detriment. However, there has been significant improvement and green is now appropriate.

11 Public and private space - Whilst the open space provided at the centre of the site is defined by the pylon corridor, the design has enabled a more interesting space to be created with this accommodating habitat, leisure, play and recreation, Sustainable Drainage Systems (SuDS) ponds and allotments, all of which help to break the space down and make it more eventful. It is also centrally accessible to all areas of the site. A variety of play is provided in the form of a different type of play areas and the football pitch is no longer identified as part of the SuDS. In addition there are several pocket spaces within the layout and most properties will have either direct or indirect relationship to existing or proposed landscape features/spaces. This will add to the liveability of the development and well-being of its residents. There is some discrepancy in relation to the SuDS on the eastern edge of the site. These are indicated as dry on the landscape masterplan but predominantly wet on the planning layout. Clearly, they result in a different landscape character. This could be dealt with by condition.

Management of open spaces is to be via management company. This arrangement must ensure management in perpetuity. The original landscape concerns have been addressed by the revisions. All apartments now have access to communal space, whilst all other properties have reasonably sized private gardens. On that basis green is considered appropriate

12 External storage and amenity space – Initially bin and storage measures were not adequately indicated on the planning layout but this has been addressed within the amendments, whilst all dwellings will have access to private or communal amenity space (apartments).

Summary comments

This scheme has been revised in a number of respects and is now considered far more positive in design terms in several key areas, as set out in the updated summary assessment.

The initial assessment highlighted a number of issues that impacted on design quality, not least the density of the southern housing parcel, the location of the allotments, SuDS being essentially dry, engineered features and not adding to the landscape, the quality of gateways, materiality and landscaping and the detailing and quality of buildings. In the initial assessment there was insufficient information to satisfy the provision of public/private space and bin and bin collection and storage.

Amendments have responded positively to a number of these issues. This should result in a development that exhibits a sound urban design structure and one that has a distinct character drawn from the site's existing assets and the opportunities it presents. The layering and attention to detail, both in terms of built and natural elements will hopefully enrich this further, and result in a characterful place, be successful and lead to a decent quality of life for its residents. On that basis, whilst there are still certain aspects that could have been resolved more satisfactorily, in the round, the scheme is a strong one, as evidenced by its performance in terms of the BfL 12 criteria.

Summary of BfL12 performance

Green - criteria 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12

Amber – criteria 1 and 2

Red – None

This scheme is therefore supported in design terms. It is recommended that conditions be attached to ensure that the scheme is not undermined through construction to completion and to address the need for some modest refinement/clarification, as discussed within the assessment and at the end of the comments.

Layout/Amenity

As the site is essentially self-contained, and neighbouring properties (farms and the Bloor Homes development) are some distance away from any proposed new dwellings there are not considered to be any issues with regards amenity impacts in this regard.

Within the site itself, there are a few examples where the recommended distances between properties is not fully met, however in these examples the shortfall in the recommended distances is not considered to be significant, and as such to achieve the successful layout, as described in the urban design section above, the layout is considered acceptable.

Noise / residential amenity

Environmental Protection have raised no objections on amenity grounds, subject to conditions relating to the construction process namely hours of working, pile foundations and dust management.

Air Quality

The developer has submitted information with this reserved matters application which satisfies the conditions raised by Environmental Protection on the outline application relating to electric vehicle charging points (condition 13) and a travel plan (condition 12). Environmental Protection have no further comments or conditions at this time.

Contaminated land

Contaminated Land

There is no objection to the application with regard to contaminated land.

The application is for a proposed use that would be particularly vulnerable to the presence of contamination. Residential developments are a sensitive end use and could be affected by any contamination present or brought onto the site. The application area has a history of agricultural use with a former ponds and an area of waste disposal present on site, therefore the land may be contaminated. However the submitted report has been reviewed in support of the reserved matters application (Report Ref: 5080-G-R001 Rev A, iD Geoenvironmental Ltd., July 2020) and have the following comments:

- It appears the construction waste noted during the Phase I Preliminary Risk Assessment walkover on the centre of the site was not present at the time of the recent site walkover. Another area of machinery and other storage were noted by iD Geoenvironmental however (the report mentions the north/centre, therefore it may be the same location). This area has not been mentioned further within the Phase II report
- Elevated concentrations of contaminants were encountered in some of the infilled ponds on site and remediation of these areas has been recommended.
- Two potential former pond areas were not investigated at this time due to constraints posed by electricity pylons. It appears from the proposed layout plans that there is an area of public space proposed round the pylons, a brief discussion of any potential risks should therefore be provided.
- Environmental Protection made comments previously about a potential foot and mouth burial pit (see our comments on application reference 16/2373N), these comments have not been addressed within the report. We do however acknowledge the extent and quantity of trial pits undertaken:

Environmental Protections recommended land contamination conditions have been imposed on the outline application and the submitted report does not change these conditions at this time.

Flood Risk/Drainage

In the interest of managing flood risk and promoting sustainable development, the applicant should select an appropriate drainage strategy that follows the hierarchy of drainage set out in Part H of the Building Regulations as seen below.

1. Into the ground (infiltration)
2. To a surface water body
3. To a surface water sewer
4. To a combined sewer

It is worth noting Flood Risk have previously commented on the outline planning application (16/2373N). However, Flood Risk would have no objection in principle to the proposed reserved matters application pending further detailed regarding Surface Water drainage. Additionally, United Utilities (UU) have raised comments regarding the potential connection in Parkers Road sewer network, the developer needs to contact UU at the earliest opportunity to progress via a S185 application.

Secondly, following the revised Flood Risk Assessment & Drainage Strategy submitted (13373 - Dated July 2020 prepared by Campbell Reith), drainage principles set out in the submitted document must be demonstrated throughout the proposed developments drainage strategy. Discharge from the whole sites Surface Water drainage network into the public sewer must also be restricted to a maximum discharge of 110 l/s.

Flood Risk would still require both previously requested conditions to be included within the decision notice. As one of these relating to drainage formed part of the outline approval it does not need to be included again. The management condition is appropriate.

Public Open space

The plans submitted include provision for sizable informal areas of open space in the centre of the site for neighbourhood and local areas of play (NEAP, LEAP & LAP). In addition there is a playing pitch shown and an area set aside for allotments.

ANSA comment that the LEAP and NEAP are positively located away from the power lines to the north with the main facility centrally positioned, they do however request the LAP is moved further southwest between the allotment site and Plot 1 to distribute the facilities more evenly throughout the site with associated amenity green space. The facilities should be to 'Fields in Trust' standards paying particular attention to inclusivity, accessibility with the minimum buffer zones designed to protect residents from possible nuisance.

There is a requirement for a Multi-Use Games Area referred to in the legal agreement to which no details have been submitted. A green gym is desirable through the local plan and would benefit the linear park providing additional interest and positively promoting active healthy lives.

None of the proposed facilities are considered acceptable in terms of information supplied, designs or inclusivity therefore it is requested all play areas including the MUGA are conditioned.

The allotments to the South are positioned in a good location for access to existing residents and residents from the new development. Again, no details are supplied as to the size, number and sizes of proposed plots and water supply. The allotments will need to be increased to include the parking as this can cause conflict if outside of the allotment site. It is requested that a condition be applied to require the submission of full details of the allotment provision.

The applicant is looking at the position of the LAP and the multi-use games area and green gym. Members will be updated accordingly.

Affordable Housing

This applicant is applying is proposing a market lead site but is a Registered Social Housing Provider. The applicant is providing the 30% required and is to be split to Affordable, Social and Intermediate tenures. As this is a Reserved Matters Application there should be a stand-alone Affordable Housing Statement, this has not been provided. From the Affordable Housing plan, the split of the tenures can be seen, however an Affordable Housing Statement is needed showing the plot, house type, bedroom and tenure.

The housing is providing bungalows, apartments and houses all ranging from 1, 2, 3- and 4-bedroom sizes.

The revised plan AF01 Affordable Housing Layout Rev C is now showing the correct split and the locations for the plots is acceptable.

An Affordable Housing Statement has been provided to Housing and their updated comments will have to be provided in an Update Report.

CONCLUSIONS

This is a reserved matters application, submitted following outline permission 16/2373N seeking approval of all reserved matters, except for access from Flowers Lane and the emergency access off Moss Lane. The principle of 400 houses, in line with Local Plan allocation LPS5, has therefore been accepted.

Highways have no objections subject to a few minor changes which can be conditioned, and whilst the PROW team have raised some issues in relation to the diverted footpath it is considered these matters can be readily addressed and Members will be updated accordingly.

The Council's Ecologist has sought clarification on one matter of detail but otherwise has raised no issues. The Council's Forestry officer has raised no objections, subject to conditions and an updated Arboricultural Impact Assessment to reflect the latest layout. This is in hand and should be resolved before committee.

In relation to urban design and landscaping extensive discussions have taken place, and in relation to the latest plans it is now considered that an acceptable scheme has now been submitted.

Some relatively minor changes have been requested in relation to the public open space and again Members will be updated accordingly.

Finally matters relating to drainage and contaminated land/air quality/amenity can be addressed by condition, many already applied at the outline stage

RECOMMENDATION

Approve subject to the following conditions;

- 1. Approved plans**
- 2. Tree retention**
- 3. Tree Protection**
- 4. Arboricultural method statement**
- 5. Levels survey – Trees**
- 6. Services drainage layout - Trees**
- 7. 25 year habitat management plan**
- 8. Bird nesting season**
- 9. Confirmation the development has been entered into Natural England's District Licensing Scheme for Great Crested Newts**
- 10. Adherence to the Ecological Impact Assessment recommendations**
- 11. Drainage management/maintenance**
- 12. Public Rights of Way scheme of management**
- 13. Details of play areas to be agreed**
- 14. Details of the allotments to be agreed**
- 15. Provision of working detail for Tudor boarding**

- 16. Notwithstanding details submitted, final working detail of SuDS basins and landscaping to be submitted (as there is uncertainty between landscape and planning layouts re: whether some basins are dry or wet)**
- 17. Landscape maintenance of 10 years for landscaping on plot (to secure its establishment)**
- 18. Notwithstanding the information submitted, final hard surface materials plan to be agreed (due to discrepancy between materials plan and planning layout)**
- 19. Final highway design to include suitable pedestrian crossing points across the avenue to accommodate the ProW and working details of all crossing points to be provided. Pavement to be included within the street design in the areas identified by Highways**
- 20. A plan showing additional visitor parking for apartments 279-290 should be submitted and approved.**
- 21. An amended plan for raised tables showing the locations and note relating to requirements for those on the bus route should be submitted and approved.**
- 22. An amended plan showing small extensions to footways on the southern section of the site, additional internal pedestrian links, and footpath/cycle path widths increased to 3m, should be submitted and approved.**
- 23. A plan or highways note assessing the impact of landscaping on access and junction visibilities should be submitted and approved.**

Informatives;

- Public Rights of Way**
- Water Course & Bylaw 10**
- Contaminated Land**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

