

Application No: 14/5824N

Location: Land to the south of PARK ROAD, WILLASTON

Proposal: Outline planning permission for up to 175 residential dwellings to include access. All other matters reserved for future consideration.

Applicant: Mr A Brown, Stretton Willaston Ltd

## **CONSULTATIONS**

The Highway Officer's comments in the main report conclude that:

*The Head of Strategic Infrastructure does not have any 'in principle' objection to the proposal to build 175 dwellings on the land south of Park Road, Willaston.*

*However, as this response outlines, there are a number of areas where further work and information is required and, in the absence of such information, the Head of Strategic Infrastructure would have to recommend refusal of this planning application at this time.*

Therefore an additional reason for refusal relating to highways should have been included within the recommendation. The amended recommendation is therefore as follows:

## **AMENDED RECOMMENDATION**

### **MINDED to REFUSE for the following reasons**

- 1. The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.**
- 2. In the opinion of the Local Planning Authority, the proposed development would cause a significant erosion of the Green Gap between the built up areas of Willaston and Nantwich and would adversely affect the visual character of the landscape which would significantly and demonstrably outweigh the benefits of the scheme notwithstanding a shortfall in housing land supply. The development is therefore contrary to Policy NE4 (Green Gaps) of the Borough of Crewe**

and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.

3. The proposal would result in loss of the best and most versatile agricultural land. The use of the best and most versatile agricultural land is inefficient and contrary to Policy NE12 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Policy SE2 of the emerging Cheshire East Local Plan Strategy - Submission Version and the provisions of the National Planning Policy Framework.
4. Insufficient highway information has been submitted to demonstrate that the proposal will not have a severe adverse impact on traffic congestion in the locality and accordingly the Applicant has failed to demonstrate that the proposal complies with the requirements of Policy BE5 (Infrastructure) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Policy CO4 of the emerging Cheshire East Local Plan Strategy - Submission Version and the provisions of the National Planning Policy Framework.

**RESOLVE to enter into a Section 106**

- **Affordable housing:**
  - 30% of the total dwellings to be provided as affordable housing
  - 65% of the affordable dwellings to be provided as either social rent or affordable rent
  - 35% of the affordable dwellings to be provided as intermediate tenure
  - Affordable housing to be provided on site
  - Affordable rented or Social rented dwellings to be transferred to a Registered Provider
  - The affordable dwellings to be provided as a range of property types to be agreed with Housing
  - Affordable housing to be pepper-potted in small groups, with clusters of no more than 10 dwellings.
  - The affordable housing to be provided no later than occupation of 50% of the open market dwellings, or if the development is phased and there is a high degree of pepper-potting the affordable housing to be provided no later than occupation of 80% of the open market dwellings.
  - Affordable dwellings transferred to an RP to be built in accordance with the HCA Design and Quality Standards or the latest standards applied by the HCA.
- **Equipped children's play area.** for younger children - 5 pieces of equipment including a ground-flush roundabout. All equipment

**needs to be predominantly of metal construction, as opposed to wood and plastic.**

- **Private residents management company to maintain all on-site open space, including footpaths and habitat creation area in perpetuity**