

Application No: 15/0379N

Location: North View, NANTWICH ROAD, CALVELEY, CW6 9JN

Proposal: Outline application for residential development for up to 5 houses

Applicant: Mrs A Waterhouse

Expiry Date: 01-May-2015

## **SUMMARY**

The application site lies entirely within the Open Countryside as determined by the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011.

Within such locations, there is a presumption against development, unless the development falls within one of a number of acceptable categories. The proposed development does not fall within any of the listed categories and as such, it constitutes a “departure” from the development plan and there is a presumption against the proposal.

The proposal remains contrary to Open Countryside policy regardless of the Council’s 5-year housing land supply position in evidence at any particular time and a judgement must be made as to the value of the particular area of countryside in question and whether, in the event that a 5 year supply cannot be demonstrated, it is an area where the settlement boundary should be “flexed” in order to accommodate additional housing growth. This consideration is made on the sustainability of the development.

The proposal would bring positive planning benefits such as; housing, a financial contribution towards a local road improvement and a boost to the local economy. In addition the site is located in a relatively sustainable location. However, these benefits need to be balanced against the loss of the Open Countryside and the impact upon ecology.

It is considered that the number of dwellings sought could be constructed so they would not to heavily encroach into the countryside.

Subject to a number of conditions, no issues with regards to; landscape, trees, hedgerows, design, access, flooding and drainage or residential amenity would be created.

As such, it is considered that the proposal represents a sustainable form of development and as such, is recommended for approval.

## **RECOMMENDATION**

**APPROVE subject to a S106 Agreement to secure a financial contribution of £11,100 towards managing local traffic and creating pedestrian safety measures**

## **PROPOSAL**

Outline planning permission is sought to erect up to 5 dwellings. Matters of Access are also sought for approval. Matters of; Layout, Scale, Appearance and Landscaping are all reserved for later approval.

As such, the application seeks permission for the principle of erecting up to 5 dwellings and access only on this site.

## **SITE DESCRIPTION**

The site measures approximately 0.4 hectares in size and comprises of paddock, a stable block and hard standing. The site is of an irregular shape and is located entirely within the Open Countryside on the western side of the A51, Calveley, Cheshire.

The site is enclosed by open fields to the north and west, the A51 to the east, and residential development (including the applicant's property) to the south.

Further residential development is found on the opposite side of the A51 to the application site.

The site is relatively flat in nature.

## **RELEVANT HISTORY**

**P07/1679** - Relaxation of Condition 3 of Planning Permission P03/0440. Retrospective Permission for Sand Manège Permission for Track - – Approved 7<sup>th</sup> February 2008

**P03/0440** – Timber stable – Approved 6<sup>th</sup> June 2003

**P96/0184** – Stable block – Approved 28<sup>th</sup> May 1996

## **NATIONAL & LOCAL POLICY**

### **National Policy**

The National Planning Policy Framework establishes a presumption in favour of sustainable development. Of particular relevance are paragraphs:

- 14 - Presumption in favour of sustainable development,
- 17 – Core planning principles
- 47-50 - Wide choice of quality homes
- 55 – Isolated new houses in the countryside
- 56-68 - Requiring good design

### **Development Plan**

The Development Plan for this area is the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011.

The relevant Saved Policies are:

NE.2 - Open Countryside  
BE.1 – Amenity  
BE.2 - Design Standards  
BE.3 - Access and Parking  
BE.4 - Drainage, Utilities and Resources  
BE.5 – Infrastructure  
BE.6 - Development on Potentially Contaminated Land  
RES.2 - Unallocated Housing Sites  
RES.3 - Housing Densities  
RES.5 - Housing in the Open Countryside  
NE.5 - Nature Conservation and Habitats  
NE.9 - Protected Species.

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

### **Cheshire East Local Plan Strategy – Submission Version (CELP)**

The following are considered relevant material considerations as indications of the emerging strategy:

PG5 - Open Countryside,  
SC4 - Residential Mix  
SC5 - Affordable Homes  
SC6 - Rural Exceptions Housing for Local Needs  
SD1 - Sustainable Development in Cheshire East  
SD2 - Sustainable Development Principles  
SE1 – Design  
SE2 - Efficient Use of Land  
SE3 - Biodiversity and Geodiversity  
SE4 - The Landscape  
SE5 - Trees, Hedgerows and Woodland

### **Supplementary Planning Documents:**

Interim Planning Statement: Affordable Housing (Feb 2011)  
Development on Backland and Gardens SPD (2008)

### **CONSULTATIONS**

**Head of Strategic Infrastructure (HSI)** – No objections, subject to a requirement for a £11,100 Section 106 contribution towards traffic management and pedestrian safety measures.

**Environmental Protection** – No objections, subject to a number of conditions including; a restriction over the hours of piling, the prior submission of a piling method statement, the prior

submission of a dust mitigation scheme and a phase I contaminated land condition. Informatives regarding hours of construction and contaminated land are also sought.

**United Utilities** - No objections, subject to the prior submission of a foul and surface water drainage plan.

**Canal and River Trust** – ‘No comment’

**Alraham Parish Council** – Have concerns relating to the following points

- Design being in keeping
- Highway safety – Access onto busy A51
- Drainage
- Number of dwellings

It is also proposed that a financial contribution of £15,000 per dwelling be provided to help fund some part of the Alraham Village Green would help support the justification of the development in question.

**Calveley Parish Council** – No objections, but request that the Section 106 contribution attached to this application is used to help improve road funding and safety in the two Parishes.

## **REPRESENTATIONS**

Neighbour notification letters were sent to all adjacent occupants and a site notice was erected.

3 letters of support have been received.

## **APPRAISAL**

The key issues are:

- The principle of the development
- Housing Land Supply
- Open Countryside
- Sustainability
- Planning balance

### **Principle of Development**

The site lies largely in the Open Countryside as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011, where policy NE.2 states that only development which is essential for the purposes of agriculture, forestry, outdoor recreation, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Residential development will be restricted to agricultural workers dwellings, affordable housing and limited infilling within built up frontages.

The proposed development would not fall within any of the categories of exception to the restrictive policy relating to development within the open countryside. As a result, it constitutes a

“departure” from the development plan and there is a presumption against the proposal, under the provisions of sec.38(6) of the Planning and Compulsory Purchase Act 2004 which states that planning applications and appeals must be determined “*in accordance with the plan unless material considerations indicate otherwise*”.

The issue in question is whether there are other material considerations associated with this proposal, which are a sufficient material consideration to outweigh the policy objection.

### **Housing Land Supply**

Paragraph 47 of the National Planning Policy Framework requires that Council's identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.

The calculation of Five Year Housing supply has two components – the housing requirement – and then the supply of housing sites that will help meet it. In the absence of an adopted Local Plan the National Planning Practice Guidance indicates that information provided in the latest full assessment of housing needs should be considered as the benchmark for the housing requirement.

Following the suspension of the Examination into the Local Plan Strategy and the Inspectors interim views that the previous objectively assessed need (OAN) was ‘too low’ further evidential work has now taken place and a fresh calculation made.

Taking account of the suggested rate of economic growth and following the methodology of the NPPG, the new calculation suggests that need for housing stands at 36,000 homes over the period 2010 – 2030. Although yet to be fully examined this equates to some 1800 dwellings per year.

The 5 year supply target would amount to 9,000 dwellings without the addition of any buffer or allowance for backlog. The scale of the shortfall at this level will reinforce the suggestion that the Council should employ a buffer of 20% in its calculations – to take account ‘persistent under delivery’ of housing plus an allowance for the backlog.

While the definitive methodology for buffers and backlog will be resolved via the development plan process this would amount to an identified deliverable supply of around 11,300 dwellings.

This total exceeds the total deliverable supply that the Council is currently able to identify – and accordingly it remains unable to demonstrate a 5 year supply of housing land.

### **Open Countryside Policy**

Countryside policies in existing local plans can be considered as consistent with NPPF and are not housing land supply policies in so far as their primary purpose is to protect the intrinsic value of the countryside in accordance with paragraph 17 of the NPPF– and thus are not of date, even if a 5 year supply is not in evidence. However, it is acknowledged that where the Council cannot demonstrate a 5 year supply, they may be out of date in terms of their geographical extent, in that the effect of such policies is to restrict the supply of housing. They accordingly need to be played into the planning balance when decisions are made. Where appropriate, as at Sandbach Road

North, conflict with countryside protection objectives may properly outweigh the benefit of boosting housing supply.

Therefore, the proposal remains contrary to Open Countryside policy regardless of the 5 year housing land supply position in evidence at any particular time and a judgement must be made as to the value of the particular area of countryside in question and whether, in the event that a 5 year supply cannot be demonstrated.

This site is an area where the settlement boundary should be “flexed” in order to accommodate additional housing growth and it is considered that this site makes a limited contribution to the open countryside in this location.

## **Sustainability**

Paragraph 34 of the NPPF states that decisions should ensure that developments that generate travel movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. In order to access services, it is unlikely that future residents and travel movement will be minimised and due to its location, the use of sustainable transport modes maximised.

Paragraph 55 of the NPPF refers to the promotion of sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and Local Planning Authorities should avoid new isolated homes in the Countryside.

Accessibility is a key factor of sustainability that can be measured. A methodology for the assessment of walking distance is that of the North West Sustainability Checklist, backed by the Department for Communities and Local Government (DCLG) and World Wide Fund for Nature (WWF). The Checklist has been specifically designed for this region and can be used by both developers and architects to review good practice and demonstrate the sustainability performance of their proposed developments. Planners can also use it to assess a planning application and, through forward planning, compare the sustainability of different development site options.

To aid this assessment, there is a toolkit which was developed by the former North West Development Agency. With respect to locational accessibility, the toolkit advises on the desired distances to local amenities which developments should aspire to achieve. The performance against these measures is used as a “Rule of Thumb” as to whether the development is addressing sustainability issues pertinent to a particular type of site and issue. It is NOT expected that this will be interrogated in order to provide the answer to all questions.

Despite the advice provided at pre-application stage, the applicant has not provided this information as part of the planning application. Instead they have considered sustainability within their submitted Transport Statement which concludes;

- The site is 90 metres from Calveley where there is a post box and regular bus service.
- There are local employment opportunities within walking distance – JS Bailey Cheese Factory (500m) and Wardle Industrial Estate (1450m).
- JS Bailey have recently opened a convenience store (500m)
- Texaco filling station, shop and ATM down the road
- ‘Countrywide’ down the road – pet and animal supplies

- Calveley Primary School is approximately 1.7km as the crow flies
- There is a local bus service to local schools
- Calveley Chapel – 1.5km walk
- Tollemache Arms – 700m
- Alpraham and Calveley Reading Room – Community facility – 700m
- Playground and the pub and playing fields to the east

When this information is fed into the North West Sustainability Checklist, the accessibility of the site shows that following facilities meet the minimum standard:

- Post box (500m) – 90-150m
- Public House (1000m) – 700m
- Bus Stop (500m) – 60m
- Public Right of Way (500m) – 45m
- Bank or cash machine (1000m) – just over 1000m
- Convenience Store (500m) - just over 500m
- Local meeting place (1000m) – 700m

Where the facility fails test by 50% or less;

- Children's Play Space (500m) – 700m

However, the proposal fails to adhere to the following recommended standards;

- Primary School (1000m)
- Secondary School (1000m)
- Supermarket (1000m)
- Pharmacy (1000m)
- Medical Centre (1000m)
- Railway station (2000m where geographically possible)
- Post Office (500m)
- Amenity Open Space (500m) – 850m
- Outdoor Sports Facility (500m) – 850m
- Child Care Facility (nursery or crèche) (1000m)

As such, the site falls within the recommended distances of 7 of the facilities, is nearby to another, yet fails on 10 facilities. As such, the site adheres to just less than half of the facilities detailed. However, it should be noted that the No.84 bus service, within close proximity of the site is regular and serves larger nearby schools and towns.

Although the locational sustainability of the site is marginal, it is considered that it is close enough, (with footpath access) to enough facilities, in conjunction with its proximity to a regular and robust bus service to be considered as locationally sustainable.

Notwithstanding the above, the NPPF determines that sustainable development includes three dimensions:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

**an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

**an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

**a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;

These roles should not be undertaken in isolation, because they are mutually dependent.

### Environmental role

#### *Landscape Impact*

The site is situated in open countryside to the west of Nantwich Road (A51). There is agricultural land to the north, west and south west with a railway beyond and residential properties to the east. The site currently contains stables, with areas of hard standing and some grassland. There are a number of trees on the boundaries together with lengths of established hedgerow.

The submission is supported by a landscape and visual impact assessment which states that it is undertaken using methodology taken from the GLVIA (version 3) guidelines.

The report acknowledges that the site lies within open countryside as identified in the local plan. Views are expressed to the effect that the defined Settlement Boundary within the Local Plan does not reflect the true extent of development around the village of Calveley and that the extent of actual built land extends beyond the settlement boundary defined in the local plan. The report seeks to demonstrate how the proposed development would create an extension to existing linear development along Nantwich Road, and be viewed in the context of existing development adjacent to and opposite the site.

The report indicates that of 9 representative viewpoints assessed for impacts on visual receptors, three would have moderate impact although properties opposite the site would have moderate - substantial impact. To mitigate potential visual impacts, proposed landscaping works and management techniques are put forward and illustrated in a framework plan. The report suggests that such mitigation is considered likely to reduce impacts for most receptors restricting impacts to properties opposite and adjacent to the site,

The report concludes that post mitigation; the landscape effects of the proposed development would be slight for the wider landscape and the site itself. It indicates that once established, the development would be viewed in the context of the existing linear settlement along Nantwich Road and would not be uncharacteristic of the houses found along the road frontage of Calveley village.

The Council's Landscape Officer has reviewed that submission and advised that whilst the site is in the open countryside, it is relatively well contained and she accepts that road frontage development could be viewed as an extension of the linear development along Nantwich Road although the development set back in the site would not follow the linear pattern.



The Landscape Officer has advised that should the principal of development be accepted, it would be important to ensure that a reserved matters scheme respected and supplemented existing landscape features and that the character and design of buildings and the layout was sympathetic to the area.

As such, the impact upon the landscape is not considered to be significant in this location.

### *Trees and Hedgerows*

An arboricultural survey report has been submitted with the application. The report covers 3 lengths of hedge and 7 trees, affording 4 of the trees grade B (moderate quality and value).

The Council's Tree Officer has advised that whilst the indicative layout appears to respect the retained trees, full tree constraints have not been shown on the layout plan and the proposal is for an outline application with only access included. As such, the full impacts could only be assessed with a final detailed layout which would need to be informed by BS 5837 which would be considered at reserved matters stage.

As such, there are no significant tree or hedgerow concerns at this stage.

### *Ecology*

The application is supported by an Extended Phase 1 habitat survey.

The survey concluded that the site does not lie within or immediately adjacent any statutory or non-statutory designated sites of nature conservation interest.

Although there were no ponds on the site, there were 2 ponds within 250m from the application site. These were surveyed and it was concluded that they had either 'average' or 'poor' suitability for Great Crested Newt suitability and were subsequently dismissed. However, it is recommended that reasonable avoidance measures are undertaken during site clearance and construction.

In terms of birds, it was identified that the potential of the site for bird species was regarded to be relatively low. However, it is advised that nesting birds should be a consideration.

It is advised that the trees on site provide potential for the roosting of bats and as such, should be retained.

Other protected species were identified within the wider area, if not within the site, and as such, it is recommended that a further pre-commencement survey of these protected species be undertaken prior to commencement of development.

The report concludes that it is recommended that an overall Ecological Mitigation Strategy be produced prior to commencement of development.

In response to the above, the Council's Nature Conservation Officer has advised the following in relation to the below;

Habitats: The grassland habitats on site have been identified by the submitted report as being 'Improved'. The Council's Conservation Officer has advised that this habitat is of minimal nature conservation value.

Great Crested Newts: The Council's Nature Conservation Officer has advised that, based upon the quality of the ponds located in close proximity to the proposed development and the terrestrial habitat present on the application site, this protected species is unlikely to be present or affected by the proposed development.

Other Protected Species: No Other Protected Species activity was recorded onsite during the submitted survey however evidence of Other Protected Species was recorded in the broader locality. As the status of Other Protected Species on a site can change within a short timescale, the Council's Nature Conservation Officer has advised that if planning consent is granted a condition should be attached requiring an updated Other Protected Species survey to be submitted prior to the commencement of development.

Bats: A number of trees have been identified on site that have the potential to support roosting bats. No evidence of roosting bats was recorded during the initial survey submitted in support of this outline application; however two of these trees are proposed for remedial works by the submitted tree report and are shown as being removed on the submitted layout plan.

As the status of roosting bats on a site can change over time, the Council's Nature Conservation Officer has recommend that if outline planning consent is granted a condition should be attached requiring the submission of an updated bat survey in support of any future reserved matters application.

### *Design Standards*

Policy BE.2 of the Local Plan advises that new development will only be permitted so long as; it would achieve a high standard of design, would respect the pattern, character and form of the surroundings and would not adversely affect the streetscene in terms of scale, height, proportions and materials used.

As the application is for outline permission with access only. Matters of layout, scale and appearance from a design perspective cannot be considered as part of this scheme.

This application shall consider whether the number of dwellings sought could be accommodated within the site in an acceptable layout of any configuration, not necessarily the indicative layout submitted.

The application seeks the erection of up to 5 residential units on this 0.4 hectare plot. The indicative layout suggests that this would be achieved via construction of a pair of semi-detached properties on the frontage and 3 larger, detached units to the rear.

The submitted indicative layout plan shows that the proposed semi-detached dwellings would be erected adjacent to each, fronting the A51.

The 3 detached properties would be positioned to the rear of the site and accessed via an existing agricultural access onto the A51. These properties would front onto this access road in the same direction as the proposed semi-detached units.

The prevailing layout out the area is that of linear development fronting the A51. However, there is built form which extends further to the rear on the application side of the road, almost as far to the rear as the 3 detached dwellings shown on the indicative layout.

As such, it is considered that built form as indicated on the indicative layout would respect the built layout of the village with regards to its projection into the countryside and as such would not be accepted should it be submitted as part of a reserved matters application.

With regards to form as advised, the applicant seeks a mixture of either semi-detached or detached units. This would respect the prevailing form of the village at this location.

In terms of scale, although this matter has not been sought for approval at this stage, it is advised within the Planning Statement that the dwellings would be 'two-storey's high'. Again, this would respect the local form and scale, subject to the detail which would be considered at reserved matters stage.

Other matters regarding scale, height and appearance will be considered at reserved matters stage.

It is considered that the proposed indicative design of the scheme is acceptable. As such, it is considered that the proposed design would adhere with Policy BE.2 of the Local Plan.

#### *Access*

This application seeks approval of the access arrangements for the proposed development.

It is proposed that the dwellings shall be accessed via an existing field gate which joins onto the A51.

A revised plan was submitted during the application process in order to address the concerns of the Council's Head of Strategic Infrastructure (HSI) regarding the access width and the provision of a footpath. This revised plan has been reviewed and considered satisfactory.

The HSI has also advised that there is a requirement for a £11,100 Section 106 contribution towards traffic management and pedestrian safety measures.

More specifically, the HSI has advised that a number of measures are required through Alpraham and Calveley to manage traffic and improve pedestrian safety.

Contributions towards these improvements have already been included as part of other developments nearby.

As such, subject to this financial contribution being obtained, the HSI has raised not objections on highway safety grounds.

### *Flood Risk and Drainage*

The application site does not fall within a Flood Zone and is not of a scale which requires the submission of a Flood Risk Assessment.

However, should the application be approved, it is recommended that a condition seeking the prior submission of a foul drainage scheme and a surface water drainage scheme be submitted to the LPA for prior approval.

United Utilities have also been consulted and advise that they have no objections subject to the prior submission of a foul and surface water drainage plan.

As such, subject to these conditions, it is considered that the proposed development would adhere with Policy BE.4 of the Local Plan.

### Economic Role

It is accepted that the construction of a housing development of this size would bring the usual economic benefit to the closest shops in the area for the duration of the construction, and would potentially provide local employment opportunities in construction and the wider economic benefits to the construction industry supply chain. There would be some economic and social benefit by virtue of new resident's spending money in the area and using local services.

As such, it is not considered that the proposed development would be economically sustainable.

### Social Role

#### *Affordable Housing*

A social benefit from the scheme would be the provision of affordable housing.

The National Planning Policy Guidance has recently been updated changing the affordable housing requirements. These are;

- Contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm (gross internal area).
- In designated rural areas (which Cheshire East Council do not currently have), local planning authorities may choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted until after completion of units within the development. This applies to rural areas described under [section 157\(1\) of the Housing Act 1985](#), which includes National Parks and Areas of Outstanding Natural Beauty
- Affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.

As a result of this change, as the combined gross floor space of the development would not exceed 1000sqm, there would be no affordable housing requirement for a scheme of this size.

#### *Residential Amenity*

Policy BE.1 of the Local Plan advises that new development should not be permitted if it is deemed to have a detrimental impact upon neighbouring amenity in terms of overlooking, visual intrusion or noise and disturbance. Furthermore, the level of private amenity space provided is a material consideration as detailed within the Supplementary Planning Document on Development on Backland and Gardens.

The closest neighbouring properties to the application site include the applicant's property, North View, to the south of the site, and the properties on the opposite side of the A51 from the development, to the east.

According to the indicative layout plan, the closest elevation of the proposed dwellings to the side elevation of North View, would be positioned approximately 27 metres away. It is considered that these would be positioned far enough away not to create any issues with regards to privacy, light or visual intrusion.

The properties on the opposite side of the A51, according to the indicative layout plan, would be approximately 23.5 metres away from the closest of the proposed dwellings. Again, it is considered that this would be far enough away so not to create any significant amenity concerns.

In terms of the amenity of the future occupiers of the proposed dwellings, sufficient space would be available for each dwelling to have sufficient outdoor private amenity to perform normal tasks such as; hang out washing, sit outside etc.

Subject to this and the detail of the window and door positions and the use of obscure glazing where necessary, it is not considered that the future occupiers of the proposed dwellings would be detrimentally impacted by the proposed development.

With regards to Environmental disturbance, the Council's Environmental Protection Team have advised that they have no objections, subject to a number of conditions including; a restriction over the hours of piling, the prior submission of a piling method statement, the prior submission of a dust mitigation scheme and a phase II contaminated land condition. Informatives regarding hours of construction and contaminated land are also sought.

As such, subject to the above recommendations, it is considered that the proposed development would adhere with Policy BE.2 of the Local Plan.

### **Other matters**

The financial contributions sought by the Parish Council's are not considered to be necessary, fair and reasonable in relation to the development and as such, would not be CIL compliant.

### **Planning Balance**

The application site lies entirely within the Open Countryside as determined by the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011.

Within such locations, there is a presumption against development, unless the development is considered to represent and 'infill' by filling and small gap in an otherwise built up frontage. It is not considered that this aspect of policy applies in this instance.

The proposed development therefore does not fall within any of the listed categories and as such, it constitutes a "departure" from the development plan and there is a presumption against the proposal.

The proposal remains contrary to Open Countryside policy regardless of the Council's 5-year housing land supply position in evidence at any particular time and a judgement must be made as to the value of the particular area of countryside in question and whether, in the event that a 5 year supply cannot be demonstrated, it is an area where the settlement boundary should be "flexed" in order to accommodate additional housing growth. This consideration is made on the sustainability of the development.

The proposal would bring positive planning benefits such as; housing, a financial contribution towards a local road improvement and a boost to the local economy. In addition the site is located in a relatively sustainable location. However, these benefits need to be balanced against the loss of the Open Countryside and the impact upon ecology.

It is considered that the number of dwellings sought could be constructed so they would not heavily encroach into the countryside.

Subject to a number of conditions, no issues with regards to; landscape, trees, hedgerows, design, access, flooding and drainage or residential amenity would be created.

As such, it is considered that the proposal represents a sustainable form of development and as such, is recommended for approval.

## **RECOMMENDATION**

**APPROVE subject to a S106 Agreement to secure;**

- 1. Financial contribution of £11,100 towards a number of traffic and pedestrian safety management measures through Alpraham and Calveley**

**And conditions;**

- 2. Time Limit (Outline) A06OP**
- 3. Submission of reserved matters A01OP**
- 4. Reserved Matters application made within 3 years A03OP**
- 5. Development in accordance with approved plans**
- 6. Prior submission of facing and roofing material details**
- 7. Prior submission of surfacing material details**
- 8. Prior submission of a foul drainage scheme**
- 9. Prior submission of a surface water drainage scheme**
- 10. Hours of Piling**
- 11. Prior submission of a piling method statement**
- 12. Prior submission of a dust mitigation scheme**

- 13. Prior submission of land contamination report (Phase I)**
- 14. Prior submission of boundary treatment details**
- 15. Prior submission of an updated Other Protected Species Survey**
- 16. Prior submission of an updated bat survey**

**In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.**

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