

**Cheshire East Local Plan – consultation on possible additional sites proposed by developer and land interests**  
**Views of Weston & Basford Parish Council**

**1. General comments:**

Of the 27 sites out for consultation, 3 are directly within the Parish of Weston & Basford (I (i), J, V), and a further 5 are within close proximity (I (ii), I (iii), I (iv), I (v), T). This represents just under 1/3 of the total number of sites. The 3 sites within the parish are all large and would contribute a further 3500 dwellings (excluding Basford East) – 3 and a half times the number of dwellings currently existing within the parish. The sites within close proximity would all have a serious impact on the entire infrastructure. On top of all of this we have the potentially devastating effect on our infrastructure of HS2 as currently proposed.

**Weston & Basford Parish Council strongly objects to all of these sites and requests that they do not form part of the consideration for the Local Plan.** Attached is a plan (**appendix 1**) which graphically illustrates the dramatic effect that these sites would have on our existing communities

The Parish Council believes that too much emphasis and focus is being given to housing provision to the SE of Crewe and that there is a need for a more even distribution of growth within the Borough. The SE sector of Crewe is remote from secondary medical and secondary education facilities. No consideration appears to have been given to such facilities in any of the proposals. For example, the route from this area to the main hospital at Leighton is lengthy, tortuous and largely through narrow streets.

Given the current pressures for development there is an urgent need to increase Green Belt and Green Gap protection around the settlements of Weston, Stowford, Basford and Wychwood.

Weston & Basford Parish has taken a major hit in development terms over the last 15 years. The number of dwellings has increased from around 400 to over 1000. In addition the Parish Council has supported and accepted the principle of Basford East which will provide a further 1000 dwellings.

The infrastructure is already overloaded and cannot in the Parish Council's view accommodate any further sizeable developments, no matter what tweaking is done. It is worthy of note that our Parish Plan achieved a 41% response rate and traffic/highway issues were the number 1 priority (75% of those who responded). Most of the rural roads within the parish are multi-functional in that in addition to traffic they cater for horse riders, cyclists and walkers. A recently opened long distance footpath 'Two Saints Way' runs W to E across the parish utilizing minor roads.

The character of the 7 settlements which make up the Parish has already been altered and this along with our quality of life is in danger of being

destroyed for ever. None of the proposals now put forward are compatible with the size of a rural village.

## **2. Detailed objections to the sites within the Parish:**

### **Site I(i): Village A: 1646 dwellings around Crewe Hall – Duchy of Lancaster**

All points under 'General Comments' apply which sets the context for the bigger picture within the Parish.

- Resultant urban sprawl making Weston Village and Stowford a characterless suburb of Crewe.
- Intolerable effect on existing infrastructure within the Parish. Grade C Village roads already gridlocked at peak times, particularly Main Road Weston.
- Prejudicial to the development of Basford East, a pre-planned site, the master plan for which provides for 1000 dwellings.
- Unwarranted intrusion into the Green Belt, Green Gap, and attractive open countryside which is worthy of Green Belt protection. This countryside forms a most attractive 'gateway' into both Crewe and the North West from Junction 16 on the M6.
- Resultant destruction of the character of Weston Village, Stowford and the parish as a whole, which is made up of 7 rural settlements.
- Destruction of the setting of Crewe Hall, a grade 1 listed building, along with Stowford - 8 listed buildings within the immediate vicinity. In addition this area possesses a wealth of features of historic landscape importance.
- Development of Grade 2 agricultural land which should remain in agricultural/open use.
- Loss of major large farm working unit.
- Destruction of wildlife.

### **Site J: Gorsty Hill Golf Course Weston: in excess of 1000 dwellings.**

All points under 'General Comments' apply which sets the context for the bigger picture within the parish.

- Character of Wychwood Village, a self contained community built within a golf course and country park, an integral part of the design ethos, will be lost for ever. The design ethos has been re-enforced by a Section 106 Agreement. Wychwood Village was heavily marketed on this premise.
- The development of Wychwood Village is still ongoing after 10 years. The proposal would mean a further 10 years+ of disruption for the existing residents which would dramatically affect their quality of life.
- Intolerable effect on the existing infrastructure and road system. All development would need to access on to the A531. Other roads in the immediate vicinity comprise narrow country lanes. Most of the traffic will impact on Weston Village which currently suffers from traffic related problems.

- The Parish Council understands that the golf course could be a viable proposition if managed effectively and it should be marketed as such.
- The character and feel of Snape Lane which adjoins the site would be destroyed given the proximity of the proposed development.
- The Country Park would be completely surrounded by houses making it little more than a landscaped area within a housing development. Given that it would be cut off from the surrounding countryside its contribution to sustaining wildlife and eco diversity would be very much reduced.

### **Site V: Land south of Weston – Weston Estates: 850 dwellings**

All points under 'General Comments' apply which sets the context for the bigger picture within the parish.

- Destruction of the rural character of Weston Village. The proposal would graft on a development which would be more than twice its size.
- Resultant urban sprawl. A continuous string of development would be created linking Weston Village, Wychwood Park and Wychwood Village through to the Staffordshire border.
- All traffic would feed out on to the existing road system, including Weston Village, Main Road Weston and the A531, all of which are already overloaded.
- Grade 2/3 agricultural land and open countryside which should remain in agricultural/open use.
- Destruction of wildlife.

### **3. Objection to site adjoining the Parish**

#### **Site T: Land on Crewe Road Shavington – along A500 linking to Park Estate: 850 dwellings**

- Potential adverse effect on existing road system within the parish in particular Weston Lane Basford, Whites Lane (narrow country lanes) and Main Road Weston.
- Adverse effect on the character of Basford

The Parish of Weston & Basford is literally under siege. The Parish Council appeal to Cheshire East to reject all of these sites and protect our village way of life, the reason we chose to live here in the first place.