

SOUTHERN PLANNING COMMITTEE – 31ST AUGUST 2022

UPDATE TO AGENDA

APPLICATION NO.

21/6364N

LOCATION

Land off Crewe Road, Haslington

UPDATE PREPARED

Additional Information

Additional marketing information has been provided by the applicant. This provides;

- The Sales Particulars for the site
- Evidence of marketing on the website of First City
- Evidence of marketing on the commercial pages of Rightmove
- Rightmove marketing summaries – detailing the interest shown
- Information on marketing from July 2017 – June 2020 with only 6 direct contact made

Officer comments

The additional information is noted, and it is not clear why this was not provided when originally requested by the case officer. There is no change to the officer view in terms of the principle of the development.

Affordable Housing

As noted within the main officer report the applicant is attempting to make a case that an contribution should be provided in lieu of providing affordable housing on site. In terms of this the Councils Housing SPD states as follows;

6.47 In line with paragraph 63 of the NPPF, the Council will normally require affordable housing to be delivered without public subsidy and provided on site. In exceptional circumstances and where it can be justified, as a first alternative, affordable housing will be accepted off-site; this must be robustly justified and on a site that is agreed with the Council as being in a suitable location, relative to the housing need to be met.

6.48 In the circumstances, where suitable sites aren't available, and where it can be justified, as a second alternative, a financial contribution will be accepted. This provision is viewed by the Council as a last resort option, as opposed to an alternative method of affordable housing.

The applicant has provided correspondence from a number of Registered Providers to state that they are not interested in this site due to the communal areas and management of such areas. Although the Housing Officer is minded to accept this, no details have been provided to calculate a contribution in lieu of on site provision. This issue will now form a reason for refusal.

Flood Risk/Drainage

As noted in the main officer report additional information has been requested in terms of the Finished Floor Level (FFL), and that a cross section is provided for the adjacent drainage basin with the 1:100-year flood event. This information has not been provided and this issue will now form a reason for refusal.

Recommendation

REFUSE for the following reasons;

- 1. The proposed development by reason of its height, scale and bulk would result in a development that would appear incongruous and jarring within the context of the wider two-storey development. Furthermore, the dense form of development which would be car-dominated with a lack of soft landscaping and amenity space for the future occupiers is due to an over-development of the site. The proposed development is a poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The proposed development is contrary to Policies SE1, SD1, SD2 and SE4 of the Cheshire East Local Plan Strategy, GEN1 and ENV5 of the Site Allocations and Development Policies Document, The Cheshire East Design Guide and the NPPF.**
- 2. Insufficient information has been provided to demonstrate that the proposed development would provide 30% affordable housing on site or a contribution in-lieu of affordable housing. As a result, the proposed development would not represent sustainable development and is contrary to Policy SC5 and IN2 of the Cheshire East Local Plan Strategy, The Housing Supplementary Planning Document and the NPPF.**
- 3. Insufficient information has been provided in terms of the Finished Floor Levels of the proposed development together with a cross section for the adjacent drainage basin. As a result, it is not clear whether the development will be the subject of flood risk. The proposed development is contrary to Policy SE13 of the Cheshire East Local Plan Strategy, ENV16 of the Site Allocations and Development Policies Document, Policy NE.20 of the Crewe and Nantwich Local Plan and the NPPF.**

In order to give proper effect to the Board`s intent and without changing the substance of its decision, authority is delegated to the Planning and Enforcement Manager in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.