

Presented by David Siddorns on behalf of the Parish Plan Planning Group

The Parish Plan Planning Group wishes to object to this application on the following grounds:

The proposal contravenes one of the main objectives of the Village Design Statement, that no large scale housing developments be permitted in the village. Cheshire East Council resolved that the contents of the VDS be given due weight when considering planning applications in Audlem

The VDS recommends that future housing should, where appropriate, be provided by the infill of small gaps between existing buildings and we understand that this view is shared by the Council. The proposed estate cannot be described as infill. On the contrary, it would substantially reduce the currently large gap of open countryside between Audlem and Hankelow

The VDS recognises the desirability of small scale affordable housing even where this may only be achieved by minimal encroachment onto open countryside and dealt with as a rural exception site. This should be considered an end in itself however and not used as a springboard for a vast estate of executive houses

Gladman's representatives, at their presentation in Audlem Public Hall, stated that the effect of their development would be to urbanise the village. This flies in the face of the objectives in the VDS of retaining the village character of the community

In 2012 the Prime Minister vowed to help stop housing estates (in his own words) 'being plonked' on rural England. Recent experience elsewhere has shown that this is precisely what is happening in spite of the wishes of local communities and their Planning authorities, due to the lack of an adopted Local Plan. It seems the absence of a Plan is reason enough to allow unwanted development under the presumption in favour of housing in the open countryside. However, it must be demonstrated that such a development is sustainable which, given the strengths and also the limitations of Audlem, Gladman – we believe – has patently failed to do.

Whilst acknowledging that the job of developers is to develop we hope that in reaching your decision, you will share our believe that it is unsustainable, is inappropriate in this location, does not accord with the Village Design Statement and would cause irreparable harm to the community and the surrounding open countryside.