

Application No: 15/2943N

Location: LAND OFF CREWE ROAD, SHAVINGTON CUM GRESTDY, CREWE

Proposal: Reserved Matters application pursuant to outline planning permission ref. 13/0336N for the construction of 370 dwellings, associated on site highways infrastructure, car parking and pedestrian routes, formal and informal open space provision and associated works.

Applicant: Taylor Wimpey UK Limited

Expiry Date: 25-Sep-2015

## **SUMMARY:**

The principle of development has already been accepted by the outline approval on the site.

### Social Sustainability

The development will not have a detrimental impact upon residential amenity, it would provide benefits in terms of much needed affordable housing provision and would help in the Councils delivery of 5 year housing land supply.

The impact upon infrastructure would be neutral as the impact on education would be mitigated through the provision of a contribution secured as part of the outline application. The provision of public open space and the proposed play area is acceptable, with the amount and type proposed having previously been agreed at the outline stage.

### Environmental Sustainability

The design, layout and landscaping of the scheme are considered to be acceptable.

The ecological impact is considered to be neutral as mitigation would be secured.

The proposed access point is acceptable and the traffic impact of the development has already been accepted together with contributions for off-site highway works. The internal design of the highway layout/parking provision is considered acceptable.

### Economic Sustainability

The redevelopment of the site would provide a number of economic benefits in terms of medium term job creation and in terms of direct and indirect contributions to the local economy.

It is considered that the planning balance weighs in favour of the development.

<b>RECOMMENDATION:</b> <b>APPROVE subject to conditions</b>
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**PROPOSAL:**

This is a reserved matters application pursuant to outline planning permission ref. 13/0336N for the construction of 370 dwellings, associated on site highways infrastructure, car parking and pedestrian routes, formal and informal open space provision and associated works. The issues which are to be determined at this stage relate to the appearance, landscaping, layout and scale of the development.

The development will be accessed via Crewe Road and the spine road as agreed within the outline permission.

The development will comprise:

- A total of 370 dwellings, including 93 affordable homes;
- A mix of dwelling types and sizes, including one bedroom properties, two to five bedroom family homes and apartments;
- POS including a Multi Use Games Area [MUGA], a Local Equipped Area for Play [LEAP] with 6 pieces of equipment, and Trim Trail with 10 pieces of equipment; and,
- Two substations

**SITE DESCRIPTION:**

The site extends to 11.90 hectares and is situated on land known as Basford West, to the south and east of Crewe Road on the edge of the Crewe urban area.

The land comprises a series of former agricultural fields. The road and drainage infrastructure to serve the residential development has recently been constructed by Goodman (the developers of the wider site) following the granting of outline consent.

It is bounded:

- To the north by the Crewe Road and the development of 40 units currently under construction by Taylor Wimpey Manchester;
- To the south by the A500 beyond which lies open countryside and the village of Shavington;
- To the east by the remainder of the development site including the new spine road which has recently been constructed and will form the boundary of this development; and,
- To the west by trees, open countryside which will be used to deliver recreational open space. The Ecological Mitigation Area & Woodland Area for the wider Basford West scheme is provided further to the east.

**RELEVANT HISTORY:**

13/0336N - Outline application for residential development (up to 370 units), Offices (B1), local centre comprising food and non-food retail (A1) and restaurant/public house (A3/A4), hotel (C1), car showroom and associated works including construction of new spine road with accesses from Crewe Road and A500, creation of footpaths, drainage including formation of SUDS, foul pumping station, substation, earthworks to form landscaped bunds, provision of public open space and landscaping – Approved subject to S106 Feb 2014.

## **POLICIES**

### **National Policy:**

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

### **Development Plan:**

The Development Plan for this area is the Crewe and Nantwich Replacement Local Plan 2005. The application site forms part of 55 hectares of land of land known as Basford West, which under policy E.3 of the Borough of Crewe and Nantwich Replacement Local Plan, are allocated for development as a Regional Warehouse and Distribution Park. The former Borough Council also published the Basford West Development Brief which was adopted in April 2004.

The relevant Saved Policies are: -

BE.1 (Amenity)  
BE.2 (Design Standards)  
BE.3 (Access and Parking)  
BE.4 (Drainage, Utilities and Resources)  
RT.3 (Provision of Recreational Open Space and Children's Playspace in New Housing Developments)  
NE.5 (Nature of Conservation and Habitats)  
NE.9 (Protected Species)  
NE.10 (New Woodland Planting and Landscaping)  
NE.17 (Pollution Control) and NE.20 (Flood Prevention)  
TRAN.1 (Public Transport)  
TRAN.3 (Pedestrians)  
TRAN.4 (Access for the Disabled)  
TRAN.5 (Provision for Cyclists)  
TRAN.9 (Car Parking Standards)

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

### **Cheshire East Local Plan Strategy – Submission Version (CELP)**

The following are considered relevant material considerations as indications of the emerging strategy:

MP1 (Presumption in favour of sustainable development)

PG1 (Overall Development Strategy)  
PG2 (Settlement Hierarchy)  
PG5 (Open Countryside)  
PG6 (Spatial Distribution of Development)  
SD1 (Sustainable Development in Cheshire East)  
SD2 (Sustainable Development Principles)  
IN1 (Infrastructure)  
SC2 (Outdoor Sports Facilities)  
SC4 (Residential Mixes)  
SC5 (Affordable Homes)  
SE1 (Design)  
SE3 (Biodiversity and Geodiversity)  
SE4 (The Landscape)  
SE5 (Trees, Hedgerows and Woodland)  
SE6 (Green Infrastructure)  
CO1 (Sustainable Travel and Transport)  
CS2 (Basford West Crewe)

### **Other Considerations:**

The EC Habitats Directive 1992  
Conservation of Habitats & Species Regulations 2010  
Interim Planning Statement Affordable Housing  
Interim Planning Statement Release of Housing Land  
North West Sustainability Checklist

### **CONSULTATIONS:**

**Strategic Highways Manager:** no objections subject to conditions regarding Construction management plan, Travel Plan and Access details as per approved plan

**Nature Conservation:** no objection subject to clarification on whether a fence is also proposed along the boundary of the residential scheme and the ecological mitigation area to the west, clarification regarding the position of the proposed footpath in relation to ecological mitigation areas and subject to the imposition of conditions regarding nesting and breeding birds.

**Cheshire East PROW:** no objection subject to adequate provision of walking and cycling routes and such routes being provided prior to occupation of the dwellings, cycle store facilities and information on walking and cycling routes to be provided to householders.

**Environment Agency:** no objection subject to measures regarding flood risk and ecology agreed at outline stage having been/are to be provided.

**Natural England:** reference to standing advice.

**Housing:** no objections. The residential mix is acceptable and meets identified housing need. The location of the affordable housing is acceptable and sufficient pepper-potting.

**United Utilities:** refer to drainage comments submitted in relation to the outline permission and provide general comments regarding water supply.

**Environmental Health:** no objections/comments to be raised and it is noted there are conditions (18-26) on the outline application 13/0336N

**Newcastle under Lyme Borough Council:** no comments to make.

**Ansa Open Space:** proposals generally acceptable but some concerns raised with regard to the specified play equipment and railings.

**Landscape:** formal comments awaited.

**Forestry:** no objections.

**Network Rail:** comments awaited.

#### **VIEWS OF THE PARISH/TOWN COUNCIL:**

**Shavington cum Gresty Parish Council:** no objections.

**Weston and Basford Parish council:** The Parish Council raises no objection to the principle of this proposal. However, it notes that the scheme is very high density and in layout terms is concerned that the narrow and tortuous nature of the estate road layout along with limited access points onto the main spine road and spur could potentially create future on street parking obstruction problems and access problems for emergency vehicles. Weston & Basford Parish Council have first-hand experience of this type of issue in relation to the Wychwood Village which is the source of constant resident complaint.

#### **REPRESENTATIONS:**

Neighbour notification letters were sent to all adjoining occupants and site notices erected.

3 letters of objection have been submitted to date raising the following concerns:

- Over development
- Against policy of green gaps between settlements
- Gresty Road already at capacity
- Negative impact on TPO's
- Negative impact on public footpaths
- Will result in excessive parking
- Increased traffic and congestion
- Query eco credentials of proposed houses
- Query walking/cycling measures and cycle parking facilities

#### **APPLICANT'S SUPPORTING INFORMATION:**

The following documents have been submitted in support of the application:

- Planning Statement
- Design and Access Statement
- Highways Statement
- Landscape Statement
- Affordable Housing Statement

## **APPRAISAL**

### **Principle of the development**

The principle of residential development of up to 370 dwellings has already been accepted following the approval of the outline application (13/0336N). The matters to be considered by this application relate to appearance, landscaping, layout and scale.

### **Affordable Housing**

The S106 associated with application 13/0336N secured an affordable housing provision of:

- A minimum of 21% of the first 200 dwellings (i.e. 42 units) to be affordable housing; and,
- A maximum of 30% of the remaining 179 dwellings (i.e. 51 units) to be affordable Housing.

This equates to a maximum provision of 93 units of Affordable Housing (i.e. 25% of the development). As it is proposed to provide 93 units of affordable housing, the scheme is in accordance with the objectives of the S.106.

There is also a requirement in the S.106 to designate 35% of affordable housing units for intermediate tenure and 65% of the units as affordable rented tenure. The tenure split proposed accords with this requirement. It is proposed that 33 units will be intermediate tenure and 60 units will be social rented tenure.

No objections are raised to the proposal by the Council's Housing department who are satisfied with the amount, tenure split, type and location of the affordable housing.

### **Highways**

The strategic highway issues associated with the proposed development were considered as part of the outline application and were also addressed within the S106 agreement and via conditions attached to the outline consent.

The only highways related matters to be considered as part of this application relate to the road layout and parking associated with the proposed residential development.

The Head of Strategic Infrastructure (Highways) has been consulted on the application and raises no objections to it subject to the imposition of conditions regarding a Construction management plan, Travel Plan and Access details as per approved plan noting that the location of the two access points, one from Crewe Road and other taken from the recently constructed spine road were determined at the outline stage. The detail submitted in regards of the design meets design standards and visibility requirements and is considered to be acceptable.

It is noted that the internal road layout proposed is a mix of standard residential roads with squares and cul-de-sacs, the infrastructure design is one that will promote lower traffic speeds and is an appropriate design. The main road carriageway width is a 5.5m carriageway with 2m footways, the cul-de-sacs are proposed at 4.5m.

The provision of off-street parking is an important element of the design as it reduces the need for on-street parking that causes obstructions to traffic flows within the site. The applicant has provided car parking in accordance with our current standards which are:

1 bed – 1 space  
2/3 bed - 2 spaces  
4+ bed - 3 spaces

A Construction Management Plan has been submitted and this will be conditioned. A condition requiring the submission of a Travel Plan was attached to the outline consent and as such there is no need to attach one to any consent granted by this application. Similarly the accesses have already been formed and are covered by the outline permission and do not therefore need to be conditioned. However it is considered necessary to condition the retention of garaging proposed to ensure adequate parking facilities across the site.

## **Design/Visual Impact**

This is a reserved matters application for 370 dwellings including apartments. Outline planning approval was granted under planning reference 13/0336N for up to 370 units.

In terms of height the development would be mainly two-storey dwellings although there would be some taller units in the form of two-and-a-half storey dwellings and 2 apartment blocks of three-storeys in height. The dwellings and apartments would mainly be constructed from facing brick, under slate tiled roofs though render will also be used to introduce variety. A variety of different house types are also proposed.

This application follows extensive pre application discussions and negotiations with the applicants in an attempt to improve the layout and appearance of what is a relatively high density residential development (38 units/hectare). Amendments made during the course of the application have involved the re-location of a substation from the site entrance, amendments to layout and materials, the introduction of a broader palette of materials for roads and paths and the introduction of more soft landscaping within the development and along its boundary with the spine road.

Following the amendments made, it is considered that the design and layout of the proposal is appropriate having regard to its location and density and it is not considered that it will have any adverse impact on the character and appearance of the area.

## **Amenity**

Apart from the northern part of the site, the proposed residential development is not within close proximity of other residential properties. The northern part of the development is adjacent to another residential development that has been granted planning permission and is currently being

built. However, the relationships between the permitted dwellings and the proposal are acceptable.

With regard to the development itself, whilst the proposed layout is quite dense, in the main the distances between dwellings broadly complies with the space standards of 21m between directly facing principal windows and 13.5m between principal windows and flank walls. However, with regard to a few plots, it is considered that the spacing distances need to be increased. This issue has been raised with the applicant who is re-visiting the layout to see whether the relationships can be improved. A further update on this issue will be provided to Committee.

In light of the dense nature of the scheme it is considered necessary to remove permitted development rights for extensions to dwellings. This is in order to protect the amenity of residents of the development.

### **Trees and Hedgerows**

The Council's Arboricultural Officer has been consulted on the application and it is noted that no significant arboricultural implications were raised with regard to the outline application (13/0336N); the main part of the site being cleared of hedgerows and trees under previous applications with a hedgerow and protected hedgerow trees with what was to be the western boundary of the employment development land retained.

Some concern has been raised by the landscape and design officers in relation to the removal of a stretch of existing hedgerow to the north of the proposed MUGA. This was previously shown to be retained at the outline stage. The hedgerow has previously been defined as overgrown (about 8 metres), previously maintained at a height of 1.5 metres comprising of Hawthorn, Holly, Elder and Dog Rose. The current status of the hedgerow has been described as poor by the applicant and it is proposed as part of the landscape scheme that the hedgerow is replaced in about the same position with a mixed native species. The landscape scheme proposes 60-80 cm high seedlings which is small Nursery Stock. It would be preferable that should the existing hedgerow be removed, replacement planting should be of a larger Nursery Stock size than 60-80cm and that the new hedgerow be protected until establishment. This matter has been raised with the applicant who has agreed to amend the specification for the replacement hedge as requested.

The Council's Arboricultural Officer raises no principle objection from an Arboricultural perspective to the proposed layout which he notes appears to be generally in accordance with what was proposed at outline.

A condition requiring development to be carried out in accordance with the submitted Tree Removal Plan and Arboricultural Method Statement is recommended. Subject to this, no arboricultural objections are raised to the proposal.

### **Landscape**

During the course of the application amended plans have been secured in terms of the landscaping for the site. These plans show an improved landscape provision within the site with the retention of more hedgerows and a greater degree of tree planting within the site. It is considered that the landscaping scheme is of an acceptable form.



## **Ecology**

The Council's Nature Conservation Officer has been consulted on the application and has provided the following comments/advice:

### Hedgerows

A new hedgerow is proposed along the western boundary of the application site. This boundary performs an important function in delineating the boundary between the open space associated with the proposed housing and the established ecological mitigation area to the west. The mitigation area is sensitive to impacts associated with public access. It is therefore important that the boundary treatment in this location forms an effective boundary as soon as possible. As such, it is recommended that a fence is also proposed in this locality to form an effective barrier whilst the hedgerow matures.

A fence along this boundary has been agreed as part of the discharge of conditions associated with the outline permission. No further control over the proposed fence is therefore required in association with this application.

### Nesting Birds

Two planning conditions are recommended regarding nesting birds if planning consent is granted.

### Proposed Footpath/Cycle way

The submitted landscape statement states that the proposed footpath/cycleway will 'provide connection' to the community woodland and ecological mitigation areas. The Nature Conservation Officer states that he is unclear what is meant by this but that it is imperative that public access to the mitigation area is avoided. Therefore if the proposed footpath is currently intended to provide access to the mitigation area he advises that the proposed route of the footpath must be amended.

The submitted plans and those approved as part of the discharge of conditions associated with the outline consent do not show a path providing access to the mitigation area.

Subject to the conditions recommended, there are no ecological concerns regarding the proposal.

## **Public Open Space**

The amount and type of Public Open Space proposed was agreed at the outline stage. It is in the form of a MUGA, a LEAP, an amenity grassland area and informal kick about and a trim trail, all located on the western part of the site adjacent to the ecological mitigation area.

The Council's Greenspace Officer has been consulted on the application and whilst the proposals are generally considered to be acceptable, there are concerns about the play equipment and railings proposed. The applicant has agreed to make the necessary changes to the play equipment and railings and an update on this issue will be presented to Committee.

## **Education**

This issue was dealt with as part of the outline application where a financial contribution was secured as part of the S106 Agreement.

### **Public Rights of Way**

No objections have been raised by the Council's PROW team subject to adequate provision of walking and cycling routes. Connectivity through the site and to the adjacent wider site is considered to be acceptable and was largely considered at the outline stage. It is not considered appropriate to condition information for householders as suggested by the PROW but rather to deal with this issue as an informative.

### **Flood Risk and Drainage**

No objections are raised to the proposal by United Utilities or the Environment Agency with matters of flooding and drainage having been considered at the outline stage.

### **Other Matters**

The points raised in objection have been fully considered but for the reasons set out within the report, the proposal is considered to be acceptable. Many of the points raised were addressed at the outline stage.

### **PLANNING BALANCE**

The principle of development has already been accepted by the outline approval on the site.

#### Social Sustainability

The development will not have a detrimental impact upon residential amenity, it would provide benefits in terms of much needed affordable housing provision and would help in the Councils delivery of 5 year housing land supply.

The impact upon infrastructure would be neutral as the impact on education would be mitigated through the provision of a contribution secured as part of the outline application.

In terms of the POS provision, this is considered to be acceptable.

#### Environmental Sustainability

Design, layout and landscaping are considered to be acceptable.

With regard to ecological impacts, the impact is considered to be neutral as mitigation would be secured.

The development is acceptable in terms of its impact upon trees on the site.

#### Economic Sustainability

The redevelopment of the site would provide a number of economic benefits in terms of direct and indirect contributions to the local economy.

Taking account of appropriate planning policies, the presumption in favour of sustainable development within the NPPF, it is considered that the planning balance weighs in favour of this proposal. As such, subject to the receipt of revised plans addressing the outstanding issues discussed within the report, the application is recommended for approval.

#### Application for Reserved Matters

RECOMMENDATION: Approve subject to following conditions

1. A02RM - To comply with outline permission
2. A01AP - Development in accord with approved plans
3. A32HA - Development to be carried out in accordance with the approved construction method statement
4. A06NC - Protection for breeding birds
5. A04LS - Landscaping (implementation)
6. A01GR - Removal of permitted development rights
7. Materials as submitted
8. Garaging to be retained and not to be converted to living accommodation without permission from the lpa
9. Features for breeding birds
10. Development to be carried out in accordance with submitted Tree Removal Plan and Arboricultural Method Statement

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 Principal Planning Manager 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.

