

25/2024/PIP Permission in principle for up to 6 dwellings

The application site is in open countryside and occupies a small restrained corner of a larger field. Application does not show any access points being given to the remainder of this field, which would presumably be necessary to maintain the land and there are no other possible access points.

The main sewer also runs through/very close to the application site. United Utilities report quite clearly states that they “will not allow buildings or structures to be erected over or in close proximity to a public sewer.”

Application 15/5644N for construction of new “agricultural” access to the field was approved on 10/02/16 with the condition that the applicant contacted the councils Transport services Department to arrange re-location of the bus stop (which was in the way of proposed access). As far as Wybunbury Parish Council is aware, this condition has never been met, presumably as there is no other suitable location for the bus stop in the vicinity and actually the residents of Bridge Street would be left without any bus stop. The opposite bus stop was lost when the Tower View estate was built as it was where the access road to the estate is now.

Wybunbury PC is currently developing an amenity area for all to use in Sally Clarkes Lane (virtually opposite the proposed access). The area has been fenced and 2 disabled parking spaces have been provided. benches and a small rustic play will be installed to encourage residents and visitors to sit and enjoy the area overlooking Wybunbury brook. One of the main aims of creating this area is to encourage exercise and walking to school and visiting the area using the local bus network. Our local Bridge Street bus stop plays a large role in the Parish Councils aims. Sally Clarkes Lane is one of the main routes for children walking to school along its Public footpath and is also very well used by walkers and dog walkers.

Although the applicants supporting planning statement says the local bus stop would be immediately outside and opposite the site this is incorrect as we have already lost the one opposite due to the Tower View development being built and we would lose the existing bus stop due to lack of any suitable location because of existing roads, driveways and one way bridge etc.

Plans show only 7 parking spaces for 6 properties. Most households nowadays have at least 2 cars, which would be 12 spaces needed plus visitor parking. There is absolutely no other parking available in the area and any on street parking would result in the blocking of the road due to the narrow bridge and other access roads and driveways. There is no turning room for refuse or emergency vehicles which presumably would have to park on the highway which is not acceptable and would cause chaos for residents and other road users.

Proposals would create 2 new access points and the existing 2 way road, Tower View access and Sally Clarkes Lane access, existing driveways and a bus stop all within a 20M stretch combined with School traffic and on road parking within 30M of the “pinch point” created by the Bridge which narrows to a single lane. In short, any further development in this area would be extremely hazardous to all.

For planning purposes Wybunbury is defined as an “infill village” which means development should only happen where there is a small gap between existing buildings, and “does not involve the loss of undeveloped land that makes a positive contribution to the character of the area” (taken from Cheshire East policy PG10 infill villages) and does not give rise to unacceptable impacts. PG10 also states that “Outside of the village infill boundaries shown on the adopted policies map development proposals will NOT be considered to be “limited infilling in villages””.

The proposed site lies outside Wybunbury Village Settlement Boundary and is within open countryside. Proposals would have a negative impact on the rural character and street scene.

The site lies within part of a series of important wildlife corridors associated with the Brook and adjacent woodland and Hough Mill Quarry restoration area. Ancient hedgerow would be lost due to development.

Parts of this field are known to flood and flooding in this area is increasing year after year. Please see attached photos of the field which were taken on January 6th this year (2025) by a concerned resident who was worried for the welfare of a horse who was stranded by the flood waters.

Wybunbury is a village that is well catered for with regard to varied housing stock, especially bungalows. We have a row of bungalows in the centre of the village known as “school bank” which are owned and maintained by Muir group housing, bungalows also on Gorsey Bank Crescent and Tower View, Bridge Street and Moorlands Drive. Many other privately owned bungalows are dotted about the village. And more recently new development bungalows and affordable social housing in Queens Meadow (triangle) There is certainly no shortage of available housing stock within the village.

5.4 of the applicants Supporting Planning Statement acknowledges that the proposals do not fall within the criteria for appropriate development within the open countryside in accordance with Policy PG6 of the CELPS, and appears to be relying solely on the fact that CE cannot at the moment demonstrate a 5 year housing supply.

5.5 also acknowledges the site lies outside of the settlement boundary.

The applicants supporting planning statement is for permission in principle for the erection of 6 new dwellings on land to the East of Bridge Street Wybunbury and seeks clarification as to whether in principle the site and proposed development is suitable in terms of its location, land use and amount of development.

Whether or not Cheshire East can demonstrate a 5 year housing supply this piece of land is entirely unsuitable for housing development due to its location in terms of Highway, Flood risk, Main sewer crossing the land and loss of amenity for existing residents.

Wybunbury Parish Council is of the opinion that the proposals are not suitable in terms of location/land use or development and Objects most strongly to this application.

In summary, the application

Does not comply with :

Policy PG6 (Open Countryside)

SC6 (Rural exception sites)

PG10

Wybunbury Combined Parishes Neighbourhood Plan

and

Would have a negative impact on the rural character of our village

Would result in the loss of ancient Hedgerow and valuable pasture

Result in loss of amenity for existing residents (bus stop)

The Adverse impact of this application significantly and demonstrably outweighs any benefits these proposals provide

Please see attached photos

