

<b>Planning Reference No:</b>	11/0017N
<b>Application Address:</b>	Former Ground Maintenance Depot
<b>Proposal:</b>	8 two storey detached dwellings, 2 two storey semi-detached dwellings and 2 three storey semi-detached dwellings.
<b>Applicant:</b>	Chelford Homes
<b>Application Type:</b>	Full Planning
<b>Grid Reference:</b>	369804 354451
<b>Ward:</b>	Crewe West
<b>Earliest Determination Date:</b>	20 April 2011
<b>Expiry Dated:</b>	6 May 2011
<b>Date of Officer's Site Visit:</b>	31 March 2011
<b>Date Report Prepared:</b>	1 April 2011
<b>Constraints:</b>	Tree Preservation Order no. 184

## **SUMMARY RECOMMENDATION**

**REFUSE**

### **MAIN ISSUES**

**Impact of the development on:-**

- Principle of the Development
- Climate Change
- Design
- Amenity
- Trees
- Protected Species
- Highway Safety
- Contaminated Land
- Drainage

## **REASON FOR REFERRAL**

This application is to be determined by the Southern Planning Committee as it relates to the construction of over 10 dwellings.

## **DESCRIPTION OF SITE AND CONTEXT**

The application site measures 3472.3 sq. m and comprises a former grounds maintenance depot accessed off Dane Bank Avenue in Crewe. The site has been vacant since 2003 and consists of an area of existing hardstanding which is now overgrown, a former storage building which is in a state of disrepair, mature and semi-mature trees and shrubs. TPO 184 covers a number of individual trees and groups of trees on the site.

From a contextual perspective, South Cheshire College lies to the immediate north west with residential estates lying to the north east, east, south and west on the opposite side of Dane Bank Avenue.

The site lies within the settlement boundary of Crewe, outside the town centre boundary which is approximately 1.6km away.

The site is allocated as an existing housing commitment within the Local Plan under policy RES.1.

## **DETAILS OF PROPOSAL**

This is a full application for the construction of 12 dwellings on the site with associated car parking, access, landscaping and a detached triple garage block. The layout of the buildings would be 'U' shaped around the 'Y' shaped cul de sac head. The dwellings would comprise a mix of two and three storeys and detached and semi-detached dwellings.

In terms of landscaping, a group of trees to the immediate north of the proposed access point are to be removed. These include the mature oak tree in the centre of the site (not subject to the Tree Preservation Order) and a tree between the front of the application site and the footprint of the dwelling sited on plot 12. Trees which would be within the rear garden areas of plots 10 and 11 would also be removed.

The access point would be taken from Dane Bank Avenue, bounded by arched top railings on either side and bounding the front of the site. 14 surface car parking spaces are to be provided along with a further 8 garage spaces.

## **RELEVANT HISTORY**

09/4274N Erection of 9 Dwellings Approved 20/4/2010

09/1590N Erection of 11 Dwellings Withdrawn

P07/0144 Erection of 38 Apartments in Two and a Half Storey and Three and a Half Storey Apartment Buildings refused allowed on appeal 10/3/10

P06/0660 – Erection of 40 Apartments in One 3 Storey and One 4 Storey Apartment Buildings. Refused 25<sup>th</sup> August 2006.

P04/1540 - Reserved Matters Application for Residential Development of 27 Apartments (Resubmission of P04/1042). Approved 5<sup>th</sup> April 2005.

P04/1042 - Residential Development Comprising 31 Dwellings. Withdrawn

P03/1234 - Renewal of Outline Planning Permission (P00/0997) for Residential Development. Approved 9<sup>th</sup> December 2003

P00/0997 - Outline Application for Residential Development. Approved 4<sup>th</sup> January 2001.

## **POLICIES**

The development plan includes the North West of England Plan Regional Spatial Strategy 2021 (RSS) and Borough of Crewe and Nantwich Replacement Local Plan 2011.

The relevant development plan policies are:

**Regional Spatial Strategy**

DP1 Spatial Priorities

DP2 Promote Sustainable Communities

EM18 Renewable Energy

**Local Plan Policy**

NE.5 Nature Conservation and Habitats

NE.19 Renewable Energy

BE.1 Amenity

BE.2 Design Standards

BE.3 Access and Parking

BE.4 Drainage, Utilities and Resources

BE.6 Development on Potentially Contaminated Land

RES.1 Housing Allocations

TRAN.9 Car Parking Standards

**Other Material Considerations**

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 1 (Delivering Sustainable Development- Climate Change Supplement)

Planning Policy Statement 3 (Housing)

Planning Policy Statement 9 (Biodiversity and Geological Conservation)

Planning Policy Guidance 13 (Transport)

Planning Policy Statement 22 (Renewable Energy)

Planning Policy Statement 23 (Planning for Pollution Control)

Draft Interim Housing Policy on the Release of Housing Land

Interim Affordable Housing Statement

SPD: Development on Backland and Gardens

Letter to Chief Planning Officers: Revocation of Regional Strategies

Biodiversity and Geodiversity Guidance Document

Letter to Chief Planning Officers: Abolition of Regional Strategies

**CONSULTATIONS (External to Planning)**

**Environmental Health:**

As the submitted report is out of date, it is recommended that a condition be imposed requiring the submission of a Phase II investigation and further mitigation/ remediation information, if required.

Also recommends conditions in respect of restricting construction hours, restricting piling of foundations and the submission of an external lighting scheme.

**Strategic Highways Manager:**

The amended site plan largely addresses the highway issues. The only remaining issue is the proximity of the residential unit on Plot 6 which directly abuts the highway service strip. The Agent has offered to provide a revised plan and therefore the Strategic

Highways Manager has no objections provided that conditions are imposed requiring the submission of an amended plan repositioning plot 6 and details of the construction specifications for the access.

**United Utilities:** No objections provided that surface water is not discharged into the mains sewer

## **OTHER REPRESENTATIONS:**

None received at time of writing report

## **APPLICANT'S SUPPORTING INFORMATION**

### **Design and Access Statement**

- context contains a mix of housing types and South Cheshire College
- close proximity to shops, services and public open space
- assessment of planning policy and planning history
- trees, surrounding properties and optimum location for access represent constraints
- accessibility, regeneration and security represent opportunities
- principle of residential development established
- redevelopment of site considered a benefit
- sustainable location
- would complement existing properties
- sensitive land use
- scheme would be economically viable
- scheme achieves definition of public and private spaces
- scheme achieves efficient use of land
- layout would increase natural surveillance and create an active frontage

### **Climate Change Statement**

- cannot provide climate change measures as it would be unviable

### **Contaminated Land Assessment**

- some concentrations of contaminants across the site
- will remove contamination and treat off site and then return material to site or replace with inert material

### **Tree Survey**

- recommends seven trees to be felled including an unprotected poplar and unprotected oak tree, remedial pruning and replacement planting

### **Protected Species Survey**

- existing buildings on the site and trees unsuitable habitats for bats
- Ash covered with ivy has limited potential as a bat roost
- tree outside the site is suitable habitat for bats
- recommends ivy removed from Ash tree in winter, that no works to oak tree outside the site take place, that works take place outside the nesting season, additional planting and the submission of a lighting scheme.

### **Development Costs Appraisal**

- scheme is to make a loss

## **Highways Proof of Evidence (P07/0144)**

### **OFFICER APPRAISAL**

#### **Principle of Development**

The site is allocated for residential development under policy RES.1 and the principle of residential development of this site has already been considered and approved as part of the outline permission (P00/0977) as well as the subsequent reserved matters application (P04/1540) and the scheme allowed on appeal (P07/0144). The latter included an 'H' shaped apartment block ranging from 2.5 to 3.5 storeys with a rear communal car parking area. The scheme involved the retention of the tree lined frontage onto Dane Bank Avenue as well as a single vehicular access point to the south of the site. In 2010 a scheme for 9 dwellings was approved (09/4274N) which was similar to the proposals put forward under this application; that scheme also involved a 'U' shaped formation of dwellings around a cul de sac head. However these properties were between 7.5m-9.1m. The tallest property under this scheme would be 10.6m high, 1.5m higher.

There has, however, been numerous changes in local, regional and national planning policy guidance published since April 2010.

Of particular interest is the imminent abolition of Regional Spatial Strategies. Whilst the Planning and Compulsory Purchase Act 2004 states that the Regional Spatial Strategy comprises part of the statutory development plan, DCLG have issued guidance indicating the government's intention to abolish Regional Spatial Strategies (RSS). Recent appeal decisions indicate Inspectors approach the application of RSS policies on a case by case basis. They do, nevertheless, still comprise part of the Development Plan.

In addition to the above, the government has also amended PPS3 in respect of housing densities and reclassification of garden land as Greenfield which have no direct implications for these proposals.

#### **Affordable Housing**

In response to the findings of the Strategic Housing Market Assessment 2010 the Local Planning Authority has produced the Interim Affordable Housing Statement which seeks to address the housing needs identified in the Strategic Housing Market Assessment 2010. This document was adopted in February 2011.

In terms of the implications for these proposals, the Interim Affordable Housing Statement indicates at para 3.1 that 30% affordable housing is required on all allocated sites which should include social rented and intermediate housing and, in addition to this, an element of low cost housing.

In this regard, no affordable housing is to be provided. The applicants have failed to demonstrate why an element of affordable housing on the site could not be provided. In respect of low cost housing, the scheme relates to 12 large properties which have a minimum of 4 bedrooms and could not be considered to constitute 'low cost' particularly with reference to the local demographics of the area. Moreover there is no mix of

housing on the site as all the properties have 4 bedrooms. The Strategic Housing Market Assessment indicates a requirement for predominantly one and two bed properties and only 13% requirement for four bed properties. Therefore the proposals would not contribute significantly to meeting the existing housing supply.

The broad thrust of PPS1 is to promote sustainable communities and climate change and PPS3 supports this by seeking to support the supply of affordable housing and mixed communities.

As the proposed units would provide neither affordable nor low cost housing the scheme would fail to accord with the Interim Affordable Housing Statement and would fail to contribute positively towards the strategic objective of achieving mixed and sustainable communities.

Due regard has been given to the 'fall back' position in respect of the extant permissions on the site. However both previous schemes offer improvements over the scheme proposed under this application. The scheme for nine units appeared more interesting in terms of detailed treatment of the properties, and the scheme for apartments on the site comprised three affordable units along with the two bed apartments which would provide a more meaningful contribution towards addressing housing needs. Whilst the presence of alternative schemes which would offer more positive planning benefits is not considered a reason for refusal, the publication of the Interim Affordable Housing Statement is a material consideration. It represents the latest advice in respect of affordable housing, and is based on the latest housing needs information. The document has been produced in accordance with the Statement of Community Involvement and guidance within PPS3.

As the scheme would not accord with this document, and fails to provide other positive planning benefits which would outweigh this document as a material consideration, the proposals would fail to provide an element of affordable housing, low cost housing or even a mix of housing which would contribute towards addressing housing needs within the Borough.

## **Climate Change**

Policy EM18 within the RSS states that schemes for 10 or more dwellings should have at least 10% on their energy requirements coming from renewable sources. The applicants have indicated that as the site is already making a loss, they cannot afford to provide renewable or low carbon energy measures.

Whilst the RSS is to be abolished PPS1- climate change supplement establishes a national commitment about how planning should contribute towards reducing emissions and adapting to climate change, which was published after the RSS. Moreover the Local Plan also contains a policy with reference to renewable energy. Whilst this is not specific to the proposals it underlines a general positive approach to such developments. The energy consumption throughout the lifetime of the dwellings without any renewable energy supplies or low carbon energy measures, would be significantly higher than if the development were to incorporate either renewable energy measures or meet level 3 of the Code for Sustainable Homes which is a minimum requirement for affordable housing. The unsustainable nature of the development from a climate change perspective coupled with its failure to contribute to mixed and sustainable

communities ensures the development would not contribute in a positive way towards meeting local or national strategic objectives.

Moreover, the calculations provided in respect of the development costs indicate that the development would make a significant loss regardless of whether or not renewable energy measures are provided therefore the viability argument justifying eliminating renewable energy measures from the development carries little weight.

## **Design**

In terms of scale, the surrounding area comprises a mix of single storey and two storey detached and semi-detached dwellinghouses of varying ages and styles. The proposals relate to the construction of a mix of two and three storey dwellings.

A 2.5 – 3.5 storey apartment building was allowed on appeal on the site in 2010, which is a material consideration. Whilst the current scheme relates to a mix of houses rather than one building, the mix of two and three storeys adds interest to the scheme by varying the heights and provides a transition between 2 and 3 storeys. As the three storey elements would be situated 10m from the site boundaries and adjacent to tall two storey properties, the introduction of three storeys would not appear incongruous.

Turning to layout, the scheme provides an attractive 'U' shaped arrangement around the head of the cul de sac and includes a double fronted property (plots 11 and 12) addressing the road frontage and a terminating view (plot 6) which provides additional interest when entering the site. This ensures that the site has an active frontage and encourages natural surveillance which would contribute to the character of the area. The integration of garages will ensure that cars do not dominate the cul de sac. Moreover the railings provided to the front of the site divide public and private spaces and provide a secure site boundary whilst also enabling visual permeability.

In terms of the appearance of the dwellinghouses, they are modern in design and character and do not reflect one particular element of the existing streetscene. That said, the character of the area comprises an eclectic mix of dwelling styles and types. The area has a suburban appearance, and whilst there is a mix of styles, there is consistency within the various estates. This degree of variation within the wider area ensures that a new style and type of dwelling within a new estate which contains consistent and unifying features within it, could be introduced without appearing incongruous with the existing character of the area.

The repetitive details throughout the development add character and interest such as the arched lintels, bargeboard detailing to the eaves, stone cills and brick banding. The detailing on the 3 storey semi's is quite plain by comparison to the others. However the detailing and choice of materials are features which will provide a sufficient degree of articulation to break up the massing of the elevations.

As such the proposals would contribute to the character of the area by providing a further style and type of dwelling within a self contained estate with its own character.

## **Amenity**

In terms of privacy distances, the dwellings would achieve distances of over 21m between principal elevations and 13m between gable ends and principal elevations.

There are secondary windows within the side elevation of the property on Dane Bank Avenue immediately to the south of the site and as such, it would be considered appropriate to ensure that first floor windows to units 11 and 12 are obscure glazed. It is not considered that this would materially harm the amenities of occupants of these properties as they have four bedrooms each and therefore the main bedrooms would still achieve an outlook.

It is considered appropriate boundary treatment would negate overlooking at ground floor level.

The house types proposed include windows on the gable ends of the properties. However overlooking between units can be mitigated through obscure glazing which would be conditioned accordingly. This would not adversely affect the amenities of occupants as the windows affected would be bathrooms.

In terms of loss of light, the staggered building line and tight-knit nature of the development would result in an intimate relationship between units. However this would not result in a breach of the 45 degree code or a significant loss of light to any of the units. Plot 3 is sited to the north of plot 4 and whilst the projecting front gable may breach the 45 degree code, it would not result in a loss of light. The projecting front gable to plot 2 may breach the 45 degree code for plot 1. However the window affected would be a first floor window and therefore the vertical 45 degree line would not be cut. Consequently the window would achieve an adequate amount of daylight. The tree retained on plot 4 would partially obscure light to this property but given that this is a deciduous tree and the properties contain windows on the western elevation, any impact on amenity would be marginal. The trees to the northern boundary would not have an adverse impact upon plots 1-3 as they are sited to the north.

Whilst plots 7 and 8 are three storeys high, the separation distances from the plot boundaries negates overshadowing to neighbouring properties.

All of the properties would achieve a minimum of 50 sq. m of garden space.

Environmental Health has requested conditions restricting construction hours and pile driving operations it is considered appropriate to condition these details given the proximity of neighbouring properties. A lighting scheme would also be conditioned on amenity grounds.

## **Trees and Landscaping**

Whilst the layout has changed, the applicant has resubmitted the tree survey undertaken in 2009. Whilst this has not been updated to accommodate the changes in the scheme, the relationship between buildings, hardstanding and the trees would not alter significantly. As such the results of the tree survey are still valid.

The tree report recommends that 7 trees are felled, remedial pruning and replacement planting.

Specific trees within and adjacent to the application site are protected by the Crewe and Nantwich Borough Council (Former Grounds Maintenance Depot, Dane Bank Avenue, Crewe) Tree Preservation Order 2003. In this regard the Order is considered to be



highly selective in that the most visually dominant tree, a mature Oak located within the centre of the site is not protected by the Order and as such it was not considered expedient to protect it under the previous permissions.

The scheme retains road frontage tree cover to reflect the existing tree cover on the adjacent South Cheshire College grounds which would retain the character of the site. The separation of land between Plot 1 and the road will also allow for some additional landscaping in the form of new planting which would improve species diversity and age distribution of the group of trees.

The scheme proposed under this application would retain a similar access position onto Dane Bank Avenue and internal drive configuration to accord with the original design, which resulted in the loss of some trees including the large oak tree referred to above and an unprotected Poplar tree. Whilst this is regrettable, as the trees were not included within the TPO and their removal was accepted under the previous scheme it is not considered that a refusal on tree grounds could not be sustained.

The only other tree of note is a mature Oak located on the northern boundary and protected by virtue of its inclusion within G2 of the Order (T11 of the submitted survey). It is recognised that the relationship/juxtaposition of the dwelling on plot 2 to the tree is not ideal. However as the tree is located north of the building, there would be no significant adverse impact concerning shading of the rear garden, or resultant pressure to prune or remove the tree.

The proposed garages adjacent to the northern boundary stand within the Root Protection Area of the protected Oak. However any impact on this tree can be mitigated through conditions in respect of tree protection measures, tree retention, landscaping, and 'no dig' construction techniques.

Plot 7 is located in close proximity to a group of protected trees to the eastern side of the dwelling. The group comprises of Sycamore, Norway Maple, Ash, Alder and Larch. This group of trees are limited in terms of their contribution to the amenity of the area and are less prominent than the unprotected mature Oak within the centre of the site. Whilst the long term retention of these trees may be affected by the proposals it is considered that tree protection measures and replacement planting should the trees fail would mitigate for the impact. These can be secured by condition.

## **Protected Species**

Trees are suitable habitats for bats and birds are listed as a protected species under schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Whilst this planning consent cannot implement other legislation, protected species are considered to be a material consideration in the determination of a planning application, and therefore any impact must be considered and mitigated accordingly.

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,

- 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

- no satisfactory alternative and
- no detriment to the maintenance of the species population at favourable conservation status in their natural range

The UK implements the Directive in the Conservation of Habitats & Species Regulations 2010 which contain two layers of protection

- a requirement on Local Planning Authorities ("LPAs") to have regard to the Directive's requirements above, and
- a licensing system administered by Natural England.

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."

PPS9 (2005) advises LPAs to ensure that appropriate weight is attached to protected species "Where granting planning permission would result in significant harm .... [LPAs] will need to be satisfied that the development cannot reasonably be located on any alternative site that would result in less or no harm. In the absence of such alternatives [LPAs] should ensure that, before planning permission is granted, adequate mitigation measures are put in place. Where ... significant harm ... cannot be prevented or adequately mitigated against, appropriate compensation measures should be sought. If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused."

PPS9 encourages the use of planning conditions or obligations where appropriate and again advises [LPAs] to "refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm."

The converse of this advice is that if issues of detriment to the species, satisfactory alternatives and public interest seem likely to be satisfied, no impediment to planning permission arises under the Directive and Regulations.

A protected species survey was undertaken for the last application in 2010. This survey was undertaken in March 2010 and therefore was less than 12 months old at the time the application was submitted. Its findings and recommendations are therefore still valid.

The conclusions of the protected species survey indicated that the only tree with significant bat roosting potential was T29, a half dead Oak outside the perimeter fence. This tree is not part of the development, although the survey recommends that it must not be removed, pruned or directly lit without a further bat survey.

The Ash, T12, has a covering of Ivy. Ivy is occasionally used by roosting bats. It is recommended that if this tree is to be removed, the Ivy is first taken off, preferably in winter. Other trees and scrub, and the breeze block structure can be removed with minimal risk to roosting bats.

The breeze block structure, scrub and trees are likely to be used by nesting birds. Every care should be taken to avoid disturbing active nests. Starting work outside the nesting season, early March to late August is recommended. If it is necessary to remove trees/scrub in the nesting season, each tree or area of scrub must be closely inspected, by an ecologist, immediately before removal. This may prove to be very difficult, and if an active nest is encountered, it must be left undisturbed until the young have fledged.

The trees and scrub on site are likely to be important for nesting birds and foraging bats and should be conserved wherever possible.

No evidence of roosting bats was recorded and the site has only limited potential to support a roost. The site does, however, offer potential for foraging/commuting bats and breeding birds, but the overall impact of the proposed development upon biodiversity is relatively minor.

In order mitigate for any adverse impact from the development the submitted report recommends that native species are incorporated into the landscaping scheme for the site. Lighting proposed for the site should also be directed away from any retained or proposed tree planting.

The Council's ecologist recommended two conditions and it is considered appropriate to replicate these in the event that the application is approved, in addition to conditioning the recommendations submitted within the Tree Report.

## **Highway Safety**

The scheme provides 22 spaces for 12 dwellings which is below the minimum requirement for 2 off street car parking spaces per dwelling stipulated in the relevant car parking standards within the Local Plan. That said, this is a sustainable location in walking distance of the town centre and other local shops and services and is accessible by a range of means of transport. It should also be noted that the scheme put forward under this application provides for a greater percentage of car parking than the scheme allowed on appeal albeit that the appeal scheme related to flats rather than detached dwellings.

The point of access is located centrally within the site and a cul de sac arrangement is proposed. The closure of the existing point of access will be conditioned accordingly to prevent multiple access points to the site.

The visibility splays provided, the amount of turning space proposed coupled with the speed humps and speed limit within this locality ensures that the additional vehicle movements at the site will not have an adverse impact upon highway safety.

The outline approval (P03/1234) included a condition to require a contribution towards measures to improve pedestrian links between the site and Nantwich Road although the condition did not specify a specific amount. The contribution was to secure off site works consisting of tactile pavements and dropped kerbs and it is understood that these

have already been installed by the Council. As such a developer contribution for these works is no longer necessary and would not comply with the provisions of Circular 05/2005 (Planning Obligations) which stipulates that planning obligations should not be used solely to resolve existing deficiencies in infrastructure.

The layout as amended, accords with the relevant provisions within Manual for Streets and therefore the Strategic Highways Manager has no objections on this basis, provided that plot 6 is re-sited. It is considered that the position of this plot could be amended without detriment to other aspects of the scheme, and this could be conditioned accordingly.

### **Contaminated Land**

Both national and local planning policies indicate that residential development is a sensitive end use and that contaminated land should be effectively remediated. The applicant has submitted a Ground Investigation Report which has been undertaken by a suitably qualified and experienced professional.

This indicates that there are some concentrations of contamination across the site. It is proposed to remove the contaminated land and either treat it off site and reuse it or replace it with inert material.

Environmental Health has indicated that the ground investigation report was not undertaken in accordance with current requirements and therefore a Phase II assessment is required, together with further details of remediation, if required. It is considered appropriate to impose the DCLG best practice standard condition in this regard.

### **Drainage**

The development would connect into the mains sewer for disposal of both foul sewerage and surface water. It is considered appropriate to condition drainage details in the event of approval, given the response from United Utilities. Given that this is a major residential scheme in an urban area, it is considered to be appropriate to condition Sustainable Urban Drainage measures.

### **CONCLUSIONS**

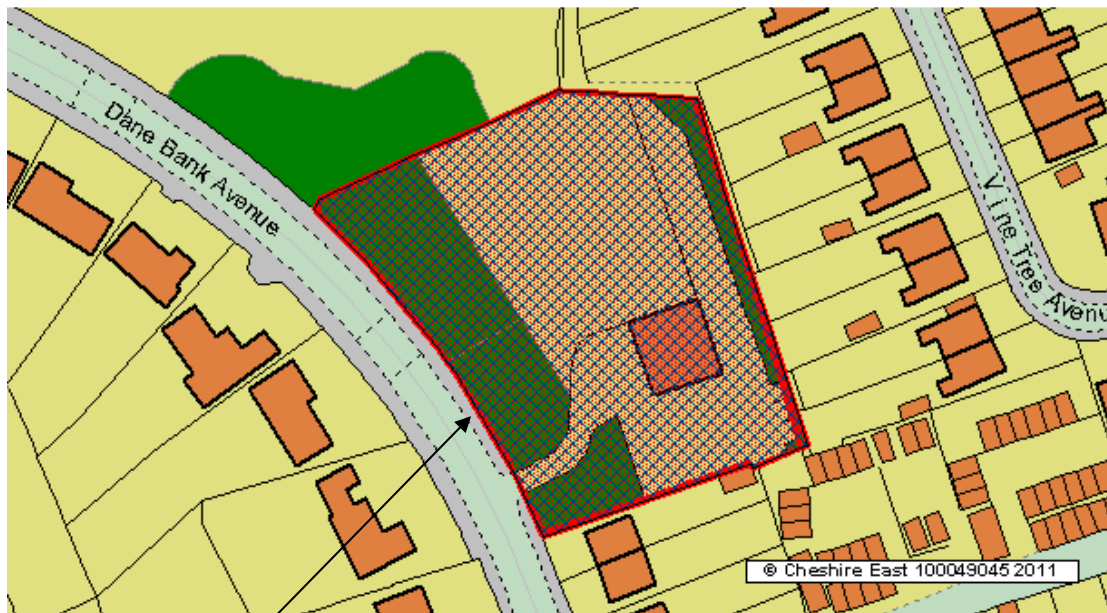
In conclusion whilst the proposals are acceptable in design, amenity, highway safety, protected species, drainage, contaminated land and nature conservation grounds, the scheme fails to provide a sustainable mix of housing and renewable energy measures and as such the scheme would fail to accord with the Interim Affordable Housing Statement, PPS3 and sustainable development objectives set out in PPS1.

### **RECOMMENDATIONS**

#### **REFUSE**

**The Local Planning Authority considers that as the development fails to provide affordable housing, low cost market housing or a mix of housing and would not include renewable energy measures or low carbon/ energy efficiency measures, the proposals would represent a highly unsustainable form of development which**

would not contribute positively to the local housing market and would fail to meet local housing needs or contribute towards achieving sustainability objectives. In so doing the proposals would be contrary to policies BE.2 Design Standards within the Borough of Crewe and Nantwich Replacement Local Plan 2011, Policy EM18 within the North West of England Plan Regional Spatial Strategy to 2021 and guidance within the Interim Affordable Housing Statement 2011, Planning Policy Statement 3: Housing, Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 1: Climate Change Supplement.



The Site