**SHAVINGTON-CUM-GRESTY PARISH COUNCIL**

**Planning Applications Nos: 14/1160N and 14/1161**

**Land to the south of Newcastle Road, Shavington (the ‘Triangle’ site)**

The Parish Council has considered the above planning applications for removal of conditions 30 and 48-51 of the approval to planning application 12/3114N, and has instructed me to submit the following objections to the proposals. Although two separate planning applications the Parish Council’s combined response in respect of both is set out below

The Parish Council first submitted its detailed objections to the development of this site which ran to 17 pages in September 2012; and then also submitted a further 11 page supplementary objection in February 2013 when it was discovered that Cheshire East Council had omitted its original views in the agenda report prepared by Planning Officers for the Strategic Planning Board.

The approval allowed development of 360 dwellings, whilst at the same time maintaining some ecologically important areas of the site to minimise habitat destruction and to maintain some of the green space amenity for existing residents.

The Parish Council feels strongly that removing the quite fair and reasonable conditions attached to the original approval to mitigate the effect of the development would be totally undone if the current applications were approved.

Removal of condition 30 to allow a further 96 dwellings to be built on the site would clearly be at the expense of the overall amenity of the site since the developer would not be proposing to keep any additional dwellings within the build area of the existing approval. Condition 51 is particularly important as it protects the privacy and amenity of a large number of existing true bungalows in Stock Lane.

The Parish of Shavington has already had more than its fair share of new large scale housing development approvals and there are several currently at Appeal which if eventually approved would serve to effectively double the size of the Parish.

Removal of Condition 49 concerning a drainage scheme for the land to the rear of Dig Lane will not improve the situation in Dig Lane which will remain in danger of flooding. The Parish Council presumes from this request to remove the condition that the developer has received confirmation from United Utilities that its infrastructure will be able to adequately cope with the additional run-off from the site and stop any future flooding of Dig Lane.

Condition 50 relates to the provision for a wildlife corridor connecting 2 existing ponds and creating 2 more ponds and coppice at the rear of Dig Lane planted with native trees and shrubs; with the area fenced off with Cheshire Railings running full length of Dig Lane with 2 access gates for maintenance. As well as protecting the amenities of nearby residents this wildlife corridor is a vital requirement for protected wildlife, and in particular great crested newts.

Christopher Moulton

Clerk to the Council

Shavington-cum-Gresty Parish Council

29th April 2014