

**From:** [Alan Corinaldi-Knott](#)  
**To:** [COOMBS, Claire](#); [Jill Naylor](#)  
**Cc:** [LOCAL PLAN](#); [CROOKES, Carole](#); [Ben Pycroft](#)  
**Subject:** RE: [OFFICIAL] Cheshire East SADPD Examination: Homework item 3: Ingersley Vale, Bollington  
**Date:** 03 November 2021 18:19:31  
**Attachments:** [image006.png](#)  
[image002.png](#)  
[image005.png](#)  
[image008.png](#)

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Hi Claire

Thank you for your email.

Please accept my apologies for not getting this to you by 5pm. I have been [REDACTED] and only received your email and various attachments at 12.15pm today, which didn't give me much time to review.

We only have a few comments to make as follows.

First of all, a number of these documents that are now coming to light are not on the council's planning application web site, and we have provided comment to date based on those documents that are available in the public domain. For example, the EA consultation you have circulated today stating that they were removing their objection is not on the Council's web site, nor is the submitted flood risk assessment that appears to have addressed their previous objection in 2008. In particular, we would point out that the consultation response of the Environment Agency from 2019 suggests that their objection in 2008 still stood, so we would not have considered that there was a previous objection that was lifted.

With regard to the response of the Council in relation to the structural condition of the mill, the Council suggest we have no evidence and rely on historical planning documents. We would point out that we visited the site in March 2021 post the submission and consideration of the structural information in 2019. The structural information considered by the Council dated 2019 stated that the existing mill building is no longer structurally sound and the planning statement by Emery Planning also acknowledges at paragraph 5.28d that the building is shortly likely to collapse of its own accord. It is evidenced with photographs from the site visit undertaken 2 years later by us in March 2021 that further parts of the building have indeed collapsed of its own accord since the Council's own structural engineer gave provided their consultation response. If the building was structurally sound, then there would not have been the further collapse that we have evidenced. It is highly likely that the building will deteriorate further without intervention in the near future and a new planning permission would be required for any rebuilding or replacement. If this part of the permission cannot be implemented, then the mill conversion is not deliverable and as we suggest, a minimum of 24 units should be discounted from the council's assumptions on commitments for Bollington.

Any new application for a new building to replace the mill would require fresh consideration of all material planning issues, including flood risk issues and the need to address the policy tests of the Framework for a more vulnerable use on a site that is located within Flood Zone 3, irrespective of whether or not the site is previously developed, and whether or not the site is or isn't in the settlement boundary. Simply being located within a settlement boundary doesn't automatically make a site developable or deliverable.

As a general point on the deliverability of the site, if the site was deliverable, a meaningful level of development would have commenced on the remainder of the site, excluding the mill, by now. In the previous 10 years, the site has been owned by three different parties, and as far as we are aware, no further applications to discharge pre-commencement conditions so that the remainder of the development other than demolition can commence have been made.

The council have made the assumption that we accept that *"44 dwellings are deliverable, provided that the permission is extant. Whatever happens to the Mill in the future, the land will remain brownfield and within the settlement boundary. There may be further capacity for residential development subject to detail"*.

This is not an accurate reflection of our position. Whilst a "technical" start has been made in relation to the original permission by virtue of demolition, this does not mean that the dwellings previously approved on the site will actually be delivered or when they will be delivered. The Council have provided no evidence of any recent pre-application discussions or planning applications / applications to discharge conditions by the current site owners to demonstrate that this site will be delivered and within what time frame. It is also not clear whether or not the current owners of the site (Brinkley Bollington Limited) are developers, whether or not they would like to pursue an alternative scheme for the site, whether or not they wish to build the site out, or whether they wish to enhance the planning status of the site and build that out or sell the site on with the benefit of an alternative planning permission. Two years have passed since their planning application was withdrawn. Neither the council, nor the planning agents for the site have provided any evidence on the current intentions of the landowners or their status. No marketing of the site advertising the proposed dwellings for sale has taken place, nor is there any active marketing of the site that is ongoing which suggests that delivery of any dwellings is imminent.

Otherwise, Bollington is a desirable location with a strong housing market and high house prices. If the site was viable and deliverable, it would have or would be currently being brought forward for development.

Ultimately, our opinion remains that there is huge uncertainty regarding the deliverability of this site based on the

information that is currently available in the public domain and our observations on site to date.

Regards

**Alan Corinaldi-Knott**  
Associate

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**From:** COOMBS, Claire <Claire.Coombs@cheshireeast.gov.uk>

**Sent:** 03 November 2021 12:15

**To:** Alan Corinaldi-Knott <alan.corinaldi-knott@knightsplc.com>; Jill Naylor <JNaylor@emeryplanning.com>

**Cc:** LOCAL PLAN <LocalPlan@cheshireeast.gov.uk>; CROOKES, Carole <Carole.Crookes@cheshireeast.gov.uk>; Ben Pycroft <BPycroft@emeryplanning.com>

**Subject:** [OFFICIAL] Cheshire East SADPD Examination: Homework item 3: Ingersley Vale, Bollington

**Importance:** High

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**Message originated from outside Knights**

Dear Alan & Jill,

Following the Council's submission of the homework item 3 for Ingersley Vale and the separate submission sent by Knights to the Programme Officer, the Inspector subsequently asked the Council to review the evidence provided by Knights and incorporate this and respond to it, as necessary, within the note.

I therefore attach the Council's revised note for your comment/consideration. The submission by Knights is attached at Appendix 1.

The Inspector has asked that an updated email from Knights is provided on your agreement/disagreement, that can be attached as an appendix to the note. The Council's deadline for submitting the note to the Inspector is currently 5pm today.

Regards

Claire

Claire Coombs (she/her)  
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