

Southern Planning Committee

Updates

Date: Wednesday, 30th July, 2025
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

The information on the following pages was received following publication of the committee agenda.

5. **25/0835/VOC - Land to the north of Sydney Road, Crewe CW1 5NF: Variation of condition 1 on approval 21/1098N (Pages 3 - 4)**
6. **25/0836/FUL - Land to the north of Sydney Road, Crewe CW1 5NF: Construction of 24 houses with associated landscaping, parking, and other works (Pages 5 - 6)**
7. **25/2024/PIP - Land off Bridge Street, Wybunbury: Permission in Principle for the construction of up to six new dwellings (Pages 7 - 8)**

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APPLICATION NO: 25/0835/VOC

LOCATION: Land To The North Of Sydney Road, Crewe, Cheshire East, CW1 5NF

PROPOSAL: Variation of condition 1 on approval 21/1098N

The applicant has submitted the requested plot drainage information, and clarified the PROW surface material, which they believe was approved as “compacted bound gravel”.

CONSULTATIONS

LLFA – No objection to the application subject to the imposition of a condition to require compliance with the submitted drainage scheme.

KEY ISSUES

Flood Risk/Drainage – The applicant has now provided individual plot drainage for the development, and this has been considered by the Councils Flood Risk Officer. The submitted details are acceptable and will be secured via the imposition of a drainage condition.

PROW – The PROW issues were considered as part of application 21/2431D - “Discharge of conditions 9, 10, 11, 15, 16 and 17 on approved app 19/2859N-Variation of conditions on 15/0184N”.

Condition 16 references the need to submit details of the PROW – including the surfacing material. The decision notice for application 21/2431D (dated 5 November 2021) states:

“Condition 16 Public Rights of way Scheme – My colleague in the PROW team comment they are broadly happy, but state that there is no detailing of surfacing or the landscaping around the path, which you should confirm with them before the works on the path are commenced.”

Whilst there was no further information submitted under this application, the subsequent application 21/1098N (which superseded the above) did approve the compacted gravel path.

The Watkin Jones proposal for all paths with Hoggin self-binding gravel and is understood to be in accordance with the approved S38, and ties with the same material that Anwyl on the adjacent site. The proposed surfacing material is an appropriate all weather surface.

CONCLUSION:

As recommended within the original report with the following additional condition:

6. Compliance with the submitted drainage details

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APPLICATION NO: 25/0836/FUL

LOCATION: Land To The North Of Sydney Road, Crewe, Cheshire East, CW1 5NF

PROPOSAL: Construction of 24 houses with associated landscaping, parking, and other works..

The applicant has clarified how the affordable housing units will work in this case.

CONSULTATIONS

Housing – With the appropriate S106 safeguards the type of housing is in line with the Affordable Housing SPD, and they raise no objections.

KEY ISSUES

Affordable Housing: Further to ongoing discussions with the applicant, 30% (8 units) affordable housing will be provided from the development.

These will be provided as either:

- 8 affordable properties through a build to rent (BtR) model at a minimum of 20% below open market rents (known as affordable private rent) if the open market dwellings are provided as build to rent; OR
- 6 social or affordable rented and 2 intermediate tenure properties if the properties are for sale (65% social or affordable rented units and 35% intermediate units)

A trigger will be included within the S106 requiring the applicant to confirm at an early stage (prior to any above ground works) which approach it intends to follow.

Both approaches are fully compliant with the Housing SPD and National Planning Practice Guidance (NPPG).

On the basis of either approach, Housing do not object to the application and the details of provision can be set out in the S106 agreement.

CONCLUSION:

No changes are proposed to the recommendation, however The S106 wording needs to be slightly amended as follows:

S106	Amount	Trigger
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Affordable Housing	30% 8 affordable properties through a build to rent model at a minimum of 20% below open market rents; or 6 social or affordable rented and 2 intermediate tenure	
Education contribution	£277,330.00	Prior to the first occupation of the development.
Link this application to 25/0835/VOC		

SOUTHERN PLANNING COMMITTEE – 30TH JULY 2025

UPDATE TO AGENDA

APPLICATION NO.

25/2024/PIP

LOCATION

Land off Bridge Street, Wybunbury

UPDATE PREPARED

Officer comment

The housing land supply position for this application is updated as follows.

The Cheshire East Local Plan Strategy was adopted on the 27th July 2017 and forms part of the statutory development plan. The plan sets out the overall strategy for the pattern, scale and quality of development, and makes sufficient provision for housing (36,000 new dwellings over the plan period, equating to 1,800 dwellings per annum) in order to meet the objectively assessed needs of the area.

As the plan is more than five years old, deliverable housing land supply is measured using the local housing need figure (plus 5% buffer), which is currently 2,603 dwellings per year rather than the LPS figure of 1,800 dwellings per year.

The National Planning Policy Framework (NPPF) identifies the circumstances in which relevant development plan policies should be considered out-of-date. These include:

- Where a local planning authority cannot demonstrate a five year supply of deliverable housing sites (with appropriate buffer) or:
- Where the Housing Delivery Test Measurement indicates that the delivery of housing was substantially below (less than 75% of) the housing required over the previous three years.

In accordance with the NPPF, the council produces an annual update of housing delivery and housing land supply. The council's most recent Housing Monitoring Update (base date 31 March 2024) was published in April 2025. The published report identifies a deliverable five-year housing land supply of 10,011 dwellings which equates to a 3.8-year supply measured against the five year local housing need figure of 13,015 dwellings.

The 2023 Housing Delivery Test Result was published by the Department for Levelling Up, Housing & Communities on the 12 December 2024 and this confirms a Housing Delivery Test Result of 262%. Housing delivery over the

past three years (7,392 dwellings) has exceeded the number of homes required (2,820). The publication of the HDT result affirms that the appropriate buffer to be applied to the calculation of housing land supply in Cheshire East is 5%.

In the context of five-year housing land supply, relevant policies concerning the supply of housing should be considered out-of-date and consequently the 'tilted balance' at paragraph 11 of the NPPF is engaged.

Recommendation

No change to the recommendation.