

Planning Application No.16/0015N - Land to rear of 46 Chestnut Avenue, Shavington, CW2 5BJ
Outline application for the demolition of 46 Chestnut Avenue and erection of 44 dwellings
(including access) and associated works.

The Parish Council considered this application at its meeting on 3 February 2016 and agreed to object on the following grounds.

- (i) Egress from the development onto an over-used and under-sized highway will exacerbate the problems already experienced.
- (ii) Flooding: There are significant problems of flooding in the parish in respect of previous sites and the flood plain in the area is such that it will add to the problems.
- (iii) Traffic from Chestnut Avenue into Crewe Road junction is not wide enough for current traffic flow and the development would exacerbate the situation.
- (iv) Erosion of the Green Gap: The development will further erode the Green Gap between the built-up areas of Shavington and Crewe and will adversely affect the visual character of the landscape which would significantly and demonstrably outweigh the benefits of the scheme, notwithstanding the shortfall in housing land supply. The development is therefore contrary to Policy NE4 (Green Gap) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance in the National Planning Policy Framework.
- (v) The roads in the village are inadequate and are unable to cope with the current level of traffic. This development will worsen the situation.
- (vi) The documentation submitted by the applicant contains numerous inaccuracies.

A parish councillor has been asked to review the documentation which was submitted with the application to identify the inaccuracies referred to in (vi) above, following which, the Clerk will add these into the objections which need to be lodged with Cheshire East Council by 25 February 2016.

The Clerk has been asked to review the draft Local Plan which is expected to be published on or around 10 February 2016. If this site does not appear in the draft as land allocated for development, this will be added as a further objection.

Cheshire East Council will be asked to consider adding a condition, in the event of the application being approved, to the effect that any affordable housing is 'pepper-potted' throughout the site.