

NOTIFICATION OF APPEAL: against the decision to refuse planning permission for 15 houses on Land West of Parkside, Bunbury Lane, Bunbury, CW6 9QZ

Outline planning application for demolition of one dwelling and erection of up to 15 dwellings, access off Bunbury Lane (Planning Application No: 21/2010N)

The above Planning Application to build on a greenfield site in open countryside beyond the current settlement boundary was refused by Cheshire East Council on 28 July 2021. The Applicant has decided to Appeal this decision despite the unanimous decision of the Cheshire East Planning Committee following receipt of over 150 objections from local residents. (View the Final Appeal Statement on behalf of the Applicant on the Cheshire East Website using Application No 21/2010N)

Please object to the Appeal on the Planning Inspectorate Website at:

<https://acp.planninginspectorate.gov.uk>, or by letter in triplicate to the: Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting the Appeal Reference APP/R0660/W/21/3281542. See below for step-by-step guide on completion.

Objections must be received by 17 December 2021

Please help protect our green spaces, other greenfield sites across the village could be vulnerable to development if this Appeal is granted.

Grounds for objection could include:

Previous Planning Appeal on this site was dismissed by HM Inspector on grounds relating to the character and appearance of the intended site.

The Appeal site runs directly along the back of houses on Bunbury Lane. Part of the reasoning for dismissal of the Appeal in 2016 was that the 'development would detract from the spacious and rural character of the area when approaching Bunbury village along its southern gateway'. The rural character of the lanes close to the village is a particular feature of Bunbury and one that local policies, such as the Village Design Statement (March 2009) seeks to maintain so that the rural character of the village is not eroded (p.14 and 15).

The proposal seeks to develop up to 15 dwellings on a greenfield site in Bunbury which are meant to be protected from development virtue of policy PG6 (open countryside) of the Cheshire East Local Plan and saved Policy RES5 (Housing in the open countryside) of the Crewe and Nantwich Local Plan. This field was very much part of the wider site subject to the Appeal and nothing has changed since this Appeal decision in relation to location and appearance of the site that developers now wish to build upon. The nature and rural appearance of the site referred to, that makes a 'positive contribution to the character of the area' will still be deeply impacted by the development of the land as proposed.

National Planning Policy Framework

Cheshire East Council has in excess of a 5-year supply of housing land so there is 'no presumption in favour' of the development and a very strong case for refusal.

The application is contrary to the principles of the National Planning Policy Framework which seeks to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use.

The 'presumption in favour of sustainable development' within the National Planning Policy Framework 'only applies to a scheme which has found to be sustainable development'. The Framework identified that there were three limbs to sustainable development: economic, social

and environmental. The dwellings proposed in this location are unsustainable by virtue of their impact on local residents due to a proliferation of developments in recent years. The development is also unsustainable as it proposed the use of greenfield land when there are deliverable brownfield sites elsewhere in the authority. Bunbury has a plan for the delivery of housing, and this proposed development undermines it and is unsustainable for that reason.

Bunbury Neighbourhood Plan

Bunbury has a 'made' Neighbourhood Plan and the proposed site is outside the settlement boundary.

Number of Houses already built or approved since 2010

Policy H1 of the Neighbourhood Plan states that planning permission will be granted for a minimum of 80 houses to be built in Bunbury in the period from April 2010 to March 2030. To-date **106 houses have been built or approved**. Therefore, **Bunbury is delivering on its housing commitment to meet local need** and no further large sites of development are required during the Plan period to **March 2030**.

Co-location

The edge of the proposed development runs alongside the Oak Garden development built in 2010 which in turn will abut with the now approved further Oak Garden development in the field on the other side thus **co-locating** three new housing developments together in the Neighbourhood Plan period 2010-2030. This is directly related to the reference to co-location in Policy H2A of the Neighbourhood Plan restricting new development being built next to each other to avoid larger developments being made as a result of smaller developments being built close to each other. There will be no physical or open separation between the application site and the existing/proposed development at Oak Gardens unlike other sites that have been built in the village.

Amenity

Policy H3 of the Bunbury Neighbourhood Plan requires that developers demonstrate that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or noise and disturbance.

The site layout proposes that the developable area extend right up to the existing hedgerow on the boundaries of the residential properties on Bunbury Lane (many of which have small back gardens) and the impact of the dwellings in this location would seriously prejudice **amenity**, particularly overlooking and loss of privacy, in contravention of Policy H3 of the Neighbourhood Plan.

For more information please contact Isabel Noonan – 07973917518
or email imnoonan3@gmail.com Or contact friendsofbunbury@gmail.com

Thank you for your support

Step-by-Step guide to submitting an objection:

1. Click on the government address in the notification letter or above, this will take you to the relevant website where you log in if you have registered before or allows you to register. To register click on 'register' and follow the steps, when completed you will receive an email to verify your details, click to verify and then click to return to the log in page. Log in.
2. Having logged in you enter 3281542, the last seven numbers of the case reference in the 'search for case' box.
3. Click 'Submit Search'
4. The case details will appear, click 'Make Representation'
5. Further case details appear. Click on 'Save and Continue'
6. Make representation page appears, click on one of the choices for your details i.e Interested Party/Person
7. Click on 'Save and Continue'
8. Make Representation page. Fill in type of representation and then click either 'the box below' if you are going to type your objections or 'separate documents' if you wish to attach a document. You can cut and paste your original text if you have it, amended as required, into the text box.

9. Click 'Save and Continue'
10. Tick 'Confirm' box
11. 'Submit'
12. 'Continue'