

Crewe Town Council

General Principles – Planning Policy



The following principles are designed to set out the Council's overarching policy in relation to planning matters and will generally be implemented by the Planning Committee. The Committee will:

- support applications that will ensure Crewe will be a thriving centre for industry and not just as a dormitory town for local cities, like Manchester.
- support thoughtful proposals that bring development to Crewe Town Centre. The Town Council Planning Committee will support commercial and leisure development that re-invigorates the Town Centre and allows a night time economy to develop.
- wish to see a major review and development of the infra-structure in Crewe before there is any further residential development.
- prefer residential development on brown field sites. It will not support developments on green field sites except in the most exceptional circumstances.
- not ordinarily support the conversion of family housing into multi-occupation housing, particularly in the areas of the town that already have a high level of economic deprivation.
- support developments within the Town that have a reasonable percentage of affordable housing that is not in apartment blocks. It is also an expectation that developments will provide adequate play and public space as a part of the design.
- welcome housing (and other developments) that include energy saving and generation features.
- welcome developments that take account of sustainable transport leading to reduced traffic congestion, especially through the provision of infrastructure for safe cycling and walking
- wish to see the existing "Green Gap" around Crewe maintained. There should be no further encroachment into this area, particularly in the Sydney area of Crewe.
- seek to ensure that there should be no further major housing development until there are identified employers who have approved plans for industrial development at Basford East and West.
- will develop a plan to support improvements in the Town by the use of monies that come to the Council as a result of developments.
- support the residents of villages and the Parish Councils in South Cheshire who oppose the unprecedented number of planning applications.
- not support developments that double or treble the size of existing villages. Nor does it support large residential developments in and around isolated small settlements or motorway junctions.

- continue to urge Cheshire East Council to publish a local plan for the area as soon as possible to prevent further speculative planning applications.

Adopted by Council 19/11/13 (amended by Council 21-1-14)

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