

Application No: 12/3114N

Location: Land South of Newcastle Road, Shavington & Wybunbury, Cheshire

Proposal: Outline Application for Residential Development of up to 400 Dwellings, Local Centre of up to 700 sqm (with 400 sqm being a single convenience store), Open Space, Access Roads, Cycleways, Footpaths, Structural Landscaping, and Associated Engineering Works

Applicant: Mactaggart & Mickel Homes Ltd

Expiry Date: 14-Nov-2012

## **ERRATUM**

### **Page 127**

The following words should be omitted from the report:

*“Overall, the current lack of a five year housing land supply, the fact that this site is located predominately within the infill boundary line, and the economic growth benefits are considered, on balance, to outweigh the limited conflicted with local plan policy in terms of the scale of development, and the lack of sustainability in locational terms, the adverse impacts of which are not considered to be significant or demonstrable.”*

### **Page 128**

The following words should be omitted from the report:

*“They consider that only limited weight should be attached to Policy NE.12 given the shortfall in the housing land supply and the implications of the NPPF which state that, in such circumstances, relevant policies should be considered as out of date.”*

### **Page 145**

On page 145, in the penultimate paragraph of Section 9 (Conclusions) there is a comment that the proposals are in conflict with affordable housing development plan policy. Clearly, elsewhere in the report it is explained that the delivery of 30% affordable housing is entirely policy compliant. It would only be in the context of any rebalancing of Council priorities at the Council's discretion that the affordable housing contribution would be reduced and an enhanced strategic transport contribution secured. However, the recommendation is that 30% affordable housing be provided under the S106 planning obligation.

## **Page 146**

In the recommendation itself on page 146, there are two errors in the transport contributions. One is that the Newcastle Road improvements contribution should remain as **£85,000** (as previously reported), rather than altered to £230,000. The other is that the £75,000 for either a planned improvement at the northern end of the Gresty Road corridor into Crewe and/or the construction of the Crewe Green Link should be increased to **£230,000** to be consistent with the report and the agreed position.