

**Planning Application 16/0015N (Land to rear of 46 Chestnut Avenue, Shavington)  
Outline application for the demolition of 46 Chestnut Avenue and erection of 44 dwellings (including access) and associated works.**

At its meeting on 3 February 2016, the Parish Council considered this planning application and agreed to submit the following observations by 25 February 2016, the deadline date for comments.

(a) The Parish Council objects to planning application 16/0015N 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 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, details of which are due to be provided to the Clerk by parish councillors before the deadline date of 25 February 2016.

(b) If this site does not appear in the land allocated for development in the new Cheshire East Local Development Plan, this is a further objection to the application; and

(c) In the event of the application being approved, Cheshire East Council is asked to add a condition to the effect that any affordable housing should be 'pepper-potted' throughout the site.