

Site Allocations and Development Policies Examination
Matter 3 Hearing Statement

Hollins Strategic Land
September 2021

1 Introduction

- 1.1 Hollins Strategic Land (HSL) submitted a Consultation Statement (CS) on the First Draft Site Allocations Development Plan Document (FD). The First Draft Consultation Statement (FDCS) provided comments on the following policies:
- PG10 Infill villages in the open countryside;
 - PG11 Green Belt boundaries;
 - PG12 Safeguarded land boundaries;
 - HOU13 Housing delivery; and,
 - HOU14 Small sites.
- 1.2 The FDCS also addressed the Council's decision not to allocate any land for residential development in the 'Other Settlements and Rural Area' (OSRA), as well as the opportunity the Council has to provide further guidance on development within the Jodrell Bank Observatory (JBO) Consultation Zone.
- 1.3 HSL then submitted a Publication Draft (PD) Consultation Statement (PDCS), updating the FDCS. It was demonstrated that it was necessary for Cheshire East Council (CEC) to make amendments to the PD for it to be found sound, including:
- Amend policy PG10 to include Marton as a village;
 - Amend policy PG11 to include the Glastonbury Triangle as a Green Belt release site in Poynton and review the contribution to Poynton housing delivery made by strategic sites and SADPD sites;
 - Allocate land for housing in the 'Other Settlements and Rural Area', particularly to respond to the affordable housing need in the Macclesfield Rural Area; and,
 - Take the opportunity to provide specific guidance on development within the Jodrell Bank Observatory Consultation Zone.
- 1.4 HSL subsequently submitted a Revised Publication Draft Consultation Statement (RPDCS) which found that these amendments were still required.
- 1.5 This Hearing Statement (HS) does not seek to repeat the points made in the FDCS, PDCS or RPDCS. Rather, it responds to the Inspector's Matter 3 Issues and Questions, providing updated information where available.

2 Issue: Other Types of Housing

Q65: Should policy H12 be more explicit in accepting densities below the minimum of 30dph where lower densities are important to local character?

2.1 HSL considers this to be necessary. HSL has experience of a density of 21 dph being deemed acceptable by an Inspector on a site in Marton. The Inspector stated the density would *“is consistent with, and appropriately fits in with, the residential development that surrounds the site”* (para. 59, Appeal 3138078).

2.2 The policy must allow for this form of planning judgement to be applied to sites, particularly those in the OSRA where a density of 30dph may be too high in relation to the settlement.

Q68: Does policy HOU14 serve a clear purpose and how would it be effective in enhancing the supply of small and medium sized sites for housing, alongside all of the other policies in the plan which affect the supply of small and medium sized sites?

2.3 The policy is welcomed. However, it is not clear whether it will have any impact at this stage of the development plan. As CEC is keen to point out, it considers there to be little need for new allocations to be identified in the SADPD. This is because a lot of the required supply has already been completed or is committed.

2.4 CEC unfortunately sought to only allocate sites capable of delivering 150 dwellings or more in its LP. Furthermore, a large portion of the supply came forward via s78 appeals under the tilted balance.

2.5 While it is considered that this policy will have little impact, it is considered essential that the SADPD does allocate small and medium sites wherever possible if it is to help achieve the council’s ambition to see more homes built on appropriate small sites.

2.6 HSL has promoted the Glastonbury Triangle, which is a site that would be delivered by a small/medium housebuilder, unlike the strategic allocation in Poynton or SADPD allocations PYT1 and PYT4.