

Goostrey Statement of Community Involvement Consultation Response Table

Summary of Comments	Response
Facilities a) Insufficient services and facilities (supermarket, doctor, dentist bank, secondary school etc) in the village to support development and as result is unsustainable b) Concerns over the capacity of the schools c) Claims that the development will sustain the vitality and viability of the community are unfounded d) Concerns over the capacity of medical facilities e) Goostrey has a great community and lifestyle with enough facilities for the current population plus a few more	a) Goostrey is identified as a Local Service Centre (LSC) in the CEC Submission Local Plan Strategy. Goostrey is a sustainable location as CEC note that LSCs provide a range of services and facilities to meet the needs of local people, including those living in nearby settlements. b) The capacity of local schools will be investigated and where appropriate contributions to mitigate the impact of the proposals will be provided as part of the S106 Agreement c) As a result of development there will be an increase in household expenditure to support local facilities and services. The Council will also receive £1.1m in New Home Bonus payment which can be used to improve local service provision. Please see Socio-Economic Sustainability Report d) The capacity of local medical facilities will be investigated and where appropriate contributions to mitigate the impact of the proposals will be provided as part of the S106 Agreement e) Comment noted. Agreed that Goostrey is a sustainable location with employment, education, health, recreational and retail facilities in close proximity providing easy access for residents
Highways and Transport a) Traffic generated from the development would put an enormous strain on road infrastructure and concern over capacity of local road junctions – both during and after construction b) Public transport services are inadequate and infrequent c) Goostrey train station is located some distance from the village and is too far to walk and car park too small to accommodate additional commuters d) Access off Main Road is unsuitable (narrow/scenic/bend/blackspot). Suggestion of incorporating a large island at the access to reduce speeds e) Emergency access is anomalous and inappropriate f) Concern over safety for the children to cross Main	a) Our highways consultants have undertaken in-depth capacity studies of the local highway network. Comprehensive modelling of the anticipated traffic arising from the development demonstrates that there is no material detrimental impact on local junctions. Please see Transport Assessment (TA) b) Investigations are currently underway to investigate the viability of improving the 319 bus route to improve accessibility during the morning and evening peak houses. Please see Transport Assessment (TA) c) The train station can be accessed by both foot and cycle. The 319 bus also services the station, making it possible to access the

Road between the two school sites. Suggestion of installation of zebra crossing g) Suggestion to work with the various road safety groups h) Concern over pinch points in the road system (e.g railway bridge) i) No off road cycle paths to help alleviate though village traffic	station using a variety of sustainable travel modes d) The proposed access arrangements have been carefully assessed and are considered to be capable of delivering a safe form of access to the site e) The proposed emergency access will be designed and built to recognised highways standards in conjunction with CEC to provide access in cases of emergency only f) The TA includes analysis of the accident data and there have been no recorded accidents on Main Road since 2005 g) Following in-depth analysis our highways consultants conclude that there are no concerns with the safety aspect of the local highway network h) The TA assesses the capacity and safety of the local highway network and demonstrates the proposals can be accommodated without unacceptable impacts i) The development includes proposals for a footpath built to UK bridleway standards to connect into the existing highway and public right of way network
Economy a) Concerns over employment opportunities for new residents b) Argument that the proposals will not provide any jobs	a) Goostrey and neighbouring settlements provide a range of existing employment opportunities which are in close proximity. The train station provides further employment opportunities in Manchester and Crewe b) The proposed development will deliver employment opportunities through construction and household expenditure. Please see Socio-Economic Sustainability Report
Housing a) This development is neither needed nor wanted. Cheshire East Council are able to demonstrate a 5 year housing land supply b) Sufficient site allocations in Cheshire East Councils Local Plan to which this site is not included c) Suggestion to develop brownfield/infill first as developing greenfield/agricultural land is unsuitable d) No amount of landscaping and planting will compensate for removal of agricultural greenbelt land e) Proposals are located in the open countryside and contrary to the adopted Local Plan f) Argument for some standalone affordable housing but not on the back of large developments of non-affordable housing g) Sufficient variety of houses for sale in the area therefore development is not needed	a) Inspector Pratt's Interim Views on CECs Local Plan Submission highlights serious shortcomings with CECs approach to objectively assessed housing need and concludes that the OAN is too low. In the light of the Inspector's comments, CEC now acknowledges that it is unable to demonstrate a 5 year supply of housing land. Additional land therefore needs to be released. b) The CEC Submission Local Plan Strategy only included allocations for Main Towns and Key Service Centres. Allocations for Local Services Centres (which includes Goostrey and Holmes Chapel) will follow in a separate Allocations DPD following the adoption of the Local Plan. Goostrey will be required to accommodate a proportion of the growth to LSCs c) The housing requirements of CEC are such

h) What is the definition of 'affordable housing' – limited uptake of shared ownership i) Recognition that some new housing in Goostrey is inevitable j) There are already 264 new homes proposed in Goostrey. Goostrey does not want to become a town k) Development would set a precedent for other large scale developments within the village l) Suggestion that the proposals should include a very high proportion of affordable homes and young professionals m) Affordable homes should be visually attractive n) Welcomes the opportunity to live locally and considers themselves as potential purchasers o) Aware that some younger people cannot afford to live in Goostrey but Holmes Chapel offers plenty of housing for these people with services and facilities to complement p) Development is just a financial opportunity for the developer	that it will be necessary to develop greenfield sites on the periphery of sustainable urban areas as highlighted in the emerging Local plan d) The site is not subject to Greenbelt policies. Proposed landscaping and planting are proposed to soften the built edge and enhance biodiversity on site e) Policy PS8 and H6 are relevant policies for the supply of housing and, in accordance with paragraph 49 of the Framework, should not be considered up-to-date as CEC are unable to demonstrate a 5 year housing land supply. Please see the Planning Statement f) There is insufficient grant available for Registered Providers to take the lead in the provision of affordable housing. It is therefore necessary to provide affordable housing via planning obligations on the back of residential developments g) Due to the nature of the market there will always be a proportion of houses for sale h) The precise tenure split for the affordable housing will be agreed with CEC, in direct response to evidence of need. Affordable housing provided on site will be transferred to a Registered Provider who will ensure properties are priced at an affordable level and remain so in perpetuity i) Due to the scale of housing need in CEC development in sustainable locations such as Goostrey is inevitable. Please see the Planning Statement j) In order to deliver the level of housing this is required in the emerging Local Plan Goostrey will be required to identify additional housing sites k) Each application is required to be determined by CEC on their own merits l) The proposals include the provision for a minimum of 30% affordable housing in line with policy, helping to address the severe shortfall in the area m) The development will offer a mix of good quality affordable housing to cater for the needs of CEC. The design will be subject to agreement with CEC at reserved matters stage n) Support noted o) CECs Strategic Housing Market Assessment Update (2013) identifies an annual requirement of 1,400 affordable homes per annum (spread over a five year period). The proposals will make a significant contribution to meeting the substantial need for affordable housing in the Borough. Please see the Planning Statement. Additional affordable
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	housing in Goostrey, as proposed, will help local arising needs and will provide a significant benefit. p) This is not a planning material consideration
Proposals a) Proposals are opportunistic and scale is inappropriate for the village and out of keeping with the rural village life b) Goostrey would from benefit gradual expansion from smaller proposals (20-25 dwellings or various sizes) c) 'Poke and see' approach d) Concern over potential detrimental effect of proposals on the operation of Jodrell Bank Observatory e) Proposals would fall foul of many planning policies f) Proposals do not put anything of value back into the local community g) Residents of Sandy Lane and Swanwick Close would have their rural aspects ruined h) Suggestion for a mix of commercial, light industrial and residential properties would create jobs within the village and homes to complement them i) Development should aim to be environmentally sustainable (solar, insulation windows)	a) The proposed development is considered to be of an appropriate scale and density for the settlement and an efficient use of land. The design of the houses will be subject to agreement at the reserved matters stage b) Considerable thought has gone into developing the Framework Plan and has been produced taking into account wider market influences c) This is a well concerned planning application that responds to an acknowledged shortfall in housing in Cheshire East d) Gladman have attempted to contact Professor Simon Garrington at Manchester University to discuss the proposals and understand their concerns. See Appendix D e) The policies contained in the adopted Development Plan are time expired. The proposals are consistent with the objectives of the emerging Local Plan which directs an element of sustainable housing development towards LSCs. In the absence of a 5 year supply, policies relating to the delivery of housing cannot be considered up to date, and cannot be afforded any significant weight for development management purposes. Please see the Planning Statement f) It is our clear intention that where community benefits are sought, if it is reasonable, viable and related to the development, then Gladman would be happy to assist in the delivery of such provision through the wider development package g) The internal site layout will be the subject of a reserved matters application to be approved by CEC h) The proposed purely residential scheme is considered to be the most appropriate use for this site in planning and market demand terms and will achieve a sustainable balance of uses in the wider area i) The proposals provide a framework for an environmentally sustainable development. Further detailed design information in this respect will be provided at the Reserved Matters stage
Open Space a) Who will maintain the public open space proposed on site following completion b) Proposed public open space is not needed as there	a) Onsite public open space will be transferred to a management company who would be responsible for performance of specified

is already a public footpath for anyone to use	maintenance measures b) The land is currently in private ownership with no public rights of way. The proposals benefit from the provision of public open space, as required by CEC, and inclusion of new public footpaths, built to UK bridleway standards, opening up the site for all users and improving connectivity
Flooding/Drainage a) Concern over maintenance of Shear Brook following construction b) Unacceptable strain on drainage c) Unacceptable strain on sewers	a) There will be no changes to the existing management regime of the brook as a result of the proposals b) The proposals are accompanied by a detailed drainage strategy that has informed the Development Framework Plan and provides a comprehensive solution to drainage c) A 300mm public foul sewer crosses the site and the Foul Drainage Report concludes that the sewer has capacity to accommodate the foul flows from the development
Ecology a) Concern over impact of the development on wildlife and protected species e.g Great Crested Newts, badgers, owls etc b) Illustrative Plan incorrectly includes trees with the 'existing vegetation' that are not on site. Some of which have tree preservation orders (TPO) and require appropriate buffers c) Concern over impact on existing hedgerows and trees	a) The proposals provide opportunities to enhance biodiversity on it. Please see Ecological Appraisal b) The Arboricultural Assessment accompanying the application assessed trees present that may potentially be affected by the future proposals both within and bordering the site. The locations of these trees have been incorporated on the Development Framework Plan. The presence of any TPOs that may affect the site has yet to be confirmed by CEC. Once this information has been received, the report, and plans where necessary, will be updated accordingly c) The proposals incorporate a robust green infrastructure and where possible existing mature trees and hedgerows have been retained. Please see the Design and Access Statement