

Application No: 25/0836/FUL
Application Type: Full Planning
Location: Land to the North of Sydney Road, Crewe, Cheshire East, CW1 5NF
Proposal: Construction of 24 houses with associated landscaping, parking, and other works.
Applicant: Iain Smith, Watkin Jones Group

Expiry Date: 02 June 2025

Summary

This application is linked to application 25/0835/VOC. This application proposes the increase in numbers on the site, by adding an additional 24 dwellings to an area omitted as part of application 25/0835/VOC.

Whilst United Utilities (UU) have asked for further information with regards to the pumping station capacity, the LLFA have raised no issues and UU have stated the matter can be conditioned. In all other respects there are no objections from consultees with regards to highway changes, design/layout changes, tree impacts, nature conservation/landscaping and amenity considerations. Housing and Education raise no objections subject to meeting Section 106 policy requirements.

Summary recommendation

Approve subject to conditions and a Section 106 Agreement to link to application 25/0835/VOC and to contribute to Affordable Housing and Education

1. REASON FOR REFERRAL

- 1.1. This application is referred to Southern Planning Committee at the request of Cllr Faddes for the following reasons:

The application is for 24 new properties and due to the number of properties this should be heard by a committee. Although there are 17 properties already agreed and the 24 properties are planned to replace them, the style and size of housing, as well as the provision of parking and waste facilities for the new properties should be considered. I agree with the comments from the Strategic Housing team, who are concerned about the number of affordable houses. I also have concerns about whether the properties are disability friendly.

It has been some time since the first application plan for the full estate was passed and since then there have been changes to the local bus services, meaning the Travel Plan should be updated. The Travel Plan on the application does still provide incorrect information which may mislead anyone reading this document.

The recommendations from the Flood Risk team on application 25/0836/FUL are not available, though they have been added to the portal on 14/04/2025 the file will not open. Surely comments from stakeholders should be visible.

The drainage plans on planning application 25/0836/FUL do not show drainage plans which have been added to planning application 24/2532N. This application is still undecided but shows a drainage plan around the two Maw Green cottages adjacent to the site. The drainage was proposed to combat water run-off from the higher ground around the cottages. As on planning application 24/2532N there are planting plans which were added at a similar time to the drainage plans and the planting plans are shown on the application 25/0836/FUL, it does seem strange that the drainage plans around the cottages are not shown.

Residents living near to the full site have raised many objections and there have been several breaches on the site, though most have been resolved.

2. DESCRIPTION OF SITE AND CONTEXT

- 2.1. This application relates to a development site to the north of Sydney Road, and close to Maw Green Road in North Crewe. The site borders open countryside. The site has the benefit of outline and reserved matters approval for residential development. The area of the site subject to this application has permission for some 15 detached dwellings, which have not been built.
- 2.2. A second application has been submitted on a nearby part of the site to the west, also part of the original housing development and on this Committee agenda:

25/0835/VOC Variation of condition 1 on approval 21/1098N Land to the North of Sydney Road, Crewe, Cheshire East, CW1 5NF

3. DESCRIPTION OF PROPSAL

- 3.1. The application title reads "Construction of 24 houses with associated landscaping, parking, and other works."
- 3.2. The application proposes an additional 24 dwellings on the site. The 15 dwellings originally proposed as part of this application will be re-sited as part of application 25/0835/VOC.

4. RELEVANT PLANNING HISTORY

- 4.1. 24/2532N Variation of condition 1 - approved plans on application 21/1098N Land to the North of Sydney Road, Crewe - Approved
- 4.2. 21/1098N Variation of conditions 1, 8 & 14 on application 19/4337N - Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 245 dwellings together with associated access, landscaping, car parking and public open space reserved following the grant of planning permission 19/2859N. - Land at and to the North of 138 Sydney Road, Crewe - Approved
- 4.3. 19/4337N Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 245 dwellings together with associated access, landscaping, car parking and public open space reserved following the grant of planning permission 19/2859N (as originally granted under permission 15/0184N) The development was not EIA development Land North of Sydney Road, Crewe, CW1 5NF - Approved
- 4.4. 19/2859N Variation of conditions on 15/0184N - Outline planning application for up to 275 dwellings, open space and associated works, with all detailed matters reserved apart from access 138 Sydney Road, Crewe, CW1 5NF - Approved

- 4.5.15/0184N Outline planning application for up to 275 dwellings open space and associated works, with all detailed matters reserved apart from access. 138 Sydney Road, Crewe - Approved

5. NATIONAL PLANNING POLICY

- 5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

6. DEVELOPMENT PLAN POLICY

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.

6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

1. CELPS Policy MP 1: Presumption in favour of sustainable development
2. CELPS Policy PG 1: Overall development strategy
3. CELPS Policy PG 2: Settlement hierarchy
4. CELPS Policy PG 7: Spatial distribution of development
5. CELPS Policy SD 1: Sustainable development in Cheshire East
6. CELPS Policy SD 2: Sustainable development principles
7. CELPS Policy SE 1: Design
8. CELPS Policy SE 13: Flood risk and water management
9. CELPS Policy SE 2: Efficient use of land
10. CELPS Policy SE 3: Biodiversity and geodiversity
11. CELPS Policy SE 4: The landscape
12. CELPS Policy SE 5: Trees, hedgerows and woodland
13. CELPS Policy CO 1: Sustainable travel and transport
14. CELPS Policy CO 4: Travel plans and transport assessments
15. CELPS Policy LPS 7: Sydney Road, Crewe
16. CELPS Policy IN 1: Infrastructure
17. CELPS Policy IN 2: Developer contributions
18. CELPS Policy SC 1: Leisure and recreation
19. CELPS Policy SC 2: Indoor and outdoor sports facilities
20. CELPS Policy SC 3: Health and well-being
21. CELPS Policy SC 4: Residential mix
22. CELPS Policy SC 5: Affordable homes
23. SADPD Policy GEN 1: Design principles
24. SADPD Policy ENV 16: Surface water management and flood risk
25. SADPD Policy ENV 2: Ecological implementation
26. SADPD Policy ENV 5: Landscaping
27. SADPD Policy ENV 6: Trees, hedgerows and woodland implementation
28. SADPD Policy HOU 1: Housing mix
29. SADPD Policy HOU 12: Amenities

- 30.SADPD Policy HOU 13: Residential standards
- 31.SADPD Policy HOU 14: Housing density
- 32.SADPD Policy INF 1: Cycleways, bridleways and footpaths
- 33.SADPD Policy INF 3: Highway safety and access
- 34.SADPD Policy REC 3: Open space implementation

6.3. Neighbourhood Plan

There is no Neighbourhood Plan in Crewe.

7. **Relevant supplementary planning documents or guidance**

7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

7.2. Cheshire East Design Guide

8. **CONSULTATIONS (External to Planning)**

8.1. **Cheshire Brine Board** – A Halite Risk Assessment, previously prepared by Wardell Armstrong LLP (reference ST16352/0001) dated May 2019, was submitted for the wider Phase 2 site and reviewed by the CBSCB. The Halite Risk Assessment was considered to be appropriate, and the Brine Board are satisfied with the presented information. Therefore, the developer would need to adopt the recommendations and foundation requirements as set out within the halite risk assessment, and which should comprise reinforced strip foundations.

8.2. **United Utilities** – UU can confirm that whilst the strategy for the disposal of foul and surface water is acceptable in principle, there are elements of the detailed drainage design that might not be acceptable and will require resolution by the applicant. For this reason, and to avoid any unnecessary delays or costs for the applicant, UU request that the proposed drainage strategy is not approved until such time as all concerns are resolved. UU need to understand if the existing foul pump station can accommodate the additional 24 dwelling flows and if the pump station was designed to accommodate the additional 24 dwellings. Should planning permission be granted without resolution of all drainage concerns, UU request a condition is attached to any subsequent Decision Notice requiring the detailed drainage design to be approved.

8.3. **Highways** – No objections.

8.4. **Environmental Protection** – No objections, subject to a number of conditions and informatives.

8.5. **LLFA** – No objections subject to conditions.

8.6. **PROW** – No comments made in relation to this application as the site is detached from the PROW to the south.

8.7. **Education** – No objections subject to a financial contribution.

8.8. **Housing** – Object to the applicant on the basis no additional affordable housing is proposed by the development.

9. **REPRESENTATIONS**

9.1. **Crewe Town Council** – No comments received

9.2. Cllr Faddes has raised concerns about the ability of the existing drainage/sewerage system to accommodate the proposed additional 24 units. She highlights the comments of United Utilities as set out above.

9.3. Four neighbour representations raising the following issues:

- The development is not proposing additional affordable housing units which is not policy compliant
- Concerns about the Travel Plan, and need for access to the bus stop(s) on Sydney Road to be improved. Request for a S106 contribution to improve public transport provision.
- Concerns about flooding issues associated with the increased number of units on the site. Questions are raised about the drainage and flood risk assessments and concerns about increased flooding of Maw Green Road.
- Some comments relate to previous planning consents granted for the development of this site, and concerns about non compliance with planning conditions, unauthorised raising of land levels, with particular concerns about flooding and overlooking. These matters have been addressed in previous application reports and enforcement investigations.

10. OFFICER APPRAISAL

Principle of the development

10.1. The site is allocated for residential development under CELPS Policy LPS 7: Sydney Road, Crewe, and has the benefit of outline and reserved matters approval for housing. On this basis the principle of the development has been established (the outline gave consent for 275 units whereas only 245 were proposed under the reserved matters) and given the Council's lack of a 5 year housing supply there can be no issue with increasing housing numbers on the site. The only issues therefore are site specific and concerning the increase in numbers of units.

Key Issues

- Highways amendments
- Urban design changes
- Forestry impacts
- Nature conservation/Landscape changes
- Flood risk/drainage changes
- Amenity considerations
- Education/Affordable housing
- Other matters

Highways

10.2 The proposal is for 24 additional dwellings within a site which was approved for 245 units. This application is related to application 25/0835/VOC which reduces the size of 32 units within the wider site, free up land for these additional units.

10.3 Although this is for 24 additional units, when taking into consideration the difference in the number of units between outline and reserved matters approvals, there is a negligible difference in the housing number overall. There will be no material impact upon the highway network.

10.4 The layout also reflects the previous approved layout and parking is acceptable.

10.5 In terms of the Travel Plan, the Head of Strategic Transport does not consider that the proposal will require any changes to the bus provision and the Travel Plan does not need to be revisited given the modest increase (<10%) in dwelling numbers.

10.6 There are no highways objections to this application.

Urban Design

10.7 The Council's Urban Design Officer states that he has no objection in principle to the intensification proposed in the southeast corner of the site and the proposed changes to house types and variation of approved plans. This proposal is not considered to weaken the scheme from that previously approved.

10.8 As part of this application, amendments have been secured to the southeastern boundary landscape to provide sufficient filtering landscape (the retention of the existing hedgerow, its strengthening/gap-filling). The other issue was the parking for plots 350-351 which has been moved forward to allow a native hedge to be planted on the eastern boundary to continue the hedgerow in the SE corner of the site. There was no need for a hardened service strip around the turning head, and it has been reduced to a metre to allow sufficient space for the hedge.

10.9 Following the submission of revised plans, these issues are considered to have been addressed and there are no design objections to the changes to the layout in this part of the site.

Forestry

10.10 The Council's Forestry officer writes that the layout as submitted with the full application for 24 houses has been appraised and supported by Arboricultural Impact Assessment (AIA/SRC/02/25) dated 26/2/2025 and is not considered to arise in a significantly inferior relationship with retained and protected trees within and adjacent to the site boundary. It is considered that this full application could be implemented without detrimental impacts to retained trees subject to strict adherence with the AMS and Tree protection Scheme contained within the AIA.

Nature conservation/Landscape

10.6 The Council's Nature Conservation officer does not anticipate there being any significant ecological issues associated with the proposed development.

10.7 The application site falls within the CEC ecological network which forms part of the SADPD. Policy ENV1 therefore applies to the determination of this application.

10.8 As the application site is relatively small opportunities for ecological enhancement are limited, but it is suggested that a condition is sufficient to fulfil the requirements of this policy and Policy SE3.

10.9 The wider landscaping treatment of the site and open areas remains as approved, and it should be noted that the only changes are to the plot landscaping, and the Council's Principle Landscape Officer has raised no objections to the proposals.

Flood Risk/Drainage

- 10.11 The LLFA have been in discussion with the developer regarding this application. The LLFA states that the scheme is acceptable in principle, there are no SuDS on this specific 24 house development.
- 10.12 Water is managed by ponds at the end of the drainage network. The LLFA have requested permeable paving and rainwater harvesting butts on each of these additional dwellings.
- 10.13 This would help towards meeting principles of the new 2025 SuDS Technical Standards. The LLFA would recommend conditions relating to approving the submitted drainage design and seeking additional SuDS features for the individual properties.

Amenity considerations

- 10.11 The layout is considered acceptable from a design perspective and Environmental Protection raise no concerns – subject to conditions regarding approving the noise mitigation measures, electrical vehicle charging and contaminated land.

Education

- 10.12 Education requires a contribution of £277,330.00 from this development for the additional 24 units. This will cover the costs of the additional impacts on Primary, Secondary and SEN Education.

Affordable Housing

- 10.13 The applicant has submitted an Affordable Housing Statement for the application, however, they have proposed that no further social or affordable housing be provided for this development, even though the application would mean an increase of 24 dwellings on the site (from 245 to 269 dwellings). There is a clear policy requirement to provide 30% social or affordable housing under the Councils adopted Housing Supplementary Planning document (HSPD) and Policy SC5 (affordable homes) in the Cheshire East Local Plan Strategy (CELP) and the S106 agreement signed as part of the outline permission (15/0184N) clearly states that 30% affordable housing would be provided in the development for up to 275 dwellings.
- 10.14 In the Housing Officers previous comments it stated that to date only 74 of the social or affordable housing on the development were secured through the S106 obligations and the remaining 85 dwellings stated were bought independently by a Registered provider (Plus Dane) either through Homes England grant funding or from their own funds for use as social or affordable rental and Intermediate tenures. These do not form part of the 30% affordable housing S106 obligations.
- 10.15 Therefore for the additional 24 dwellings there is a requirement that 30% of the total on-site units at this site are affordable, which equates to 8 (7.2) affordable dwellings. The HSPD also states that the tenure mix split the Council requires is 65% social or affordable rented units and 35% affordable intermediate units. This means that 6 social or affordable rented and 2 affordable intermediate tenure properties should be provided.
- 10.16 As no affordable housing has been provided on this site even though there has been an increase in the number of dwellings on the development (from 245 to 269) and there is a clear policy requirement to do so. Housing therefore object to this application.

This matter has been discussed with the applicant, and although they feel that the overall provision across the site – which greatly exceeds the 30%, should be taken into consideration,

they accept this is not secured and as such will accept the 30% requirement (8 units) which will address Housings concerns.

11 PLANNING BALANCE/CONCLUSION

11.11 This application is linked to application 25/0835/VOC. This application proposes the increase in numbers on the site, by adding an additional 24 dwellings to an area omitted as part of application 25/0835/VOC.

11.12 Whilst United Utilities (UU) have asked for further information with regards to the pumping station capacity, the LLFA have raised no issues and UU have stated the matter can be conditioned. In all other respects there are no objections from consultees with regards to highway changes, design/layout changes, tree impacts, nature conservation/landscaping and amenity considerations. Housing and Education raise no objections subject to meeting Section 106 policy requirements.

12 RECOMMENDATION

Approve subject to conditions and a Section 106 Agreement attached to planning approval 15/0184N to secure the following:

S106	Amount	Trigger
Affordable Housing	30% 6 social or affordable rented and 2 intermediate tenure	
Education contribution	£277,330.00	Prior to the first occupation of the development.
Link this application to 25/0835/VOC		

Conditions:

- 1. Three year commencement**
- 2. Approved plans**
- 3. Materials to be approved**
- 4. Landscaping as submitted**
- 5. Landscaping implementation and maintenance**
- 6. Implementation of noise mitigation measures**
- 7. Electric Vehicle Charging**
- 8. Phase 1 Contaminated Land**
- 9. Verification report**
- 10. Importation of soils**
- 11. Unexpected contamination**
- 12. Strict adherence with the AMS and Tree protection Scheme contained within the AIA.**
- 13. United Utilities – Detailed Drainage Design to address in particular the pumping station capacity**
- 14. Incorporation off localised SuDS in the layout design**
- 15. Ecological enhancements**

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.

