

Application No: 13/4132N

Location: Land at and adjacent to, White Moss Quarry, Butterson Lane, Barthomley, Crewe

Proposal: Outline application for the residential development of the White Moss: Incorporating the provision of up to 350 residential dwellings; extra care facility; relocation and redevelopment of existing garden centre; provision of local services including A1 uses: 465 square metres convenience store, 3no. 95 square metres retail units, D1 uses: childrens day care centre and doctors surgery, public house/restaurant; and, provision of public open space and associated highway improvements and biodiversity enhancement.

Applicant: Mr Lee Dawkin, Renew Land Developments Ltd

Expiry Date: 04-Feb-2014

#### **ERRATUM 15th July 2014**

**It has been noted that the incorrect conclusion has been printed in the main report in respect of this application. The correct conclusion should read as follows:**

#### **9. CONCLUSIONS**

The site is within the Open Countryside where, under Policy NE.2, there is a presumption against new residential development. The site has been identified within the Local Plan Strategy Submission Version, the number of dwellings proposed as part of this application and the site area originally exceeded those identified within the emerging plan. Consequently, the proposal failed to comply with both the adopted and emerging local plans. However, as a result of the submission of revised plans, the site area and number of dwellings have been substantially reduced and now reflect the emerging local plan. The proposal is therefore acceptable in principle.

Furthermore, the Strategic Highways Manager has examined the application and raised concerns that, this application is a significant increase in housing numbers over and above that included in the Local Plan for the site. The results of the assessment work CEC have undertaken has shown that potentially the Local Plan allocation can be accommodated along with mitigation measures. The additional large number of units associated with this application causes a number of problems on the road network and cumulatively would lead to a severe impact on the road network and as such he recommends that this application is refused. However, his comments on the amended scheme were awaited at the time of report preparation.

A number of concerns have also been expressed, in terms of, design, landscape and visual impact, hedgerows and trees and further information has either been requested or has been submitted and is under consideration by relevant officers in respect of these matters and further updates will be provided in due course.

Whilst the site does not meet all the minimum distances to local amenities and facilities advised in the North West Sustainability toolkit, there is not a significant failure to meet these and all such facilities are accessible to the site. However, location is only one aspect of sustainability which also includes the provision of both affordable and market housing, although the Wellington decision indicates that economic benefits cannot be taken into account. Little regard appears to be given to sustainable design, although this could be addressed by condition.

The proposal would result in the loss of a small amount of Grade 2 agricultural land, although the majority of the site is not agricultural or is Grade 3b. Given that the site has been identified in the emerging local plan it is not considered that a refusal on agricultural land quality grounds could be sustained.

The scheme provides a policy compliant level of affordable housing which could be secured through a section 106 Agreement. Contributions can also be sought towards education and health care provision, although the amounts are to be confirmed. The site is large enough to provide sufficient on-site public open space and its provision and future maintenance arrangements can also be secured through the Section 106.

Environmental health officers are satisfied that matters of contaminated land, noise, and air quality can be addressed through conditions, and the Environment Agency and United Utilities have raised no objection on the grounds of flood risk. Given the size of the site, and the limited number of existing properties bounding on to it, it is considered that adequate separation distances can be achieved between existing and proposed dwellings to ensure an adequate standard of residential amenity is maintained.

The proposal will be acceptable in terms of its impact on public rights of way, potential archeological remains and its relationship with the explosive plant at Radway Green.

Overall, therefore the benefits arising from provision for housing requirements over the plan period, and the fact that the proposal is in accordance with the emerging local plan outweighs the resulting loss of open countryside and conflict with the adopted development plans in this case. Accordingly, in the absence of any other material considerations to indicate otherwise, the application is recommended for approval.