

Weston & Basford Parish Council

Haddon Planning application Wychwood Village – Number 14/5671N

Some suggested **planning issues** which might be helpful in formulating your response to Cheshire East. This list comprises initial thoughts and is not exhaustive.

- **Site not allocated for development in emerging Local Plan**
- **Is proposal sustainable?** Perhaps it might be argued in theory – houses, school, shops, employment, and open space – but not in practice. Most residents footloose and mobile with ready access to work and facilities outside the village.
- **Cornerstone of emerging Local Plan is regeneration of Crewe.** To what extent does this proposal contribute to that goal? There are much more sustainable sites closer to Crewe which have easy access to primary road and rail network, employment opportunities, health, education and retail facilities. Wychwood Village is an isolated bubble within the open countryside, 4 miles from Crewe.
- **Infrastructure – Roads:** existing network already operating up to and beyond capacity. Effects on Weston Village, Snape Lane, Englesea Brook? Very limited potential to improve highway network without incurring huge expense. Only one access into whole site – severe implications for residents of both Wychwood Village and Wychwood Park.
- **Infrastructure – Drainage:** Flooding issues Englesea Brook Lane. Parts of Englesea Brook within flood risk area. Significant amount of drainage pointed in this direction
- **Design Concept of existing Wychwood Village:** designed and marketed as quality housing development within rural setting integrated into Golf Course and Country Park, facilities much enjoyed and used by residents. Additional 900 houses will ruin this.
- **Amenity and Quality of Life:** On paper Countryside Park to be increased from 14 to 44 Ha. Misnomer- much of additional open space will be green swathes separating housing clusters. Bus route to cut across part of existing Country Park will greatly reduce its attractiveness. Effect on existing wildlife habitats?
Existing residents have effectively been living on part of a building site for the last 10years – building of 350 houses not yet completed. What does the future hold with a proposal for a further 900?
- **Golf Course:** No evidence that this has been actively marketed. Is such a use a totally unviable position?

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