

**APPLICATION NO:** 18/5544M

**LOCATION:** Land off Dark Lane, Gawsworth, Land off Dark Lane,  
Gawsworth, Macclesfield

**PROPOSAL:** Development of 10 dwellings and associated infrastructure.

**CONSULTATIONS:**

(Updated) Housing comments – “This is an application to develop 10 dwellings on a rural exception site within the parish of Gawsworth. 7 of the proposed dwellings will be affordable and 3 will be provided as open market units. The 7 affordable dwellings will be sold as discounted market sale units, where a discount will be applied to the open market values and retained in perpetuity. For these dwellings, a discount of 45% is proposed.

A local connection criteria will be applied to these properties, ensuring that they are sold to applicants who have a local connection to Gawsworth. In an effort to assess affordable housing need requirements within the parish, a housing needs survey was completed by Cheshire East Council Research and Consultation team throughout July and August of 2015. The report for this survey was produced in September 2015 which highlighted a need for a minimum of 24 new households where income was less than £35,000 and savings were less than £10,000. Further analysis on these figures in 2018 to assess need within the rural areas of Gawsworth parish resulted in this figure reducing to 14.

Further to the housing needs survey, an event was held in 2016 to invite expressions of interest in the proposed dwellings. A total of 17 expressions of interest were received from members of the community. All 17 expressions demonstrated a local connection to the Gawsworth parish. Since that event, a further telephone expression of interest has been received in relation to purchase of an open market property.

In line with previous submissions of comments from Strategic Housing, we remain supportive of the proposed development.”

**KEY ISSUES**

Trees and Hedgerows – Following the submission of the Historic Hedgerow Assessment at the end of November 2019, which concluded that whilst the hedgerow has some local historical significance, the removal of one section (to provide access into the site) would not have a significant effect on the landscape character, and that mitigation should include an archaeological recording of the site whilst the works are carried out. The Council’s Tree Officer has raised no issues with this, on the basis the Archaeology Unit are satisfied with the proposals. Whilst no formal comment has to-date been received, the Archaeology Unit have indicated that the mitigation works proposed are acceptable.

Public Open Space – In the Viability report (at 6.4) submitted in connection with the application, the applicant have offered a financial contribution of £25,000 for public open space facilities in the village (to help to enable the planned new recreational facilities at Gawsworth Park as part of a new 10-year management plan). This will need be subject to a s111 Legal Agreement. This contribution is supported by the Council's Open Space Officer.

## **CONCLUSION:**

There are no changes to the recommendation, subject to the inclusion of a condition requiring the archaeological monitoring of the section of hedgerow removal, and to include the £25,000 contribution to Gawsworth Park in the legal agreement.