

APPENDIX 2 DRAFT REVISED INTERIM POLICY ON THE RELEASE OF HOUSING LAND – SUBJECT TO CONSULTATION IN MAY 2012

Interim Planning Policy on the Release of Housing Land

When it is demonstrated through the Annual Monitoring Report that there is not a five year supply of housing land as defined by National Policy, subject to other saved policies of the relevant Local Plan being satisfied, residential development will be permitted in the following locations:

1. Adjacent to the settlement boundary of Crewe provided that the site:
 - is well related to the built framework of the settlement;
 - is not within the Green Gap;
 - is not within an allocated employment area – unless the housing is clearly shown to be necessary to bring forward the employment area;
 - is not within an area safeguarded for the operational needs of Leighton Hospital;
 - is capable of being fully developed within five years of the granting of full or outline planning permission;
 - delivers development that improves the supply, choice and quality of housing in Crewe; and
 - supports the delivery of the Council's overall vision and objectives for Crewe.
2. As part of mixed developments in town centres and regeneration areas to support the provision of employment, town centre and community uses.
3. Adjacent to the settlement boundary of Macclesfield and the nine Key Service Centres (Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow), provided that the applicant can demonstrate that the site meets all of the following criteria:
 - is not within the Green Belt;
 - is very closely related to the existing built framework of the settlement;
 - is self contained within clear 'defensible'¹ boundaries;
 - is accessible by walking to a wide range of local services¹;
 - is capable of being fully developed within 5 years of the granting of full or outline permission;
 - provides homes that improve the overall choice, quality and supply of housing within the relevant town;
 - is less than 1 hectare in size or has a capacity for no more than 30 net additional dwellings;
 - that the density of the site is appropriate to its location, and is no less than 20 dwellings per hectare;
 - does not represent the subdivision of a larger site; and
 - that it will not pre-empt or prejudice the future scale and direction of development within the individual town.

¹ A defensible boundary would be defined as: an existing built development, a public road, a watercourse, a railway line, a substantial hedgerow or an area of woodland.

¹ At least 5 of the following: a shop selling food and fresh groceries (500m); Post box (500m); Playground/ amenity area (500m); Post office (1000m); Bank or cash point machine (1,000m); Pharmacy (1,000m); Primary school (1,000m); Medical Centre (1000m); Leisure facilities (1,000m); Local meeting place / community centre (1,000m); Public house (1000m); Public park or village green (1,000m); Child care facility (nursery or creche) (1,000m)

Housing developments and its infrastructure on greenfield sites permitted under this policy will be required to demonstrate that they will not impact on the designated or candidate European Sites (Special Areas of Conservation; Special Protection Areas; Ramsar Sites and Offshore Marine Sites) protected under the European Habitats Directives 92/43/EEC or the Conservation of Habitats and Species Regulations 2010 and to deliver:

- a minimum of 35% affordable housing;
- open space and / or community facilities in accordance with the relevant saved Local Plan policy;
- improvements to the strategic and local highway network, public transport, and pedestrian and cycle routes;
- a high quality designed development to Code for Sustainable Homes Level 4 or higher; and
- Building for Life Silver standard or higher.

Subject to the assessment of the economic viability of the scheme, housing development on brownfield sites and town centre mixed development sites permitted under this policy will be expected to deliver:

- a minimum of 30% affordable housing in accordance with the Interim Planning Statement on Affordable Housing; and
 - a high quality designed development to Code for Sustainable Homes Level 3 or higher and Building for Life Silver standard or higher; and
- town centre mixed development sites will also be expected to deliver:
- employment, town centre and / or community uses within the site.

APPENDIX 3 APPROVED INTERIM PLANNING POLICY (FEBRUARY 2011)

Interim Planning Policy on the Release of Housing Land

When it is demonstrated through the Annual Monitoring Report that there is not a five year supply of housing land as defined by PPS3, subject to other saved policies of the relevant Local Plan being satisfied, residential development will be permitted in the following locations:

1. Adjacent to the settlement boundary of Crewe provided that the site:
 - is well related to the built framework of the settlement;
 - is not within the Green Gap;
 - is not within an allocated employment area;
 - is not within an area safeguarded for the operational needs of Leighton Hospital;
 - is capable of being fully developed within five years of the granting of outline planning permission;
 - delivers development that improves the supply, choice and quality of housing in Crewe; and
 - supports the delivery of the Council's overall vision and objectives for Crewe.
2. As part of mixed developments in town centres and regeneration areas to support the provision of employment, town centre and community uses.

Housing developments and its infrastructure on greenfield sites permitted under this policy will be required to demonstrate that they will not impact on the designated or candidate European Sites (Special Areas of Conservation; Special Protection Areas; Ramsar Sites and Offshore Marine Sites) protected under the European Habitats Directives 92/43/EEC or the Conservation of Habitats and Species Regulations 2010 and to deliver:

- a minimum of 35% affordable housing in accordance with the Interim Planning Statement on Affordable Housing;
- open space and / or community facilities in accordance with the relevant saved Local Plan policy
- improvements to the strategic and local highway network, public transport, and pedestrian and cycle routes; and
- a high quality designed development to Code for Sustainable Homes Level 4 or higher and Building for Life Silver standard or higher.

Subject to the assessment of the economic viability of the scheme, housing development on mixed use redevelopment sites permitted under this policy will be expected to deliver:

- a minimum of 30% affordable housing in accordance with the Interim Planning Statement on Affordable Housing;
- employment, town centre and / or community uses within the site; and
- a high quality design to Code for Sustainable Homes Level 3 or higher and Building for Life Silver standard.