

**APPLICATION NO: 21/4136N**

**LOCATION: Land South of Newcastle Road & Stock Lane  
Shavington, Crewe**

**PROPOSAL: Hybrid planning application comprising (i) A full planning application for residential dwellings (Use Class C3) with access, public open space and associated infrastructure; and (ii) An outline planning application (with all matters reserved except for means of access) for up to 700sqm of commercial development (Use Classes E and Sui Generis)**

## **OFFICER APPRAISAL**

### **Design And Amenity**

In relation to the proposed Outline retail element of the scheme, the applicant has submitted an acceptable parameters plan required to inform the content of a Reserved Matters Application

In Design terms, it is considered that appropriate heights of built-form and its positioning are appropriately shown within the site, together with the location of servicing, provision of parking areas and public realm. In particular, primary active frontages of built-form are identified for the site frontage and overlooking public realm to achieve both necessary surveillance and a positive relationship with pedestrian routes, and notably the southern link to the Prow (FP 11). The western site boundary alongside the PROW and adjacent to existing dwellings of Shavington Park (Persimmon Homes) will importantly include buffer planting. The Newcastle Road frontage can be positively landscaped and incorporate hedgerow/tree planting.

The parameters plan further demonstrates that retail development to meet local needs can be satisfactorily accommodated within this part of the site, without adversely affecting the amenities of neighbouring dwelling. This is given the location and specified heights of built-form (maximum 7.5m for main building and 5m height/single storey for the smaller building) and retained separation distances with existing dwellings. The provision of buffer planting adjacent to the western site boundary will filter views and reduce the visual impact of the retail component of the scheme.

In summary, it is considered that the parameters plan for the retail element will ensure that detailed proposals of a satisfactory siting and design, as well as achieving an acceptable relationship with neighbouring properties, can be delivered the Reserved Matters stage.

### **Ecology**

Additional information to address issues raised by the Council's Ecologist has been provided, including an Ecological Design Strategy and Invasive Species Method

Statement. The Council's Ecologist has assessed the additional information provided as set out in the commentary below.

### Biodiversity Net Gain

The Council's Ecologist has confirmed that the proposed delivery of additional Habitat Creation on land within the control of the Adlington Estate is satisfactory as means of ensuring that the loss of biodiversity resulting from the development is addressed and a net gain for biodiversity will now be delivered.

The section 106 agreement will secure the delivery of the necessary offsite habitat creation works.

### Features for Ecological Enhancement

The submitted Ecological Design strategy includes acceptable proposals for the provision of bat and bird boxes, a pond and gaps in garden fences for hedgehogs. A condition is therefore recommended to ensure these measures are provided through the implementation of the Ecological Design Strategy (prepared by UES dated 19<sup>th</sup> April 2022), and installed prior to first occupation and thereafter retained.

### Common Toad

The Council's Ecologist considers that to minimise the risk of toads which is a priority species being killed during site clearance works, a planning condition is necessary to ensure that the development is undertaken in accordance with the method statement of precautionary working practices of the Ecological Design Strategy (UES - dated 19<sup>th</sup> April 2022).

### Invasive non-native species

The Council's Ecologist advises that the submitted Invasive Species Method Statement is acceptable. However, given that invasive species have only been found within the proposed retail area of the site, a condition is recommended to be attached to the outline part of the application requiring the implementation of the mitigation measures set out by the Method Statement.

## **CONCLUSION**

That the recommendation remains the same as set out in the main report.

Although amendments are needed to conditions, as set out above, requiring the implementation of the measures within the Ecological Design Strategy and Invasive Species Method Statement, and an additional condition for the implementation of Toad protection measures. The Section 106 Agreement has been updated to reflect the updated BNG position as also set out above.

## **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% provision to include commuted payment of £11,840  (68% Affordable Rent / 32% Intermediate)	No more than 80% open market occupied prior to affordable provision within each phase.
<b>Biodiversity Net Gain - Off site Ecological Mitigation</b>	Delivery of offsite habitat creation measures to deliver Biodiversity Net gain	Prior to commencement
<b>Open Space</b>	Management Scheme for POS and landscaped areas	Prior to occupation
<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 - £225,269  Secondary £179,769 - towards mitigation measure as local schools are forecast to be cumulatively oversubscribed  SEN £45,500 - Due to significant shortage of SEN placements across the Borough.	50% Prior to first occupation 50% at occupation of 50 <sup>th</sup> dwelling
<b>Healthcare</b>	Total: £81,360  Towards local healthcare infrastructure/provision	50% Prior to first occupation 50% at occupation of 50 <sup>th</sup> dwelling
<b>Community Facilities Off- Site Contribution</b>	Total: £40,000  - £20,000 towards St Marks Church Project, Shavington	Prior to commencement

	<p>- £20,000 towards Sally Clarkes Lane Playing Fields Project, Wybunbury</p>	
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**AND subject to the following conditions;**

**FULL**

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Details of materials and finishes
4. Submission of landscaping scheme
5. Implementation of landscaping scheme
6. Design detail, specification and implementation of LEAP
7. Submission of Landscape Management Plan
8. Details of Boundary treatment
9. Prior to commencement of development an Arboricultural Method Statement shall be submitted and approved .
10. Prior to the commencement of development a scheme for the protection of trees shall be submitted and approved
11. Retention of trees shown as being retained
12. Details of lighting – minimise impact on bats
13. Updated badger survey prior to commencement
14. Safeguarding of nesting birds
15. Implementation of common toad protection measures
16. Implementation of Ecological Enhancement strategy
17. Submission and approval of 30 year habitat and landscape management plan for on-site habitats
18. Provision of controlled pedestrian crossing on Newcastle Road
19. Provision of visibility splays for site access
20. Noise protection measures to be implemented
21. Provision of Electric Vehicle infrastructure
22. Provision of Ultra Low Emission Boilers
23. Sustainable Travel Information Pack shall be submitted and agreed
24. Phase 2 Contaminated Land remediation strategy to be submitted prior to commencement .
25. Contaminated land - Verification report
26. Contaminated land – soil testing
27. Measures to deal with unexpected contamination
28. Implementation of CEMP
29. Provision of Cycle Storage
30. Provision of Bin Stores
31. Implementation of surface water drainage scheme
32. Foul & surface water to be drained on separate systems
33. Obscure glazing to bathroom window in side elevation of Plot 19
34. Removal of permitted development rights (Part 1 Classes A-E)

## **OUTLINE**

1. Outline Timescales
2. Outline Matters Reserved
3. Approved plans
4. Provision of visibility splays for access
5. Use Classes E (a) and E(b)
6. Details of levels to be submitted and approved
7. Implementation of a scheme of landscaping
8. Lighting scheme to be approved
9. Boundary treatment
10. Approval of operating hours prior to occupation
11. Approval of hours for deliveries prior to occupation
12. Provision of Electric Vehicle 1 infrastructure
13. Provision of Ultra Low Emission Boilers
14. Phase 2 Contaminated land remediation strategy to be submitted prior to commencement
15. Contaminated land - Verification report
16. Contaminated land – soil testing
17. Measures to deal with unexpected contamination
18. Details of surface water drainage scheme to be submitted, approved and implemented
19. Provision of cycle parking
20. Details of Bin Storage
21. Updated badger survey prior to commencement
22. Safeguarding of nesting birds
23. Implementation of mitigation measures of method statement for the eradication of non-native invasive species.
24. Submission and approval of habitat creation measures
25. Submission and approval of 30 year habitat and landscape
26. Implementation of common toad protection measures.

***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.***