

APPLICATION NO: 19/4896N

PROPOSAL: Erection of 73 dwellings, comprising 42 independent living apartments and 31 houses (all affordable homes) with associated access and landscaping.

ADDRESS: Land At Former Crewe L M R Sports Club, GODDARD STREET, CREWE

APPLICANT: The Guinness Partnership Limited

CONSULTATION RESPONSES

Sport England – Confirmed that the objection to the development is withdrawn subject to consultation with Sport England on the wording of the S106 Agreement.

OFFICER COMMENT

The confirmation from Sport England that their objection can be withdrawn subject to the full details of the S106 Agreement wording is welcomed and accords with the recommendations of the report to the planning committee. Therefore, the recommendation should remain as originally proposed.

Furthermore, with regards to further clarification in regards to the site selected for the mitigation payment at Sutton Lane, Middlewich. Paragraph 99 of the NPPF sets out the criteria for the assessment of the loss of a playing pitch/open space etc;

*'a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use'.

The Cheshire East Playing Pitch Strategy 2021, has not identified any sites in the local area (Crewe) which have the capacity or ability to accommodate an appropriate additional replacement playing pitch of the same or better provision. Therefore, ANSA in collaboration with relevant agencies, eg. Cheshire FA, Football Foundation, ESAR and Sport England, have been in discussion for some time to try and identify a potential site for the mitigation to be used nearby. Originally a site in Crewe called the Razzer, adjacent to the Cumberland Arena, Crewe was identified and a Feasibility Study was carried out by the applicants. This raised concerns in relation to contaminated land and indicated that the agreed commuted sum of £80,000 would not be sufficient to provide the

required mitigation on that site. Other sites in Crewe, including the George's Playing pitch were considered but there simply isn't the space or capacity for the appropriate mitigation to be accommodated. Therefore, the search for a site was widened, in accordance with Policy, and the next alternative site which has been identified by ANSA and partners was the Sutton Lane site, and a Feasibility Study was then commissioned on that site. This site is to be developed by Cheshire East in partnership with ESAR, subject to planning permission, and will completely regrade and drain the playing field site enabling a number of new playing pitch layouts and expand capacity. This will in turn bring significant improvement to the playing pitch provision in Cheshire East.

RECOMMENDATION – no change to the recommendation