

# Strategic Planning Board

## Updates

---

**Date:** Friday, 28th June, 2024  
**Time:** 10.00 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

---

The information on the following pages was received following publication of the committee agenda.

5. **22/2476N - Land Off Minshull New Road and FLOWERS LANE, LEIGHTON**  
(Pages 3 - 4)
6. **22/2499N - Land Off Minshull New Road and FLOWERS LANE, LEIGHTON**  
(Pages 5 - 6)
7. **22/2500N - Land Off Minshull New Road and FLOWERS LANE, LEIGHTON**  
(Pages 7 - 8)
8. **22/3228N - Land Off Minshull New Road and FLOWERS LANE, LEIGHTON**  
(Pages 9 - 10)

---

Please contact Sam Jones on 01270 686643  
E-Mail: [samuel.jones@cheshireeast.gov.uk](mailto:samuel.jones@cheshireeast.gov.uk)

---

This page is intentionally left blank

**APPLICATION NO:** 22/2476N

**LOCATION:** Land Off Minshull New Road And, FLOWERS LANE,  
LEIGHTON

**PROPOSAL:** Reserved Matters application for approval of appearance, landscaping, layout and scale following Outline approval 19/2178N for erection of 304 dwellings on Parcels A and B

## **REPRESENTATIONS**

Following publication of the officers report the applicant has submitted a table setting out which trees listed in the report, will be retained/protected and in instances where this has not been possible setting out a justification.

The applicant has also pointed out (correctly) that the report for 22/2476N twice refers to a NEAP (final paragraph of Proposal section and penultimate paragraph of Public Open Space section) whereas this should be a LEAP. The NEAP is located in the open space to the north of Parcel H.

**LLFA:** There is currently one point outstanding relating to this application:

- “The LLFA has not been provided with evidence of an agreement to discharge into the CEC Highways downstream network, or an agreed discharge rate. The LLFA is therefore currently unable to approve the drainage proposals until we receive confirmation of a discharge agreement (including agreed discharge rate) to ensure the surface water from this development site will be safely drained away”.

## **KEY ISSUES**

### **Flood Risk/Drainage**

Discharge to CEC Highway network: Agreement with CEC Highways has not yet been achieved, however the applicant’s drainage consultant has modelled the flows based on a worst case likely rate which should be achievable, satisfying the LLFA’s requirements. It is therefore considered that the most appropriate way of addressing this matter is via a Grampian style condition requiring these discharge rates to be agreed prior to the commencement of development.

### **Trees**

The applicant has included the following comments in relation to tree impacts as set out in the report:

Parcel A      T99      “Due to the design conversations, we have maintained the footpath/cycleway as it follows the existing PRoW and offers the best and most logical route through the site. This is to the satisfaction of the PRoW Officer but upgrading in line with the Design Guide will impact the ability to retain this tree.

The tree will be compensated through mitigation planting with approximately 200 new trees being planted as part of this scheme. Should Members want this tree retained, we could suggest a condition that amends the position of the footpath/cycleway outside of the RPA.”

Parcel B T138 “This is being retained. Improvements have been made by changing some of the hard surfacing to mowed paths. Furthermore, there is a condition concerning the play area which provides the Council with further control.”

The Council’s Tree Officer has commented that the loss of moderate quality tree T99 is regrettable but given the extent of hard standing located to south and east as well as the footpath, the trees removal is conceded, and the mitigation accepted. Other improvements are welcomed.

### **CONCLUSION:**

With regards to trees this matter can be picked up in the approved plans condition (which now show the retained trees), and a condition requiring an updated Arboricultural Method Statement to pick up the amendments to tree retention/protection.

As noted above it is recommended an additional condition is applied to any approval granted with regards to drainage, as such 2 additional conditions are recommended.

1. Submission and approval of an updated Arboricultural method statement.
2. No development to take place until the discharge rates into the highway network have been agreed.

**APPLICATION NO:** 22/2499N

**LOCATION:** Land Off Minshull New Road And, FLOWERS LANE,  
LEIGHTON

**PROPOSAL:** Reserved matters application for appearance, landscaping, layout and scale with respect to 304 dwellings on Parcels C, D, E, F and G. An Environmental Statement was submitted at the time of the outline application.

## **REPRESENTATIONS**

Following publication of the officers report the applicant has submitted a table setting out which trees listed in the report, will be retained/protected and in instances where this has not been possible setting out a justification.

**LLFA:** There is currently one point outstanding relating to this application:

- “The LLFA has not been provided with evidence of an agreement to discharge into the CEC Highways downstream network, or an agreed discharge rate. The LLFA is therefore currently unable to approve the drainage proposals until we receive confirmation of a discharge agreement (including agreed discharge rate) to ensure the surface water from this development site will be safely drained away.”

## **KEY ISSUES**

### **Flood Risk/Drainage**

Discharge to CEC Highway network: Agreement with CEC Highways has not yet been achieved, however the applicant's drainage consultant has modelled the flows based on a worst case likely rate which should be achievable, satisfying the LLFA's requirements. It is therefore considered that the most appropriate way of addressing this matter is via a Grampian style condition requiring these discharge rates to be agreed prior to the commencement of development.

### **Trees**

The applicant has included the following comments in relation to tree impacts as set out in the report:

Parcel C	T129	This is being retained
Parcel D	n/a	
Parcel E	n/a	
Parcel F	n/a	
Parcel G	T90	No change (retained)
	T91	No change (retained)

The Council's Tree Officer has welcomed the retention of the tree in question but is looking for the Arboricultural Method Statement to be updated to detail how the additional trees will be protected during the development.

**CONCLUSION:**

With regards to trees this matter can be picked up in the approved plans condition (which now show the retained trees), and a condition requiring an updated Arboricultural Method Statement to pick up the amendments to tree retention/protection.

As noted above it is recommended an additional condition is applied to any approval granted with regards to drainage, as such 2 additional conditions are recommended.

1. Submission and approval of an updated Arboricultural method statement.
2. No development to take place until the discharge rates into the highway network have been agreed.

**APPLICATION NO:** 22/2500N

**LOCATION:** Land Off Minshull New Road And, FLOWERS LANE,  
LEIGHTON BLOOR & VISTRY

**PROPOSAL:** Reserved matters application for appearance, landscaping, layout and scale with respect to 200 dwellings on Parcel H. An Environmental Statement was submitted at the time of the outline application.

## **REPRESENTATIONS**

Following publication of the officers report the applicant has submitted a table setting out which trees listed in the report, will be retained/protected and in instances where this has not been possible setting out a justification.

**LLFA:** There are currently two points outstanding:

- “For Parcel H, the discharge has been modelled with a Hydro-Brake flow control device, but the proposals are to provide a surface water pumping station. The model should be amended to reflect this as the discharge regime will be different. The applicant’s response to this point is noted, but the LLFA requires the model to accurately reflect what has been designed. Until this has been provided, the LLFA are currently unable to approve the drainage proposals.
- The LLFA has not been provided with evidence of an agreement to discharge into the CEC Highways downstream network, or an agreed discharge rate. The LLFA is therefore currently unable to approve the drainage proposals until we receive confirmation of a discharge agreement (including agreed discharge rate) to ensure the surface water from this development site will be safely drained away.”

## **KEY ISSUES**

**Flood Risk/Drainage** Dealing with each of the two outstanding matters in turn.

Surface water pumping station: The applicant’s consultant comments that there is no need to incorporate the surface water pumping station into the drainage model nor do they believe there is any mechanism to do so. They reiterate that, the maximum pump rate will simply be specified so as not to exceed the agreed discharge rate. They believe this matter can be conditioned, and it is considered that this is a sensible way of addressing this matter.

Discharge to CEC Highway network: Agreement with CEC Highways has not yet been achieved, however the applicant’s drainage consultant has modelled the flows based on a worst case likely rate which should be achievable, satisfying the LLFA’s requirements. It is therefore considered that the most appropriate way of addressing this matter is via a Grampian style condition requiring these discharge rates to be agreed prior to the commencement of development.

## **Trees**

The applicant has included the following comments in relation to tree impacts as set out in the report:

Parcel H      T37    This is being retained  
                  G1    This is being retained. Improvements have been made and further improvements will be made to remove the LAP from the RPA. This is controlled by a condition requiring further details of the play area.

G4    This is being retained

The Council's Tree Officer has welcomed the retention of the trees in question but is looking for the Arboricultural Method Statement to be updated to detail how the additional trees will be protected during the development.

## **CONCLUSION:**

With regards to trees this matter can be picked up in the approved plans condition (which now show the retained trees), and a condition requiring an updated Arboricultural Method Statement to pick up the amendments to tree retention/protection.

As noted above it is recommended an additional 2 conditions are applied to any approval granted with regards to drainage, as such 3 additional conditions are recommended.

1.      Submission and approval of an updated Arboricultural method statement.
2.      Set the required pump rate for the surface water pumping station.
3.      No development to take place until the discharge rates into the highway network have been agreed.



**APPLICATION NO:** 22/3228N

**LOCATION:** Land Off Minshull New Road And, FLOWERS LANE,  
LEIGHTON

**PROPOSAL:** Reserved matters application for appearance, landscaping, layout and scale with respect to green infrastructure and open space across the outline application area - approved outline application 19/2178N.

## **REPRESENTATIONS**

Following publication of the officers report the applicant has submitted a table setting out which trees listed in the report, will be retained/protected and in instances where this has not been possible setting out a justification.

**LLFA:** There is currently one point outstanding relating to this application:

- “The LLFA has not been provided with evidence of an agreement to discharge into the CEC Highways downstream network, or an agreed discharge rate. The LLFA is therefore currently unable to approve the drainage proposals until we receive confirmation of a discharge agreement (including agreed discharge rate) to ensure the surface water from this development site will be safely drained away.”

## **KEY ISSUES**

### **Flood Risk/Drainage**

Discharge to CEC Highway network: Agreement with CEC Highways has not yet been achieved, however the applicant's drainage consultant has modelled the flows based on a worst case likely rate which should be achievable, satisfying the LLFA's requirements. It is therefore considered that the most appropriate way of addressing this matter is via a Grampian style condition requiring these discharge rates to be agreed prior to the commencement of development.

### **Trees**

The applicant has included the following comments in relation to tree impacts as set out in the report:

Common Infrastructure      T27      Will be sought for retention.

The Council's Tree Officer has welcomed the retention of the tree in question but is looking for the Arboricultural Method Statement to be updated to detail how the additional trees will be protected during the development.

**CONCLUSION:**

With regards to trees this matter can be picked up in the approved plans condition (which now show the retained trees), and a condition requiring an updated Arboricultural Method Statement to pick up the amendments to tree retention/protection.

As noted above it is recommended an additional condition is applied to any approval granted with regards to drainage, as such 2 additional conditions are recommended.

1. Submission and approval of an updated Arboricultural method statement.
2. No development to take place until the discharge rates into the highway network have been agreed.

.