

1. In my opinion, limitations imposed by Policy ENV 13 on the grant of planning permission for residential development in the vicinity of Manchester Airport are not likely to affect the delivery of housing on sites allocated in the LPS and potential windfall sites on which the Plan relies to meet Cheshire East's housing requirement to 2030.

2. In Knutsford there is clear evidence of limitations imposed by Policy ENV 13 not affecting housing delivery. Progress has been made at Knutsford's LPS Strategy Sites (details below of housing, only):

- at LPS 36A (Land North of Northwich Road) housebuilding is on site including for 190 dwellings,
- at LPS 36B (Land West of Manchester Road) outline planning permission has been granted for development including for up to 60 dwellings,
- at LPS 36C (Land East of Manchester Road) an outline planning application has been resolved to be approved for a residential-led development, subject to conditions and to the completion of a s106 Agreement,
- at LPS 37 (Parkgate Extension) reserved matters consent has been granted for 236 dwellings,
- at LPS 38 (Land South of Longridge) an outline planning application awaits determination for up to 225 dwellings.

3. Factors of relevance:

- first, Knutsford estate agent Stuart Rushton & Co is the largest volume operator in the residential sales and letting sector in the North Cheshire and South Manchester area. Mr Rushton has commented (30 September 2021) that the housing market locally is not affected negatively by aircraft noise and that there is high demand locally for housing. His experience is of price differentials 20 years ago for homes in Hale, Wilmslow and Knutsford which have now levelled out, Knutsford's property prices having increased relative to those of the other towns, which are affected less by aircraft noise;
- second, Knutsford (population: some 13,100 people<sup>1</sup>) is uniquely identified<sup>2</sup> as a KSC in Cheshire East affected by aircraft noise. The other Cheshire East settlements so identified include Mobberley (an LSC, population some 2,100 people) and Ashley (an Other Settlement and Rural Area, population some 230 people), although many communities elsewhere in Cheshire East and beyond are also affected by aircraft noise. Knutsford is close to Manchester Airport. The extended centrelines of its Runways 1 and 2 are directly in line with Knutsford town centre.

4. The strength of Knutsford's housing market should not be interpreted as a proxy for community acceptance of aircraft noise.

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<sup>1</sup> ONS population estimates at 30 June 2019 - Knutsford: 13,095 people and Mobberley: 2,089 people. Ashley: population figure from its current Parish Council website.

<sup>2</sup> Revised Publication Draft SADPD Evidence Base: ED 15 Aircraft Noise Policy Background Report.