

## **SOUTHERN PLANNING COMMITTEE – 1 Feb 2017**

**APPLICATION NO: 16/4792N**

**PROPOSAL:** Outline planning application for residential development and access, all other matters reserved

**ADDRESS:** Land To The West Of, CLOSE LANE, ALSAGER

**APPLICANT:** Muller Property Group

### **Officer Comment**

Report Corrections –

P36, para 3. Delete the word ‘and’ from the end of the sentence

P 38 In the ecology section, 2<sup>nd</sup> para add the letter ‘t’ to the word ‘no’ to make the word ‘not’

P 36- Agricultural Land Quality

The Applicant has provided further information about the survey undertaken by their appointed Agricultural Land Consultant. It is accepted that the Agricultural Land Quality report has provided sufficient information to conclude the site comprises Grade 3b Agricultural land. As Grade 3b land does not comprise Best and Most Versatile Agricultural Land, it is considered this reason could not be substantiated on Appeal.

The Applicant has also queried the locational sustainability distances quoted by the Strategic Highways Manager who has opined that the circa 800m distance quoted by the Strategic Highways Manager have not taken into account the shortest route through the development site via the (recently completed) footpath link to the Close Lane site frontage required by condition on 13/1305N. The Applicant considers this link reduces the accessibility distance.

The Applicant is of the view that the site is on the periphery of a town where development can be expected. Whilst more central sites will undoubtedly have better accessibility, the site would nonetheless have access to a wide range of facilities via walking, cycling and public transport. There are a number of directly adjacent developments, also on the edge of Alsager granted on appeal that were considered by Inspectors to be locationally sustainable.

The Strategic Highways Manager has revisited this in the light of the Applicants information and maintains his original objection based on the significant distance that future residents would have to walk through the proposed site, the Yew Tree Farm site and the original site (13/1305n) to get to the pavement on Close Lane to then access the hail and ride bus stop on

the other side of Delamere Close. Other sites quoted by the appellant are not similar to the circumstances here, which relies upon a bus stop which operates on week days after 10 am and stops before evening peak

It is considered that the walking distance varies depending upon where you measure from within this proposed site. At best the distance, when going through all the phases of development on the most direct route, is between 700-750m from the mid point/rear of the site, where a significant number of the up to 74 indicated dwellings are likely to be sited.

National Guidance recommends a walking distance of 400m to a bus stop. This scheme is sited significantly more than the recommended distance. Additionally the bus stop does not operate at peak times.

**RECOMMENDATION:**

**No change to reason for refusal no 1**

**Delete reason for refusal no 2**