

Application No: 22/2500N

Location: Land Off Minshull New Road And, FLOWERS LANE, LEIGHTON

Proposal: Reserved matters application for appearance, landscaping, layout and scale with respect to 200 dwellings on Parcel H - approved outline application 19/2178N.

Applicant: Bloor Homes and Vistry Partnerships Ltd

Expiry Date: 25-Oct-2022

SUMMARY

This application proposes the Reserved Matters for a Parcel of land, approved in outline and subject to a Section 106 legal agreement, under application reference 19/2178N. It is one of four separate applications being considered on this agenda.

This Parcel (H) makes up the northern most part of the site, with the site being split between Bloor Homes and Vistry Partnership as applicant's here. A number of changes have been made to the application since it was submitted, with the latest amendments being received at the time of writing this report.

Highways have raised no objections, subject to some points of detail being agreed by conditions and informatives. The PROW Team have no objections and the proposed footpath/cycleway provision is considered to be good.

The majority of the Ecology and Landscaping issues identified in this report have now been resolved, and although there are some outstanding matters to do with tree impacts, it is anticipated most of these can be addressed and Members will be updated on this matter.

Extensive discussions have been had regarding urban design and the Council's Urban Design Officer now feels the proposals have improved significantly and are therefore supported in design terms.

The Council's Flood Risk (LLFA) team have similarly been involved in detailed discussions with the applicant and detailed replies to matters raised have been submitted by the applicant. The LLFA's latest comments were awaited at the time of writing this report, but the main issues have now appear to have been addressed, and if necessary outstanding matters can be conditioned.

There are no objections on the grounds of affordable housing, public open space, residential standards, or environmental matters.

RECOMMENDATION

Approve with conditions

SITE DESCRIPTION

This application relates to a sizable site north of Flowers Lane in North West Crewe. The site adjoins a development site to the east, but with open fields to the north. The site is referred to as Parcel H, the most northerly of a series of sites subject to consideration.

There are hedgerows with some trees to the site boundaries, and some scattered trees and remnants of hedgerows within the sites themselves, however they are limited in number and the site is generally open in character.

There are no conservation areas on or adjoining the site, and there are no listed buildings on or adjacent to the site.

A public footpath, Leighton FP2 runs east west along the southern boundary of the site.

The sites falls in Flood Zone 1 – Least risk of flooding.

PROPOSAL

The application title reads:

“Reserved matters application for appearance, landscaping, layout and scale with respect to 200 dwellings on Parcel H - approved outline application 19/2178N.”

Reserved Matters approval is sought for Appearance, Landscaping, Layout & Scale.

Not forming part of this application, but shown for illustrative purposes, is the primary school for this allocation together with the playing field facilities, and public open space – which forms part of the green infrastructure application also considered on this agenda, with facilities described below, which extend along the northern area of the site.

The site makes up the north western part of LPS5 - the remainder of the allocation to the south west having received outline and reserved matters consent, and development is well underway.

The main elements of the proposed development consist of:

Vehicular access is proposed from a new roundabout on Flowers Lane, being built as part of the North West Crewe Package referenced below, which would be shared with Leighton Hospital.. An internal link to the adjacent site is proposed on the eastern boundary. Additional pedestrian access is proposed at various points along the public footpath to the south.

The site is to be split in two between two developers, with Bloor having half (100 units), and Vistry the other half (100 units). The proposed mix is as follows:

- 180 Private dwellings in 2,3 & 4 bed units
- 20 Affordable dwellings in 1, 2 7 3 bed units

Number of Beds	Number of Units	%
Private Dwellings		
2	50	28%
3	91	50%
4	39	22%
Affordable Dwellings		
1	2	10%
2	14	70%
3	4	20%

Table 1: Parcel H Schedule of Accommodation

Finally, a LAP is proposed in the centre of the site, and on land to the north, adjacent to the school site, are a proposed NEAP, MUGA, Teen facilities and areas of open space

An Environmental Impact Assessment (EIA) was submitted with the outline application.

RELEVANT PLANNING HISTORY

Outline planning permission was granted under:

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 APPROVED Nov 2021

In addition, planning approval was granted for a series of Highway works in the immediate vicinity:

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

Finally, this is one of four reserved matters applications submitted for Leighton West. All are on this agenda. The others are:

22/2476N 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 Land Off Minshull New Road And, FLOWERS LANE, LEIGHTON

22/2499N 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. Land Off Minshull New Road And, FLOWERS LANE, LEIGHTON

22/3228N 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. Land Off Minshull New Road And, FLOWERS LANE, LEIGHTON

Other approvals under LPS 5, immediately to the south east include:

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 January 2018

20/3210N 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. Land At, FLOWERS LANE, LEIGHTON APPROVED July 2021

This development is now on site.

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

POLICIES

Cheshire East Local Plan Strategy (LPS) – 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

Site Allocations and Development Policies Document (SADPD) 2022

GEN 1 - Design principles
GEN 4 - Recovery of forward-funded infrastructure costs
ENV 1 - Ecological network
ENV 2 - Ecological implementation
ENV 5 – Landscaping
ENV 6 - Trees, hedgerows and woodland implementation
ENV 7 - Climate change
ENV 14 - Light pollution
ENV 16 - Surface water management and flood risk
HOU 1 - Housing mix
HOU 8 - Space, accessibility and wheelchair housing standards
HOU 13 - Residential standards
HOU 14 - Housing density
HOU 15 - Housing delivery
INF 1 - Cycleways, bridleways and footpaths
INF 3 - Highway safety and access
INF 6 - Protection of existing and proposed infrastructure
INF 9 – Utilities
REC 3 - Open space implementation
REC 5 - Community facilities

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 very little weight.

Other Material Considerations

The National Planning Policy Framework

CONSULTATIONS (External to Planning)

United Utilities: Whilst originally objecting to the application, they have now confirmed the applicant's more recent submissions have addressed their concerns and they raise no objections subject to informatives concerning asset protection.

SP Energy Networks: No objections are raised, but they remind the applicant of their health & safety responsibilities around the significant electricity infrastructure which passes through the site, and the safe working practices that should be employed.

CEC Head of Strategic Infrastructure: No objections subject to conditions and informatives.

CEC Housing: Whilst originally raising objections to the application, as there was uncertainty about the affordable numbers and mix, following the submission of additional supporting information Housing have now confirmed they have no objections to the application.

CEC Public Rights of Way: In their original comments they raised a number of issues with the proposals, however following submission of revised plans these issues have largely been addressed and they now raise no objections.

CEC Environmental Health: No objections are made, subject to reminding the applicant of their responsibilities to discharge the conditions under the outline approval relating to amenity and air quality, and the contaminated land team recommends a further condition. Informatives are recommended.

CEC Flood Risk Manager: Extensive discussions have taken place and updated comments are awaited at the time of writing the report.

ANSA: Now that the range of facilities has been clarified across the site they raise no objections, however they recommend the detailed design of facilities is conditioned.

Archaeology: No objections are made but a condition is recommended as set out in the report below.

VIEWS OF THE TOWN/PARISH COUNCILS

Minshull Vernon and District Parish Council: No comments received.

Crewe Town Council: “The committee seeks that the planning authority ensures the drainage strategy is robust and provides long term assurance”.

OTHER REPRESENTATIONS

No representations have been received to this application.

OFFICER APPRAISAL

Principal of Development

The site is allocated in Local Plan policy LPS 4 and has the benefit of outline planning permission as set out above. The outline set out the requirements for the site, and the Section 106 contributions/requirements. The policy reads:

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, subject to this application consists of the northern half of LPS5 (the southern half already benefiting from outline planning permission as referenced above) and the northern half of LPS 4, a further part of LPS4 is subject to a separate application also on this agenda. Both sites share a joint masterplan and together make up a significant part of both allocations, but with areas to the south adjoining Leighton Brook and Bentley Motors being excluded.

As the application proposes the erection of dwellings which in principle accords with the Local Plan allocation and the parameters set in the outline approval, it is considered the application is in principle acceptable. The (relevant) site specific requirements are explored below.

Highway Implications

This site forms part of the local plan allocation LPS5 and already has outline approval where access was determined including the wider highways impact and any mitigation required. This current proposal is the reserved matters for the parcel of development north of Flowers Ln which will share a roundabout access with the hospital car park.

The main spine road through the site runs from the roundabout to the approved site to the east and will have sufficient width to cater for through traffic. The adjacent streets off the spine road will be built to adoptable standards and adequate parking provision it to be provided throughout. The spine road through the site is relatively straight and bus friendly raised tables should be installed to assist in managing vehicle speeds, and this can be conditioned.

There is to be a primary school to the north of the spine road but it does not form part of this application and details are not yet available.

There will be pedestrian accesses to the playing fields to the north and another to the adjacent site on the south-eastern corner via the existing PROW. Some additional pedestrian connections should be added taking into consideration desire lines, this would require a minor amendment to the plans and can be conditioned.

There are a lot of trees along the spine road and streets off it which will hinder access visibilities. Whilst trees in the visibility splay has shown not to raise a safety concern, and trees within the splays are acceptable in principle, there are occasions where there up to 4 or 5 trees in a single splay which is too many. For the most part the accesses will be acceptable otherwise only minor amendments will be required and this can also be conditioned.

Other than a few minor amendments the layout is acceptable and no objection is raised subject to conditions and informatives.

Public Rights of Way/Cycle routes

Commenting on the original submission, the PROW Team noted that Leighton FP 2 appears to be largely accommodated within a 3 metre shared cycleway with a resin bound surface. The alignment of the path in the southwest corner is still an area of concern as the definitive route must have provision to meet the Flowers Lane and remain unobstructed. At the south east corner they highlighted the issue of the adjoining path in the neighbouring development having been the subject of a diversion order. This Order has now been confirmed although not certified. It is not clear how this connection will be made and there are also concerns as the adjoining path is 2 metre wide, tarmac surfaced footpath only according to the legal order: 102 (2) (cheshireeast.gov.uk), therefore a 3 metre shared route in Parcel H might not be appropriate. The applicant should assure themselves that this connection is suitable for cyclist use and also consider the responsibility for the boundary furniture which is currently a kissing gate.

Following discussions with the applicant the footpath will be re-designed to match that on the adjacent site (2m wide) which the PROW have agreed is the sensible option.

In terms of walking and cycle access there are two main elements of provision. Firstly, there are the footpath/cycle routes which run alongside the new roads which make up the new highway network in the area, and provide links south, through the other elements of this overall development, and towards Bentley Motors and Nantwich, and east towards Crewe Town Centre.

Reenforcing these highway links are those now proposed through this application which link the site to the PROW which runs along the southern boundary and to the adjacent development(s). Highways are looking for some of the detail of these connections to be clarified but this can be conditioned.

The overall provision is considered to be good and should encourage residents to walk and cycle, in line with policy objectives.

Landscape

The Council's Landscape Architect comments that in Bloor Parcel H some of the boundary landscaping has areas of little tree planting, a few more trees would remedy this. Assurance is sought that Parcel H and G have integrated planting schemes along shared road boundaries, i.e. the same landscape concept, it would be good therefore to integrate the Vistry planting into the Parcel H plans to demonstrate the planting consistency.

The applicant has looked at these matters and has now submitted a Landscape Masterplan to better set the context. More tree planting is now proposed in the housing areas which addresses the principal concerns of the Landscape Architect.

Trees

An amended Arboricultural Impact Assessment (AIA) and an updated Arboricultural Method Statement (AMS) has been submitted further to earlier forestry comments. Clarification has been provided regards several of the issues raised as requiring more detail and explanation.

It is understood that tree and hedgerow losses which have occurred since the preliminary survey was carried out at Outline have arisen because of Highway Infrastructure projects and the supporting plans are now annotated to confirm where this is believed to be the case. The TPO trees (Group G7) of the

survey are shown for removal as this route into the site is reported to be an agreed bus link into the site from the neighbouring development area and already agreed.

The updated AIA and AMS has now been broken down by phase of development and makes provision to show all trees including those presently shown for removal shown by tree quality category colour with RPAs, so that impacts can be better understood. Some explanatory notes have been provided regards the pre agreed loss of TPO'd trees and those trees already removed for the highway's infrastructure projects.

The AIA indicates that of the trees surveyed across the wider site that 2 individual and 1 group of high quality A Category tree, 3 individual moderate quality B Category trees, 1 individual and 1 group of low-quality C Category trees and 1 poor quality U Category tree as well as a combined total of 52.2 linear metres from 4 hedgerows are proposed for removal to accommodate the proposals associated within Parcel H of the development. An updated AMS (Version 3) has also been provided.

The submitted Assessment of Important Hedgerows considers the whole of the site and has not been broken down to impacts on the submitted applications. Twelve hedgerows (H1-H12) have been identified as important in accordance with criteria 5a of the Hedgerow Regulations.

5. The hedgerow:

a) is recorded in a document held at a Record Office as an integral part of a field system pre-dating the Inclosure Acts

Hedgerow 1 is also importance in accordance criteria 1.

1. Any hedgerow that marks the boundary or part of the boundary, of at least one historic parish or township; and for this purpose, "historic" means existing before 1850.

The assessment confirms that sections of hedgerow H2, H5, H6, H7 AND H8B0 are to be removed as part of proposed development for Northwest Crewe Package and includes the removal of sections for Highway works. Additional removal of H3 is required for a bus route and access. The overall development will arise in the partial loss of hedgerows which form a 19th Century field system but most of the hedgerows are shown for retention where possible and the report has concluded that the overall harm is; 'less than substantial'. Mitigation is proposed of 2,300m of new hedgerows. As hedgerows have been found to be 'Important' under the above referenced criteria of the Regulations, the loss of the hedgerows to accommodate the development is a material consideration in the determination of the application although it appears that sufficient compensatory planting is being offered across the whole development area.

Having appraised the amended detail and proposals identified it is unclear why high quality and moderate quality trees; namely T37, and trees in groups G1 and G4 could not also be retained.

Initial observations are as follows; separation between plots proposed along the eastern boundary of Parcel H and mature, moderate quality trees in groups G5, G6 and G8 is poor in relation to plots 44-48, 53-54 and, 57-58 and presents concerns in terms of shading and dominance to the dwellings and outside amenity space. BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at section 5.2 - Constraints posed by existing trees, and 5.3 - Proximity of structures to trees, acknowledges the importance of design and the relationship of trees with new development. The standard places importance on buildings and structures being positioned in such a way that they will not dominate a property or its outdoor space in such a way as to cause apprehension which could result

in pressure to prune or remove trees in the future, and the relationship of trees with the plots referenced should be re considered.

Further detail should be provided as to why high-quality group G1 cannot be retained as the trees appear adjacent to a pedestrian path near an open space feature. Group G4 shown for removal also stands within open space although close to a path. T37 stands within a retained boundary hedgerow near other trees with similar separation from the proposed road to the south but is also shown for removal. The RPA's have not been indicated for any of these trees, but notwithstanding this it is disappointing that the retention of existing landscape features does not appear to have been a priority with the layout of Parcel H and explanation and further clarification should be provided as to why minor amends cannot be made to secure the retention of more trees within the scheme.

The AMS as submitted does include a tree protection plan, make provision for a methodology for working in relation to retained trees, and identifies areas where special measures would be implemented in respect of minor root pruning and construction of engineer designed surfaces. Notwithstanding this, considering the tree losses which have already been carried out because of the Highway improvements and further losses proposed arising from this layout, opportunities exist to retain further trees. Separation between trees G5, G6 and G8 and the closest plots should be increased and minor amendments to the landscape layout considered in respect of pedestrian pathways, open space and trees shown for removal to see if additional moderate quality trees such as G1, G4 and T137 could be retained and to provide more confidence that the most significant trees on the site will have a sustainable relationship with residential property in the longer term.

For completeness in the assessment and determination of this planning application, as hedge loss is involved it is considered the hedgerows should be assessed against all criteria in the Hedgerow Regulations 1997 in order to ascertain if they qualify as 'Important'. The Regulations require assessment on various criteria including ecological and historic value. Should any hedgerow shown for removal be found to be 'Important' under any of the criteria in the Regulations, this would be a material consideration in the determination of the application. Hedgerows are also a habitat subject of a Biodiversity Action Plan.

The applicant has been looking at the impacts on trees identified above as part of the revised plans, as whilst the Council's Tree Officer has not formally objected to the application on the basis of tree impacts, at least some of these impacts would seem to be avoidable. At the time of writing this report the applicant was discussing amendments with the Council's Tree Officer which would allow for the retention/better protection of more trees, and Members will be updated on this matter in an Update Report.

Ecology

A number of conditions were attached to the outline consent at this site.

Condition 9 Ecological Monitoring Strategy:

Monitoring proposals as required by this condition are included in the submitted Habitat Management Plan TEP Version 3.0 dated 10.4.24.

Condition 11 Detailed design of attenuation ponds:

No detailed designs of attenuation ponds have been submitted with this reserved matters application. I understand no attenuation ponds are proposed as part of this reserved matters application.

Condition 12 Updated hedgerow impact assessment, mitigation and compensation strategy:

The submitted biodiversity assessment (January 2024) however advises that 2.6km of hedgerow would be lost across the entire outline site under the various reserved matters applications, with 2.17km of new hedgerow planting being provided. The originally submitted BNG metric concluded that the reserved matters applications would result in a net loss of 10.41% in respect of hedgerow biodiversity.

It was advised that the development proposals must ensure that the extent of hedgerow retained as part of the development is maximised and that any unavoidable losses of hedgerow are adequately compensated for by appropriate native species hedgerow planting. A greater length of replacement planting to that lost will be required to fully address the loss of biodiversity from hedgerow removal. Ornamental hedgerow planting is not acceptable as compensation for the loss of native species hedgerow.

Following the submission of further information to clarify the impacts of this development as opposed to losses for the road scheme – which appears to have caused the confusion, the Council's Ecologist comments:

“The proposed reserved matters application combined will result in the loss of 0.38km of hedgerow, including lengths of hedgerow considered to be ‘Important’ under the Hedgerow Regulation. The BNG metric has been undertaken on the basis of 2.17km of new hedgerow planting being provided on site. This is based on PGLA Landscape Masterplan Rev 11.

The proposed hedgerow planting would result in a net gain of hedgerows of 30.57%. Therefore, if the loss of the existing hedgerows is considered unavoidable sufficient planting would be provided to compensate for that lost. This would however be dependent upon the reserved matters application being brought forward in accordance with the landscape master plan.”

This masterplan would, should planning permission be granted, form one of the approved plans.

Condition 25 Updated badger and barn owl survey and mitigation strategy:

No information as required by this condition has been submitted in support of this reserved matters application.

Condition 26 Details of any proposed lighting. The lighting strategy should reflect the Bat Conservation Trust Guidance Note:

Lighting plans have been submitted in support of this application. No information, such as the 1 lux lighting contour, as required by this condition has however been submitted. It is advised that the submitted lighting plan must be revised to include the 1 lux lighting contour and the lighting scheme must seek to avoid any light spill of greater than 1 lux on any suitable bat foraging or commuting habitat, such as boundary hedgerows or trees.

Condition 27 25 year habitat management plan:

An acceptable Management plan has been submitted

Condition 28 The first reserved matters application shall be supported by a strategy for the incorporation of features to enhance the biodiversity value of the proposed development:

A Biodiversity Impact Assessment which covers the full extent of the outline planning consent subject to the various current reserved matters applications was previously submitted in support of this reserved matters application. A revised BNG metric dated 22/1/24 has also now been submitted. The metric includes measurements for the areas of various habitats to be provided on site. The area of species rich

grassland provide don site is less than that required by condition 28 as is the extent of hedgerow planting. The area of cornfield annuals and wet grassland is however greater than required by condition 28.

The assessment concludes that the proposed development (based on all of the reserved matters applications) would deliver a net gain for area based habitats of 12%, but a net loss of -10.41% of hedgerow biodiversity.

Proposals for the provision of bird and bat boxes and gaps in garden fences have been submitted as required by this condition. It must however be ensured that bat/bird boxes are proposed to be attached to 30% of consented dwellings in accordance with the Cheshire East Design Guide.

Detailed method statements for the creation of species rich grassland and cornfield annual meadow habitats are outstanding. These must be submitted prior to the discharge of this condition.

Additional conditions

If reserved matters consent is granted a condition is required to safeguard nesting Birds.

Whilst ideally all matters would have been resolved now, outstanding matters relating to the discharge of conditions highlighted above, will be picked up in their subsequent discharge.

Urban Design

The development has been assessed as a whole (considering the four Reserved Matters (RM) applications collectively) using the Building for a Healthy Life (BHL) considerations. Performance is summarised in the table below. A more detailed commentary in relation to each of the considerations has also been provided, but not included within this report.

Integrating into the Neighbourhood				Distinctive Places				Streets for All			
1 Natural Connections	2 Walking, cycling public transport	3 Facilities and services	4 Homes for everyone	5 Making most of what's there	6 Memorable character	7 Well defined streets/spaces	8 Easy to find your way around	9 Healthy streets	10 Cycle and car parking	11 Green and blue infrastructure	12 Back of pavement, front of home
G	G	G	G	G	A	G	G	A	A	A	A

Summary/conclusions

This is a large and complex scheme compounded by the submission of several separate ARM applications, prepared jointly by the two developers. Significant input has been necessary to improve the quality of the originally submitted proposals. Key aspects are:

- Securing a more responsive, forward-thinking approach to the design of the local centre and other parcels within proximity to Leighton Hospital.
- Ensuring the residential component of the local centre acts as a positive lead for the design and development of the future commercial area including securing detailed coding to help guide the design of the commercial area and associated public realm.
- Developing a character area approach for the remainder of the scheme to ensure a degree of continuity and consistency between developers but also some localised individuality (albeit this could have been taken a little further).
- Ensuring there is a clear street hierarchy, with tree lined avenues within the larger parcels and stronger, more formal gateways into smaller ones, with a supplementary hierarchy of streets and spaces, appropriately detailed and surfaced to suit their function.

- Ensuring appropriate levels of landscaping along the edges of development parcels.
- Inclusion of feature spaces within layouts to help reinforce the social function of streets, better handle concentrations of parking and to create points of incident and interest.
- Seeking to integrate existing landscape features within the layout whilst accepting the constraints imposed in certain locations and the need to connect to adjoining developments and the approved highway improvement scheme (Northwest Crewe package currently under construction).
- Ensuring the inclusion of blue infrastructure as a positive element of the place creation adhering to principles within the recently adopted SuDS Design Guide SPD, with a series of basins, swales and ditches for the outlying development areas and within the main central area of POS, and a more urban approach for the local centre, including living surfaces to buildings and structures, rain gardens and channels/rills within streets and spaces.
- Improved connectivity within the development and to the surrounding area with integrated public rights of way, combined footpath/cycleway routes and stronger interrelationship and connectivity to, within and along the central main POS area defined by the pylon route.
- Enhancements to the strategic approach to landscape design, including reflecting and building upon the character of the spaces, integrating existing landscape features, provision of varied play and leisure opportunity and inclusion of local food growing, including a central allotment area, orchard and on the doorstep, more informal, food growing within and adjacent to housing.

Whilst in certain respects the design response could have gone further/been more creative, the work invested has enhanced the scheme considerably from the initial submissions and will lead to a better quality and more cohesive development that responds more favourably to policy LPS4 (Parcels A-G) and LPS5 (Parcel H) of the CELPS, local design policy and guidance and the ambitions of the spatial design code submitted with 19/2178N. The proposals are therefore supported in design terms.

Residential standards

Whilst the development of parcel H is in relatively close proximity to the adjacent housing development – which is now on site, there is a good stand-off to the boundary from most properties, and even where there is a closer relationship to the north, the required separation distances are met, helped by mature hedgerows and trees.

Within the development parcels themselves the majority of the properties meet or exceed the required separation distances, and in the few cases where they don't the properties are slightly off set from one another or there are good urban design reasons for it.

Environmental Impacts

Environmental Protection have confirmed they have no objections to the application with regards to general amenity (including noise) and air quality subject to satisfactory discharge of the relevant conditions on the outline and informatives. The contaminated land team comment that they have no objection to the application subject to the following comments with regard to contaminated land:

- RoC Consulting Phase 1 Desktop Study was submitted in support of the outline application.
- The report identifies a number of potential pollutant linkages that require further investigation. The report recommends that a Phase II investigation is conducted at the site.

- A rigorous monitoring-based ground gas risk assessment will be required to assess the potential impact of ground-gas migration from the landfills adjacent south.

As such, and in accordance with the NPPF, the Contaminated Team recommends that that conditions, reasons and notes be attached should planning permission be granted.

Flood Risk/Drainage

Extensive discussions have taken place with the applicant's drainage engineers, with matters of relating to drainage calculations, finished floor levels, management arrangements and details of a pumping station being discussed. The applicant has submitted detailed replies to all matters raised, but at the time of writing this report the Flood Risk Manager's updated comments are awaited. It is considered that if there are any outstanding matters raised, they could be conditioned.

Public Open space

The public open space provision was set out at the outline stage and captured by the Section 106 Agreement. Overall, the site includes the following facilities:

- Multi Use Games Area (MUGA)
- Teen Shelter & Play
- Neighbourhood Equipped Area of Play (NEAP)
- An orchard
- Allotments
- Local Equipped Areas of Play (LEAP)
- Local Areas of Play (LAP) - 6 No.
- Areas of outdoor gym equipment
- Areas of incidental open space

Whilst many of these facilities are included with the common areas of green infrastructure which runs through the centre of the site, and along the northern boundary some are located within individual parcels where it was deemed preferable to give easier access for residents.

As noted above, for parcel H a LAP is proposed within the housing area, but to the north, west of the school site, effectively forming the outer edge of the allocated sites being considered here, are a proposed Multi Use Games Area (MUGA) a Teen Shelter & Play Facility and a Neighbourhood Equipped Area of Play (NEAP)

Due to the way the information was presented, ANSA where initially unclear what provision was being made, however following the submission of a Landscape Masterplan which sets it out more clearly they have confirmed they have no objections to the provision as submitted. There are however detailed design issues with the individual areas of provision, so ANSA have asked for the detailed design of each of the items listed above (incidental open space excluded) to be subject of a condition.

Affordable Housing

The Section 106 Agreement attached to the outline approval for the site required 10% of the houses on site to be affordable – based on a viability appraisal which was independently assessed at the time. The policy compliant 35% Shared Ownership/65% Affordable Rent was also required.

Now that the applicant has clarified the provision, by the submission of an updated Affordable Housing Statement which shows the number of units in each tenure, the number of beds and room sizes, and how they are laid out on site Housing have confirmed they are happy with the proposals. In parcel H 20 units are shown 10% of the 200 units proposed. All the properties meet the NDSS.

It is now considered that the affordable housing provision is acceptable.

Archaeology

Commenting on the applications as a whole, the Archaeological Unit write that this application is for a significant development on the land off Minshull New Road and Flowers Lane, on the outskirts of Crewe. This substantial residential and landscaping development will have a dramatic impact on the landscape and any below ground remains which may be present.

After reviewing the extensive supporting documentation for this application, which included a Heritage Statement authored by Orion Heritage, and reviewing the historical information held on Cheshire Historic Environment Record. It has become clear that there are archaeological considerations which will need to be addressed for this development.

Previous consultations provided by APAS have offered some insight into the potential archaeological remains that this proposed development will impact. A previous officer offered advice relating to application 18/6118N in 2018 noting that there are two township boundaries within the proposed development area. Furthermore the previous officer noted that the presence of the WWII crash site within the proposed development area. The officer recommended archaeological mitigation to address the township boundaries.

Another officer offered comments in 2017 in relation to a pre application consultation, and identified the presence of tithe buildings within the East of the application area, relating to Finger Post Farm. The officer at the time recommended a programme of archaeological mitigation to address these tithe buildings.

The historical statement report supplied by Orion Archaeology indicates in section 10.79 that there are no substantial archaeological remains and therefore there “No archaeological mitigation is warranted” The report does note the presence of the WWII crash site, but neglects to mention the two township boundaries, the tithe buildings in association with Finger Post Farm, or the tithe buildings located to the West of the development area. Subsequently, there clearly is a requirement for archaeological mitigation in order to address and record these tithe buildings and township boundaries.

The area of the WWII crash site, “The Wellington X3547” was recorded as crashed within the study area on 20th of March 1943. Any work in the vicinity of the crash site will require a Ministry of Defence license. There has been a previous license issued for this site, relating to the construction of the spine road, however, this has since expired and the applicant will need to apply for a new license in relation to this current proposed development. It is advised that this could form part of the program of archaeological mitigation and the license obtained on behalf of the applicant by the contract archaeological unit.

Given the presence of the tithe buildings, township boundaries and the crash site, it is clear that despite the comments in 10.79 of the Heritage Statement, there is a requirement for archaeological mitigation for this proposed development. This mitigation should include the following:

- Formal section across the northern Township boundary,
- Strip and Map of the tithe buildings associated with Finer Port Farm
- Strip and Map of the tithe buildings located in the West of the development area
- A License obtained from the Ministry of Defence

These works can be undertaken by an archaeological contractor and may be secured by condition.

CONCLUSIONS

This application proposes the Reserved Matters for a Parcel of land, approved in outline and subject to a Section 106 legal agreement, under application reference 19/2178N. It is one of four separate applications being considered on this agenda.

This Parcel (H) makes up the northern most part of the site, with the site being split between Bloor Homes and Vistry Partnership as applicant's here. A number of changes have been made to the application since it was submitted, with the latest amendments being received at the time of writing this report.

Highways have raised no objections, subject to some points of detail being agreed by conditions and informatives. The PROW Team have no objections and the proposed footpath/cycleway provision is considered to be good.

The majority of the Ecology and Landscaping issues identified in this report have now been resolved, and although there are some outstanding matters to do with tree impacts, it is anticipated most of these can be addressed and Members will be updated on this matter.

Extensive discussions have been had regarding urban design and the Council's Urban Design Officer now feels the proposals have improved significantly and are therefore supported in design terms.

The Council's Flood Risk (LLFA) team have similarly been involved in detailed discussions with the applicant and detailed replies to matters raised have been submitted by the applicant. The LLFA's latest comments were awaited at the time of writing this report, but the main issues have now appear to have been addressed, and if necessary outstanding matters can be conditioned.

There are no objections on the grounds of affordable housing, public open space, residential standards, or environmental matters.

RECOMMENDATION

Approve subject to the following conditions;

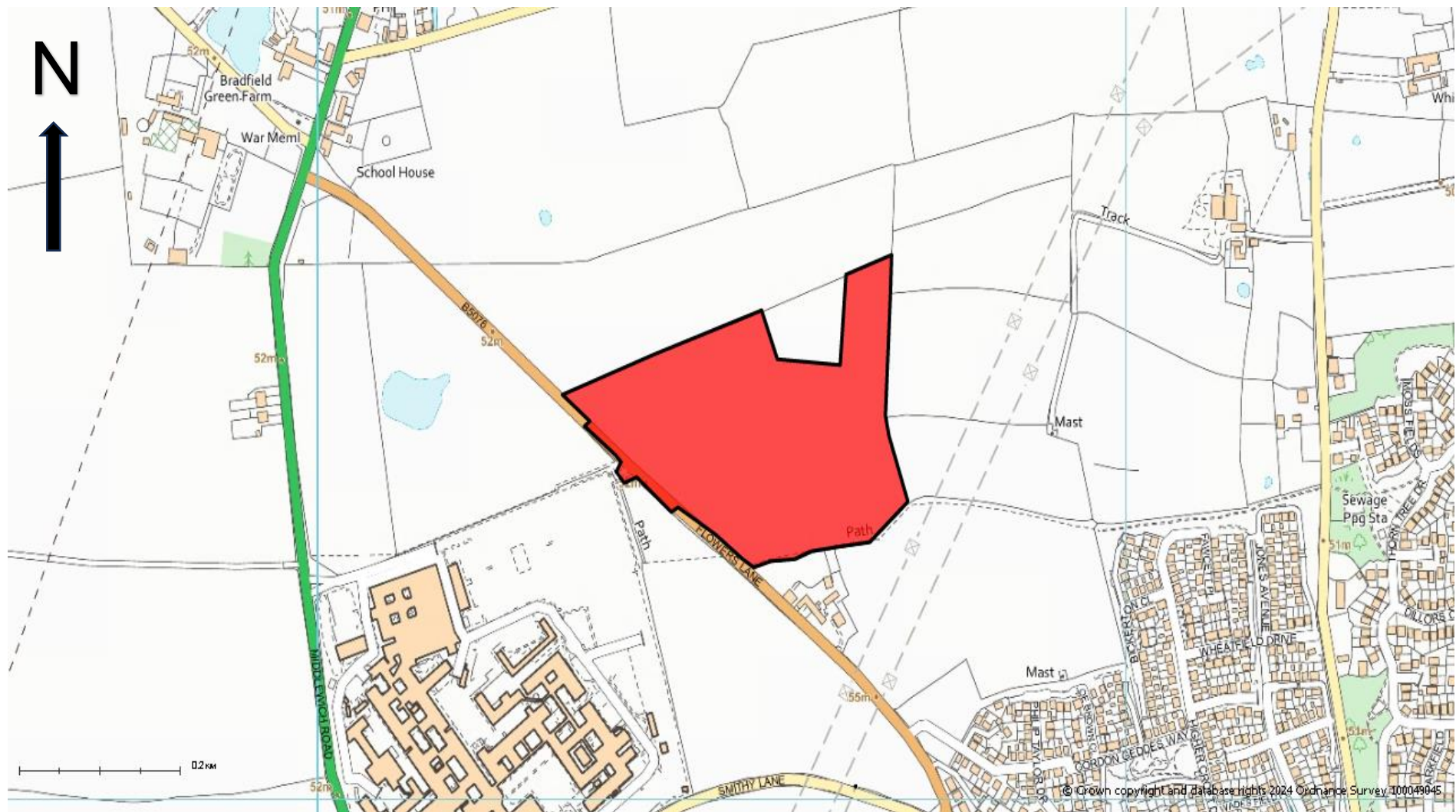
1. Approved plans
2. Bird nesting
3. Submission of a Phase II ground investigation and risk assessment
4. Submission of a Verification Report
5. Soils testing
6. Unexpected contamination
7. Archaeological mitigation

8. Detailed design of the individual elements of the play areas(LAP & NEAP)/Teen facilities/MUGA.
9. Detailed landscaping to be submitted and approved.
10. A plan showing raised tables on the spine road should be submitted and approved.
11. A plan showing improved pedestrian connections should be submitted and approved.
12. A plan showing visibility splays and associated landscaping on the spine road should be submitted and approved.

Informatives;

- SP Energy informatives
- Public Rights of Way
- Environment Protection Informatives
- Highways: the applicant will be required to enter into a s38 Agreement regarding the construction and future adoption of the internal road layout.
- Highways: the shared pedestrian/cycle path that runs alongside Flowers Ln should form part of the adopted highway.

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 Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.



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