



## Matter 2: Planning for Growth

Examination of the Cheshire East Local Plan Site  
Allocations and Development Policies Document

for Henderson Homes (UK) Ltd

Project : 17-061  
Site address : Land adjacent to Jenny  
Heyes  
Client : Henderson Homes (UK)  
Ltd  
  
Date : September 2021  
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## 1. Introduction

1.1 Emery Planning is instructed to prepare and submit this Statement to Matter 2 of the Site Allocations and Development Policies Document ('SADPD') Examination on behalf of our client, Henderson Homes (UK) Ltd, which has an interest in Land off Heyes Lane, Alderley Edge.

1.1 The representations submitted in December 2020 made site-specific representations objecting to the removal of the draft allocation (ALD1) of our client's site as identified in the previous versions of the plan for around 10 homes. Our view is that the SADPD should reinstate the allocation for housing for the following reasons:

- a) To provide a realistic prospect of meeting the overall housing requirement;
- b) To ensure that the Council can demonstrate and then maintain a deliverable five year supply of housing land on adoption and throughout the plan period;
- c) To ensure that the SADPD is consistent with the CELPS, including the evidence upon which the CELPS Inspector based his conclusions;
- d) To meet the need for housing in Alderley Edge;
- e) To meet the requirement in national policy to identify 10% of the housing requirement on sites of 1 ha or less; and,
- f) To provide flexibility in the event that HS2 is committed to come to Cheshire East.

1.2 The Examination is in receipt of our full representations at the Publication Stage and we intend to refer to that document. Therefore this Statement only addresses the questions in Matter 2 of the Matters, Issues and Questions For The Examination (MIQs) (**INS08**). As agreed with the Programme Officer, Emery Planning has prepared a single Statement on common matters between our clients. Where appropriate we cross refer to that Statement and this statement deals with specific matters related to Alderley Edge.

## 2. Development at Local Service Centres (Policy PG 8 and Site HCH 1)

### Question 11

11. Is Policy PG 8 consistent with the strategy in the LPS for growth and the spatial distribution of development at the LSCs, and with the relevant provisions of national policy? In particular: a) Should it include a disaggregation of the indicative levels of development for the LSCs, of 3,500 dwellings and 7ha of employment land, to individual settlements, in order to ensure decisions are plan-led and that the needs of individual settlements are met? b) Should it set out indicative housing levels for designated neighbourhood areas, to provide an effective framework for neighbourhood plans? c) Is it positively prepared and justified in relying on existing commitments and windfall development to meet the indicative level of housing development for LSCs, set in Policy PG 7, rather than allocating additional sites at the LSCs?

2.1 Please see our response on the main Matter 2 Statement submitted by Emery Planning.

### Question 12

12. Are the other policies in the LPS and SADPD sufficiently flexible to enable the remaining part of the indicative level of housing development for LSCs, set in Policy PG 7, to be met from further windfall sites? Is there any substantive evidence of opportunities for further windfall development on sites within the proposed Settlement and Village Infill Boundaries?

2.2 Please see our response on the main Matter 2 Statement submitted by Emery Planning.

### Question 13

13. Is there a need for further site allocations for housing at the LSCs to be included in the SADPD to ensure the indicative level of housing development set in Policy PG 7 of the LPS will be met in full and the need for affordable housing addressed, in particular at settlements within the North Cheshire Green Belt?

2.3 Yes. Please see our response on the main Matter 2 Statement submitted by Emery Planning.

2.4 Policy PG8 of the August 2019 version of the Plan proposed 250 dwellings at Alderley Edge. For our client's site the Alderley Edge Settlement Report (PUB21) dated June 2019. It stated:

*"4.34 Exceptional circumstances are required to release this site from the Green Belt, which include:*

*i) the inability to meet Alderley Edge's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or*

*ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.*

*4.35 The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of CFS301.*

- 2.5 Such conclusions were also set out for the other sites proposed to be release from the Green Belt.
- 2.6 At that stage there were 132 dwellings completed and committed with the balance required being 118 dwellings. Table 11 of ED05 states that for Alderley Edge there were 90 completions between 2010 and 2020 with 75 commitments. This totals 165 dwellings completed or committed, leaving a residual of 85 dwellings to be delivered by 2030. We consider that need for 250 dwellings remains and there is a need for additional allocations.
- 2.7 The commitments are set out in the Housing Monitor 2020/21 for Alderley Edge are summarised as follows.
- 18/4867M – Demolition of the existing County Hotel and redevelopment to provide 2 residential blocks comprising of 22no apartments and 4 townhouses, together with parking, landscaping and associated works. No affordable homes are being provided. Approved 28th February 2019. There have been no applications to discharge conditions and the permission would expire on 28<sup>th</sup> February 2022. The site has a long planning history since the start of the plan period and had consent for 14 dwellings in December 2012 following a previous withdrawal. There is no evidence the consent will be implemented or whether a revised scheme will come forward.
  - 18/4929M - Demolition of the existing dwelling and construction of a replacement dwelling. As recorded in the monitor, there is no net increase as this is a replacement dwelling.
  - 19/1895M - New residential dwelling. This is a large 4+ bed property.
  - 19/1184M - Demolition of stables and construction of new dwelling. This site is in Chorley.
  - 17/1803M - Demolition of existing single storey extension and replacement with 2.5 storey extension and change of use of existing building from storage to offices and 7 apartments together with associated car parking. A subsequent application

(19/4617M) submitted in October 2019 for "Variation of Condition 2 and Discharge of Conditions 3,4,6,7,8,9 & 11 on approval 17/1803 for demolition of existing extension and replace with 2.5 storey extension and change of use of building from storage to offices and 7 apartments with car parking" is pending determination.

- 20/1731M - Proposed redevelopment of land to the rear of 14-18 London Road, Alderley Edge, comprising the demolition of the existing building and the erection of a four storey building consisting an office on the ground floor and three apartments on the first, second and third floors.
- 19/1593M - Re-submission of previous approved planning application 18/0862M, existing residential dwelling demolished, full planning permission for revised residential replacement dwelling.
- 18/5912M - Demolition of existing dwelling and new replacement 5 bedroom dwelling with associated works to frontage. There is no net increase as this is a replacement dwelling.
- 19/0673M - Demolition of existing bungalow, two number replacement detached dwellings in keeping with street scene.
- 19/0618M - Demolition of existing bungalow and erection of three Townhouses with associated parking.
- 19/4475M - New Dwelling in the curtilage of 20 Eaton Drive.
- 19/5602M - Conversion of existing apartment buildings to form two semi-detached dwellings, including partial demolition, car port and associated external works.
- 20/1347M - Demolition of existing house and replacement with new single house.
- 20/0554M - Erection of new detached dwelling adjacent to the existing property.
- 20/1390M - Construction of two two-storey detached infill dwellings (re-submission of application 19/1548M).

2.8 It can be seen that the committed sites are mainly replacement dwellings or conversions with very little opportunity on vacant or underused sites. Due to property values such sites are exceptional. Of such sites, the two largest sites, the County Hotel and Tower Buildings, which account for 33 dwellings have had a detailed planning history and the lack of any meaningful progress to deliver homes. This demonstrates that reliance on windfall in Alderley Edge is not appropriate and justifies greater flexibility for a settlement constrained by the Green Belt.

2.9 The late changes to the SADPD that formed this consultation in 2020 was contrary to the Council's previous position which accepted that there were exceptional circumstances. There has been

no material change to justify such a change and sites should be allocated for development or as a minimum further safeguarded land is required.

- 2.10 In Alderley Edge, the waiting list totals 295 households, with the vast majority comprising smaller 1 to 3 bed homes which accords with findings of the Alderley Edge Housing Needs Assessment 2019 (appended to our representations to the Publication Draft) which states that there is a significant need for a range of size and type of affordable housing, with particular need for smaller family homes. The commitments above would not assist in delivering this aim as they are either larger replacement dwellings or high value apartments.
- 2.11 Indeed, since our submissions were made at Publication Stage an appeal for 6 dwellings within Alderley Edge was dismissed on 16 June 2021 due to the loss of the grass verge which was considered to cause unacceptable harm to the character and appearance of the area. A revised scheme may or may not come forward on that site but the overarching point from our analysis above is that windfall development within settlement boundaries, particularly in Alderley Edge, should not be relied upon or used to justify sites not being allocated.
- 2.12 Meeting this need can only be delivered through Green Belt release as windfall sites in Alderley Edge have not provided the number, type and tenure of homes required. Site ALD1 should be reinstated.



### 3. Safeguarded Land at LSCs (Policy PG 12)

15. Is the identification of additional safeguarded land at the LSCs justified to meet the longer-term development requirements of the Borough, taking account of the expectations of the LPS, the potential for the development requirements of Cheshire East beyond 2030 to change under the standard method for calculating local housing need, and the requirement in paragraph 140 of the NPPF that Green Belt boundaries should only be altered where justified by exceptional circumstances?

16. Is the selection and distribution of sites for designation as Safeguarded Land at the LSCs, as set out in the Local Service Centres Safeguarded Land Distribution Report<sup>14</sup> and the Settlement Reports for Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury<sup>15</sup>, based on a robust methodology and justified by proportionate evidence and is it consistent with the LPS and national policy?

- 3.1 Please see our response on the main Matter 2 Statement submitted by Emery Planning.
- 3.2 In addition, with regard to our client interest at Alderley Edge, ED21 assessed whether their site should be safeguarded land. Paragraph 3.34 of ED21 considered that there should be 2.29ha of safeguarded land at Alderley Edge. Paragraph 4.57 states:

*"There are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of CFS301."*

- 3.3 Paragraph 4.58 then states that this site of 0.28ha would result in the overprovision of safeguarded land. Any such overprovision is minor, but as we have seen from the Alderley Edge Housing Needs Assessment, there is a significant need for 1 to 3 bed homes which as we note in answers to Questions 11 to 13, require further sites and flexibility so as a minimum the site should be safeguarded to assist in meeting the specific housing need in Alderley Edge as it was the only site with a 'contribution' to Green Belt purposes, i.e. the site which can be released with the lowest impact on the Green Belt. Both the safeguarded sites in Chelford and Disley did not have any alternative sites lower in the Green Belt Assessment, so for consistency that should also be carried forward across all LSCs.
- 3.4 As a minimum further safeguarded land should be designated to meet the housing need in Alderley Edge. However, allocations are required now and our primary case is the reinstatement of ALD1.