

# Strategic Planning Board

## Updates

---

**Date:** Wednesday 11th April 2012  
**Time:** 10.30 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street,  
Crewe, CW1 2BJ

---

The information on the following pages was received following publication of the committee agenda.

Update for Application No. 11/3414C (Pages 1 - 2)

---

Please contact Julie Zientek on 01270 686466  
E-Mail: [julie.zientek@cheshireeast.gov.uk](mailto:julie.zientek@cheshireeast.gov.uk) with any apologies, requests for further information or to arrange to speak at the meeting

---

This page is intentionally left blank

**STRATEGIC PLANNING BOARD –11<sup>TH</sup> APRIL 2012**

**UPDATE TO AGENDA**

**APPLICATION NO.**

11/3414C

**LOCATION**

Land off Hassall Rd, Sandbach

**UPDATE PREPARED**

10<sup>th</sup> April 2012

**Planning Policy**

Since Committee previously considered this application, the Government has introduced the National Planning Policy Framework.

Paragraph 49 of the NPPF states that:

*“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”*

Clearly the above indicates that the Council’s policies in relation to the supply of housing should not be considered up-to-date.

Paragraph 14 of the NPPF provides specific advice for decision makers. It states that where the development plan is “out-of-date” in a particular area, local planning authorities should grant planning permission unless:

- *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted”*

On the later point, it then gives examples as sites protected under the Boards and Habitats Directives, land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park, designated heritage assets and locations at risk of flooding or coastal erosion.

Overall, the above indicates that Council's should be approving housing schemes except where adverse impacts "*significantly and demonstrably outweigh the benefits*" of approving the scheme.

**RECOMMENDATION**

No change to the recommendation.