

Application No: 14/3389N

Location: Land north of , Parkers Road, Leighton Crewe

Proposal: Application to vary condition 4 to vary the approved house types of permission 11/1879N; hybrid planning application seeking residential development for up to 400 new dwellings with open space; comprising a full planning application for Phase A of 131 dwellings and Phase B which seeks outline planning permission for up to 269 dwellings with access and associated infrastructure. In respect of the outline element (Phase B), only access is sought for approval and all other matters are reserved for determination at a later date.

Applicant: Jordan Clarke, Bloor Homes North West

Expiry Date: 16-Oct-2014

SUMMARY RECOMMENDATION

APPROVE subject to conditions

MAIN ISSUES

Impact of the development on:-

Principal of the Development

Sustainability

Affordable Housing

Highway Implications

Amenity

Landscape

Trees and Hedgerows

Design

Ecology

Public Open Space

Education

Flood Risk and Drainage

PROW

REASON FOR REFERRAL

This application is referred to the Strategic Planning Board as it relates to the variation of the approved plans condition on a largescale major development which was originally determined by the Strategic Planning Board.

1. DESCRIPTION OF SITE AND CONTEXT

The site comprises 15.1ha of agricultural land (plus highway land – Parker’s Road) located on the north western edge of Crewe. The site is defined by Parkers Road to the south, Moss Lane to the east existing development to the west and a public footpath along part of its northern boundary. It is bisected by a network of existing hedgerows, some of which contain trees. In addition, there are a small number of free standing trees within fields.

Existing residential development lies to the east, south and south west of the site. Leighton Hospital lies to the west of the site. The wider site context includes Crewe Town Centre and railway station to the south west, Bentley Cars to the south on Pym’s Lane and the village of Bradfield Green to the North West.

At the time of the case officers site visit work had commenced on the approved development as part of application 11/1879N. In terms of the site clearance and access construction works.

2. DETAILS OF PROPOSAL

11/1879N is a “hybrid” application (i.e. part outline and part full planning permission). Full planning permission was granted for 131 dwellings in Phase A to the south of the site close to Parkers Road and outline planning permission was granted for up to an additional 269 dwellings of the remainder of the site (Phase B). In total planning permission for a maximum of 400 dwellings is being applied for.

This application seeks to vary the approved house types on the development and reduce the number of units on Phase A from 131 to 126. The approved highways layout and location of the open space would remain very similar to that approved as part of application 11/1879N with just some minor design changes. There would be no change to the approved access point.

3. RELEVANT HISTORY

11/1879N - A Hybrid Planning Application Seeking Residential Development for up to 400 New Dwellings with Open Space; Comprising a Full Planning Application for Phase A of 131 Dwellings and Phase B which Seeks Outline Planning Permission for up to 269 Dwellings with Access and Associated Infrastructure. In Respect of the Outline Element (Phase B), Only Access is Sought for Approval and All Other Matters are Reserved for Determination at a Later Date – Approved 1st May 2014

4. POLICIES

National Policy

National Planning Policy Framework

Local Plan policy

NE.2 (Open countryside)

NE.5 (Nature Conservation and Habitats)

NE.9 (Protected Species)

NE.20 (Flood Prevention)

NE.21 (Land Fill Sites)
BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
RES.5 (Housing in the Open Countryside)
RT.6 (Recreational Uses on the Open Countryside)
TRAN.3 (Pedestrians)
TRAN.5 (Cycling)

Other Considerations

The EC Habitats Directive 1992
Conservation of Habitats & Species Regulations 2010
Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System
Interim Planning Statement Affordable Housing
Interim Planning Statement Release of Housing Land
Nantwich Town Strategy

Cheshire East Local Plan Strategy – Submission Version

PG2 – Settlement Hierarchy
PG5 - Open Countryside
PG6 – Spatial Distribution of Development
SC4 – Residential Mix
SC5 – Affordable Homes
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE3 – Biodiversity and Geodiversity
SE5 – Trees, Hedgerows and Woodland
SE 1 - Design
SE 2 - Efficient Use of Land
SE 4 - The Landscape
SE 5 - Trees, Hedgerows and Woodland
SE 3 - Biodiversity and Geodiversity
SE 13 - Flood Risk and Water Management
SE 6 – Green Infrastructure
IN1 – Infrastructure
IN2 – Developer Contributions

5. CONSULTATIONS (External to Planning)

Environment Agency: No comments received as part of this application. As part of the last application they stated that:

'No objection in principle to the proposed development but requests that any approval includes the following planning conditions.

- The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) May 2011/817B/Lees Roxburgh Consulting Engineers and the following mitigation measures detailed within*

the FRA:

- Limiting the surface water run-off generated by the development to a maximum discharge rate off the site to a maximum of 88 litres/second (calculated to be the existing greenfield run-off rate for the area of the site).
- Provide acceptable means of on-site surface water attenuation to cater for the 100-year critical rainfall event - plus allowances to deal with the impact of climate change.
- Raise floor levels of buildings a minimum of 150mm above surrounding ground levels.
- The development hereby permitted shall not be commenced until such time as a detail design for a surface water regulation scheme has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority'

United Utilities: No comments received as part of this application. As part of the last application they stated that:

No objection to the proposal provided that the following conditions are met: -

- *This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system United Utilities will require the flow to be attenuated to a maximum discharge rate determined by United Utilities.*
- *Currently, United Utilities policy is not to adopt SUDS (Sustainable Urban Drainage System) structures. This stance has been taken as SUDS structures, typically ponds, do not align with United Utilities asset base and would represent a substantial maintenance liability. United Utilities will only consider the adoption of surface water sewers draining to a balancing pond (as opposed to any other SUDS structure), providing the following conditions are met: -*
 - a. *The Local Authority takes responsibility for the maintenance of the pond*
 - b. *The freehold of the land on which the pond lies is transferred to the Local Authority*
 - c. *That measures have been taken to prevent flooding of properties*
 - d. *That a legal agreement is in place between all parties.*

Strategic Highways Manager: No comments received as part of this application. As part of the last application they stated that:

- *The first junction is from Parkers Road and will provide a properly designed priority junction which will incorporate a ghost island right turn lane with a pedestrian refuge.*
- *In addition this junction will incorporate a right turn lane improvement for the diagonally opposed junction into Beconsall Drive which will improve traffic management between the two junctions.*
- *Also on this frontage, the developer will be providing a PUFFIN crossing on the notional pedestrian desire line to the local facilities, school and shop.*
- *The second junction onto Flowers Lane will again be a simple priority junction and this will be supplemented by an extension to the street lighting on Flowers Lane which will effectively extend the 30 mph speed limit for the full frontage of the site.*

- *The junction will be well lit and the approach speed to the new roundabout design will be reduced.*
- *In addition the treatment of Flowers Lane will see significant footway improvements on both sides of the road together with the provision of a zebra crossing between the new access and the roundabout which will improve pedestrian safety.*
- *Bradfield Road/Parkers Road traffic signal junction: The provision of an improvement in the signal controller with the introduction of MOVA software which will improve traffic management and make the signals responsive to traffic load on the separate arms of the junction and allow more efficient queue reduction at times of peak flow.*
- *Bradfield Road/Flowers Lane/Smithy Lane roundabout: A new roundabout is proposed at this location to improve the capacity allowing the development traffic to be accommodated whilst offering some overall betterment to the general junction capacity. It is a non-standard roundabout design but is acceptable in terms of design and safety.*
- *This improvement will be made within land owned by the applicant and land which falls within the public highway.*
- *Flowers Lane/A530 traffic signals: A minor improvement to the signal junction has been proposed by the developer and this is now agreed by the Highway Authority.*
- *Smithy Lane/A530 junction: The proposal at this junction is for the provision of traffic signals to replace the existing priority junction with a ghost island right turn lane. The Highways Development Management Team consider this to be an effective proposal and the space available at the junction will accommodate an effective signal design. The design of this junction is agreed by the Highway Authority*
- *Financial Note: These highway improvement proposals have been broadly costed and the value of the works will be in the region of one million pounds.*
- *Contribution to the wider highway network: In addition the developer is also offering financial contribution to the wider highway network and has provisionally offered a sum of £300,000 towards the Remer Street corridor upon which this development proposal is shown to have an impact.*
- *The Transport Assessment offers a detailed analysis of the modal choice and sustainable links which will serve this site.*
- *It does show that the site has reasonable connectivity across the town of Crewe despite its location on the north west side of the Crewe area.*
- *There have been some lengthy discussions between the developer and the Highways Development Management team regarding the accessibility of the site and the improvements being offered.*
- *Improvements take the form of improved footpath links local to the site and some cycleway provision.*
- *The provision of the PUFFIN and zebra crossings also aid connectivity.*
- *Moss Lane: It is important at this point to inform members about the issues surrounding Moss Lane and the local concern about traffic impact from this development. Clearly Moss Lane is a narrow country lane which should not be burdened with additional through traffic from a new development. The development guards against this through the provision of two points of access which can be utilised from anywhere within the site. This means that if generated traffic is to travel in the direction of Middlewich or Winsford, it will use the Flowers Lane access and will not need to use Moss Lane which would be a longer and slower route.*
- *If generated traffic is to travel in the direction of Crewe or Warrington it will use the Parkers Road access and will not need to use Moss Lane which would be a longer and slower route.*

- *The Strategic Highways Manager is confident that there will not be a problem with traffic from the development using Moss Lane.*
- *The Strategic Highways Manager does not object to the planning application subject to the applicant entering into a S106 Agreement for the sum of £300,000 towards highway improvements on the strategic road network.*
- *The applicant will need to enter into a S278 Agreement with the Highway Authority to provide the junction improvements identified in this report.*
- *Highways have investigated the design of the new roundabout in safety terms and although it is a non-standard roundabout they are now content with the design and capacity of the new roundabout.*
- *All of the improvements can now be delivered through the S278's the only S106 contributions are the £300,000 and the travel plan*

Environmental Health: No comments received as part of this application. As part of the last application they stated that:

No objection to the application subject to the following conditions:

- *Phase II investigation and remediation should planning permission be granted.*
- *Due to the size of the development, recommend an Air Quality Impact Assessment prior to the development commencing.*
- *The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Monday to Friday, 09:00 to 14:00 hours on Saturday, with no work at any other time including Sundays and Public Holidays. To protect the amenities of nearby residents and the occupiers of nearby property.*
- *Where piling of foundations is necessary this is to be undertaken between 9am – 5pm Monday to Friday and no works of this nature to be undertaken on Saturday, Sunday or Bank Holidays.*
- *Any external lighting of the proposed site should be submitted to and approved by the LPA before being installed*
- *The information supplied in Appendix 13.1 of the Environment Statement is not a noise assessment but a prediction in the increase of traffic noise. Therefore we need to know the current noise levels generated from traffic noise so we can determine what level of protection, if any, is required in the proposed development.*

Public Open Space: No comments received as part of this application. As part of the last application they stated that:

No objection subject to:

- *A private management company to be set up by the developer to maintain the open spaces within the development.*
- *The development to incorporate an equipped children's play area conforming to NEAP Standard. This means that there need to be a minimum of 8 pieces of equipment, plus 1.4 metre high bowtop railing surround with two pedestrian access gates and a double leaf vehicular access gate. Railings to be painted green; pedestrian gates to be yellow.*
- *The equipment must be predominantly metal, inclusive, and conform to BS EN 1176. Equipment to have wetpour safer surfacing underneath it, conforming to BS EN 1177. The surfacing between the wetpour to be tarmacadam with pre-cast concrete edging surround.*
- *Access paths to gates to be tarmacadam.*

- *With regards to the open space play area, the Greenspaces Officer would wish to see equipment that caters for the needs of older children in the area, and which provides significant play value. For longevity, the Greenspaces Officer would wish that the equipment is primarily constructed of steel, rather than wood.*
- *Grass earthwork mounds are extremely difficult to establish and maintain. They featured on some of the Playbuilder year 1 sites in Cheshire East, and have since had to be removed.*

Natural England: No comments received as part of this application. As part of the last application they stated that they do not necessarily disagree with the overall conclusions of the survey information. Natural England would expect that the LPA ensures that they are satisfied with the submitted surveys.

With respect to Great Crested Newts, Natural England were satisfied that the comments had been taken into account with regard to additional newt mitigation enhancements. Any trapping of newts from the development footprint will require a licence from Natural England and therefore it is for the authority to establish whether the proposed development is likely to offend against Article 12(1) of the Habitats Directive. If this is the case then the planning authority should consider whether the proposal would be likely to be granted a licence.

Education: No comments received as part of this application. As part of the last application they stated that:

By applying the pupil yield of 0.162 this development will generate 65 primary school places and CEC pupil projections have 28 surplus places in the "local schools" (i.e. schools within a 2 mile walking distance).

Therefore a contribution has been sought for the additional 37 pupils which cannot be physically accommodated.

This equates to a payment of £398,990.

6. VIEWS OF THE PARISH/TOWN COUNCIL

Minshull Vernon and District Parish Council: No comments received.

7. OTHER REPRESENTATIONS

Letters of objection have been received from 6 local residents raising the following points:

- The original development should never have been approved
- The works being undertaken to install the sewage pipes have resulted in Parkers Road being closed for a number of weeks which is causing access issues
- The original objections have been disregarded
- Bloor Homes have a number of unfinished developments in the area
- Brownfield sites should be developed first
- The local Primary Schools are already full
- The hospital and doctors surgeries are very busy
- The road infrastructure cannot cope and it is difficult for emergency services to access the hospital
- Increased traffic

- Impact upon wildlife
- Increased noise
- Noise disturbance
- HGVs parking on Parkers Road
- Environmental impact
- Poor access
- Impact upon trees and hedgerows
- Opposed to Phase B. Only Phase A should be allowed.
- Increased speeding
- Lack of consultation
- Inconvenience to local residents
- Poor quality works to Parkers Road
- Lack of facilities in the area
- Impact upon the Green Belt

8. APPLICANT'S SUPPORTING INFORMATION

N/A

9. OFFICER APPRAISAL

Principle of Development

The principle of residential development has already been accepted following the approval of the hybrid application 11/1879N. This application will only consider the impacts of the alterations to the house types and minor layout changes on Phase A.

Sustainability

The site was considered to be a sustainable site as part of the earlier application and this conclusion remains unchanged.

Affordable Housing

The location of the affordable housing units has been amended slightly. However the location is still acceptable in the view of the Strategic Housing Manager. The unit types 1 x 4 bed, 6 x 3 bed and 6 x 2 bed are acceptable with a provision of 10% affordable housing on Phase A which accords with the original S106 Agreement.

Highways Implications

The point of access would not be altered as part of this application and the wider traffic impact was considered as part of the original application with contributions secured to mitigate the traffic impact.

The highways layout is largely the same as the original application with just some minor design changes. The design of the internal highways layout is considered to be acceptable.

Amenity

A distance of 21m between principal windows and 13m between a principal window and a flank elevation are generally regarded to be sufficient to maintain an adequate standard of privacy and amenity between residential properties. The layout provided for Phase A demonstrates that distances in excess of 25m will be maintained to the nearest neighbouring dwellings on the opposite side of Parkers Road to the south. A distance of approximately 35m will be maintained between the nearest proposed dwelling and The Gables Nursing Home which is situated to the east of the site. An even greater separation will be achieved between the proposed development and the properties to the east in Thorn Tree Drive and the other dwellings on Bradfield Road and Flowers Lane to the west. Intervening landscaping both existing and proposed will also help to mitigate any adverse effect on amenity of existing dwellings outside the site.

As a result the development would accord with Policy BE.1 (Amenity) of the Borough of Crewe and Nantwich Replacement Local Plan.

Landscape

The landscape impact was considered as part of the original application and there would be no change in the landscape impact from the original approval.

Trees and Hedgerows

There would be no greater tree or hedgerow loss as part of this application to alter the house types on this site. As a result the impact upon the trees/hedgerows is considered to be acceptable and would comply with Policy NE.5 (Nature Conservation and Habitats) of the Local Plan.

Design

The previous application was submitted by Bloor Homes and Linden Homes. In this case Linden Homes will no longer develop the site and it would be developed solely by Bloor Homes. As a result it is necessary to replace the Linden Homes house types with Bloor Homes House types. Furthermore some of the Bloor Homes house types have also been modified on the application site.

Phase A of the development would still be laid out with 4 blocks of properties along the southern boundary facing on to Parkers Road, and a number of detached dwellings on the eastern boundary orientated towards Moss Lane. This still creates an active frontage to both roads, which adds visual interest and improves the security of this area. The main gateway to the development is from a T-junction access mid-way along the Parkers Road frontage with a main spine road running due north from this junction and bisecting the site. This provides a welcoming and interesting gateway to the development.

Moving through the development the site has been subdivided into a number of blocks of houses by a series of streets and squares, in accordance with current urban design and Manual for Streets thinking. The squares are overlooked by the properties, which ensures natural surveillance and creates a sense of place. It also helps to create a sense of anticipation as the visitor moves through the site from one square to the next and each space is gradually revealed. Shared surfaces have been utilised in accordance with Manual for Streets best

practice, to slow vehicle speeds, reduce the visual impact of highway over-engineering and to give pedestrians natural priority.

At the heart of the development, as stated above, is a large central formal open space, incorporating a children's play area. This is overlooked by properties, and will benefit from natural surveillance as a result, as well as contributing to a pleasant residential environment.

The proposal is therefore considered to be acceptable in design terms and compliant with the requirements of Policy BE2 (design) of the adopted Local Plan.

Ecology

The EC Habitats Directive 1992 requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places

(a) in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment, and provided that there is

(b) no satisfactory alternative and

(c) no detriment to the maintenance of the species population at favourable conservation status in their natural range

The UK has implemented the Directive in the Conservation (Natural Habitats etc) Regulations 2010 (as amended) which contain two layers of protection (i) a requirement on Local Planning Authorities ("LPAs") to have regard to the Directive's requirements above, and (ii) a licensing system administered by Natural England and supported by criminal sanctions.

Local Plan Policy NE.9 states that development will not be permitted which would have an adverse impact upon species specially protected under Schedules 1, 5 or 8 of the wildlife and Countryside Act 1981 (as amended), or their habitats. Where development is permitted that would affect these species, or their places of shelter or breeding, conditions and/or planning obligations will be used to:

- facilitate the survival of individual Members of the species
- Reduce disturbance to a minimum
- Provide adequate alternative habitats to sustain the current levels of population.

Circular 6/2005 advises LPAs to give due weight to the presence of protected species on a development site to reflect EC requirements. "This may potentially justify a refusal of planning permission."

The NPPF advises LPAs to conserve and enhance biodiversity: if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) or adequately mitigated, or as a last resort, compensated for, planning permission should be refused.

Natural England's standing advice is that, if a (conditioned) development appears to fail the three tests in the Habitats Directive, then LPAs should consider whether Natural England is likely to grant a licence: if unlikely, then the LPA should refuse permission: if likely, then the LPA can conclude that no impediment to planning permission arises under the Directive and Regulations.

In this case specific advice was sought from the Council's Ecologist as part of the original application who commented that all of the surveys have been undertaken to a high standard by suitably experienced ecological consultants.

Great Crested Newts

The amendments to the house types would not affect the original assessment in terms of Great Crested Newts which is as follows:

'Great Crested Newts, a European protected species, have been recorded breeding at a number of ponds in close proximity to the proposed development.'

In the absence of mitigation the proposed development would pose a significant risk of killing/injuring any animals on the site and would result in the loss of significant areas of terrestrial habitat and potentially isolate a known breeding pond from the surrounding terrestrial habitat. No breeding ponds will be lost as a result of the proposed development.

To mitigate the risk of great crested newts being directly harmed by the proposed development the applicant is proposing their exclusion from the development footprint through the implementation of pit fall traps and amphibian exclusion fencing. This approach is in accordance with standard best practice methodologies.

To mitigate and compensate for the loss of terrestrial habitat and isolation of the ponds all immediate terrestrial habitat (within 50m of each pond) will be retained and enhanced, a new pond will be created and a buffer strip of tree planting/vegetation/ open space has been provided along the northern boundary of the site.

However, the proposed mitigation includes limited habitat creation and the strategy relies on newts having access to the open countryside to the north of the proposed newt habitat area. As such its success would be extremely vulnerable to any further development on land to the north of the site. However given that the land to the north does not benefit from any allocation or extant planning permissions for development, the proposal must be assessed on its own individual merits, and as such is considered to be acceptable. It should also be noted that Natural England appears to be supportive of the proposed mitigation and have not objected to the application. To ensure the success of the newt mitigation area the public must be excluded from accessing it and management proposals must be provided to ensure its long term viability. These can be secured by condition'

Bats

The amendments to the house types would not affect the original assessment in terms of Bats which is as follows:

'Bats are a protected species and a BAP priority species and were recorded foraging around the site. However there was no evidence of roosting bats being present. The proposed new pond and planting to the north of the site will at least partially compensate for any loss of foraging habitat and the Council's Ecologist does not anticipate that the proposed development having a significant impact upon bats'

Breeding Birds

The amendments to the house types would not affect the original assessment in terms of Breeding Birds which is as follows:

'The hedgerows and trees on the proposed development site are likely to support breeding birds including Biodiversity Action Plan Priority species. If planning consent is granted the conditions are required to safeguard breeding birds and to ensure some additional provision is made for roosting bats and birds as part of the development. Specifically, prior to undertaking any works during nesting season, a detailed survey is required to check for nesting birds and a scheme for the incorporation of features suitable for use by roosting bats and breeding birds including house sparrow and swifts, should be submitted, approved and implemented'

Hedgerows

The amendments to the house types would not affect the original assessment in terms of Hedgerows which is as follows:

'Hedgerows are a local BAP habitat and a material consideration. The proposed development will result in the significant loss of hedgerows. However, this could be partly compensated for through the provision of newly planted native species hedgerows on the northern boundary of the site, which could be secured by condition'

Public Open Space

As per the original approval the proposed layout makes provision for a large central formal open space, incorporating a children's play area within Phase A. Other peripheral areas of informal open spaces are also proposed.

The S106 will secure the same amount of public open space provision and an equipped children's play area conforming to a NEAP standard with a minimum of 8 pieces of equipment and future management of the POS and NEAP.

Education

This issue was dealt with as part of the original application as there is a capacity issue at the local primary schools. The mitigating contribution (£398,990) will be secured as part of a S106 Agreement.

Flood Risk and Drainage

The application site is located within Flood Zone 1 according to the Environment Agency Flood Maps. This defines that the land has less than 1 in 1000 annual probability of flooding and all uses

of land are appropriate in this location. As the application site exceeds 1 hectare, a Flood Risk Assessment was submitted as part of the original application.

The Environment Agency and United Utilities raised no objection to the application as part of the earlier application and the change in house types would not raise any flood risk/drainage issues.

Public Rights of Way

This application would have no greater impact upon the PROW within the vicinity of the site.

LEVY (CIL) REGULATIONS

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010, it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In this case the S106 was considered to satisfy this CIL tests as part of the last application and a deed of variation will be required to secure the same obligations.

10. CONCLUSIONS

The principal of development has already been accepted as part of the approvals on this site.

The amendments to the house types would not raise any amenity, design or highway issues and comply with the local plan.

In terms of affordable housing, wider traffic generation, landscape, trees/hedgerows, ecology, POS, education, sustainability and flood/risk drainage, there would be no greater impact and the mitigation will be secured through the use of planning conditions and a S106 Agreement.

11. RECOMMENDATIONS

That the application be approved subject to completion of Section 106 Deed of Variation securing the same obligations as 11/1879N:

- 1. Provision of education contribution of £398,990**
- 2. Provision of £300,000 towards highway improvements to the Remer Street corridor and the provision of a drop-off lay-by at Leighton Primary School. (To include the provision for £200K for the layby to be requested after commencement)**
- 3. Provision of public open space including amenity greenspace and an equipped children's play area conforming to NEAP Standard, to include:**
 - a. A minimum of 8 pieces of equipment,**
 - b. 1.4 metre high bowtop railing surround with two pedestrian access gates and a double leaf vehicular access gate.**
 - c. Railings to be painted green and pedestrian gates to be yellow.**

- d. Equipment to be predominantly metal, inclusive, and conforming to BS EN 1176.
- e. Equipment to have wetpour safer surfacing underneath it, conforming to BS EN 1177.
- f. Surfacing between the wetpour to be tarmacadam with precast concrete edging surround.
- g. Access paths to gates to be tarmacadam
- 4. Provision for future management of children's play areas and amenity greenspace to include transfer to and future maintenance by a private management company.
- 5. Provision of 10% of the 400 units proposed across the whole site as affordable housing in perpetuity. The tenure split to be on a 25% social/affordable rent, 75% intermediate tenure basis. Phase B to include key worker housing to be agreed as part of subsequent reserved matters applications.
- 6. Overage clause
- 7. Travel Plan Monitoring Fee £5000
- 8. Contribution of £25,000 for the provision of Green Infrastructure within Crewe and the environs of the site.

And subject to the following conditions:-

- 1. Standard outline time limit (Phase B)
- 2. Submission of reserved matters (Phase B)
- 3. Plans
- 4. Materials
- 5. Boundary Treatment
- 6. Landscaping submission
- 7. Landscaping implementation
- 8. Features for use by birds and bats
- 9. Habitat creation and management plan
- 10. Design of proposed pond in accordance with plan reference G3333.04a
- 11. Design and layout of the proposed newt mitigation area including proposals to ensure no public access.
- 12. Bin Storage to be provided to the rear garden of each plot
- 13. Archaeology investigation / report
- 14. Compliance with flood Risk Assessment
- 15. Restrict surface water run-off
- 16. Surface water attenuation
- 17. Minimum Floor Levels
- 18. Surface Water Regulation Scheme
- 19. Site to be drained on a separate system
- 20. Phase II contaminated land investigation and remediation
- 21. Travel Plan
- 22. Updated Air Quality Impact Assessment
- 23. Limit hours of construction to 08:00 – 1800 Monday to Friday and 0900 – 1400 on Saturday with no working on Sunday or Bank Holiday
- 24. Details of external lighting to be submitted and approved
- 25. Construction of access and highway improvements in accordance with plan reference SCP/11531/D100 Rev E

26. **Provision of Parking**
27. **Highway Construction details to be submitted**
28. **Replacement hedge and tree planting**
29. **Tree / hedge protection measures**
30. **Implementation of Tree / hedge Protection**
31. **Arboricultural Method Statement**
32. **Code for Sustainable Homes Level 3**
33. **Noise Impact Assessment**
34. **Compliance with apprenticeship scheme**
35. **Provision of Bungalows in Phase B**
36. **A Highway assessment of Moss Lane and if necessary submission of a scheme of measures for improvement and a timetable for their implementation**

In order to give proper effect to the Board`s/Committee`s intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

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