

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

**Hearing Programme
Final Draft**

Issued on 27 September 2021

**Hearing sessions to be held on:
12-15 October, 19-23 October and 2-5 November 2021**

Important information

- **Hearing sessions will be held virtually. Further details for how to access the virtual sessions either to participate or observe are contained in the Inspector’s Examination Guidance Note (INS/06), which can be found in the Examination Library at:**

https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/examination-library.aspx

- **This programme may be subject to change as the Hearing progresses. Participants are advised to keep an eye on the Latest news and updates on the Examination website at:**

https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/sadpd-examination.aspx

		<p>Gladman Developments Ltd. H Cumberbirch & Son Building Contractors c/o Knights plc Hollins Strategic Land Holmes Chapel Parish Council (Tina Cartlidge - Clerk) Judy Snowball Mr and Mrs Lloyd c/o Meller Speakman Mr and Mrs Sims c/o Avison Young Nicole Roberts Morris Norman Braithwaite Peel Land and Property Ltd c/o Avison Young Peter J Yates PH Properties c/o Asteer Planning Prestbury Parish Council (Peter Yates) Robert BoSmith SMA Developments Ltd c/o Pegasus Group Stephen Grime Story Homes c/o Lichfields Tabley Homes c/o Broadgrove Tatton Group c/o Pegasus Group Tesni Properties Ltd c/o Richard Purser The Crown Estate c/o Barton Willmore LLP The Estate of Marques Kingsley Dec'd (Michael Kingsley) The Prestbury Lane Residents Group (Andrew Palmer)</p>
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Day 2 – Wednesday 13 October 2021		
Session Times	Matters and Issues for Discussion (see MIQs)	Participants
09.30 – 11.00 11.30 – 13.00 14.00 – 15.30	Matter 2 – Planning for Growth (continued) Development at Local Service Centres (<i>Policy PG 8 and Site HCH 1</i>) Safeguarded Land at LSCs (<i>Policy PG 12</i>) Allocations at KSCs (<i>Sites CNG 1, MID 2 & 3, PYT 1, 3 & 4</i>)	Cheshire East Council <u>Emery Planning Partnership</u> - obo Anthony Hill, B Batley, Bloor Homes (NW) Ltd, C Brennan, Chris Matchett, Colin Silvester and Brian Rigby, Elle R Leisure Ltd, G Jackson, Harwil Development Co Ltd, Henderson Homes (UK) Ltd, JJJ Heathcote, Jones Homes Ltd, MSB Developments, N Kendrick, QDOS Developments Ltd, Simply Develop UK Ltd, Warford Park Limited, William Beech Skip Hire Anwyl Homes c/o Barton Willmore Bollington Civic Society (Ken Edwards) Bollington Town Council (Michael Burdekin) Chelford Parish Council (Dr Maddock) Cognatum Developments Limited c/o Pearce Planning CPRE Cheshire (Jackie Copley) David Wilson Homes (North West) c/o Turley Associates Disley Parish Council (Richard Holland - Clerk) Disley Sustainable Development Group c/o Broadgrove Gladman Developments Ltd H Cumberbirch & Son Building Contractors c/o Knights plc Hollins Strategic Land Holmes Chapel Parish Council (Tina Cartlidge - Clerk) Judy Snowball Mr and Mrs Lloyd c/o Meller Speakman Mr and Mrs Sims c/o Avison Young Nicole Roberts Morris Norman Braithwaite Peel Land and Property Ltd c/o Avison Young

		<p>Peter J Yates PH Properties c/o Asteer Planning Prestbury Parish Council (Peter Yates) Robert BoSmith SMA Developments Ltd c/o Pegasus Group Stephen Grime Story Homes c/o Lichfields Tabley Homes c/o Broadgrove Tatton Group c/o Pegasus Group Tesni Properties Ltd c/o Richard Purser The Crown Estate c/o Barton Willmore LLP The Estate of Marques Kingsley Dec'd (Michael Kingsley) The Prestbury Lane Residents Group (Andrew Palmer)</p>
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Day 3 – Thursday 14 October 2021		
Session Times	Matters and Issues for Discussion (see MIQs)	Participants
09.30 – 11.00 11.30 – 13.00 14.00 – 15.30	Matter 2 – Planning for Growth (continued) Settlement Boundaries (<i>Policy PG 9</i>) Infill Villages and Village Infill Boundaries (<i>Policy PG 10</i>)	Cheshire East Council <u>Emery Planning Partnership</u> – obo Anthony Hill, B Batley, Bloor Homes (NW) Ltd, Boars Head Estates LLP, Bucklow Garage Ltd, C Brennan, Chris Matchett, Colin Silvester and Brian Rigby, Elle R Leisure Ltd, G Jackson, Harwil Development Co Ltd, HIMOR (Land) Ltd, JJJ Heathcote, Jones Homes (North West) Ltd, Mr and Mrs R Dixon, Mr and Mrs Steven and Gaynor Jones, MSB Developments, N Kendrick, QDOS Developments Ltd, Simply Develop UK Ltd, Somerford Park Farm, Wainhomes North West Ltd, William Beech Skip Hire. Anwyl Homes c/o Barton Willmore Bluefield Sandbach Limited c/o Walsingham Planning Gladman Developments Ltd Greene King plc c/o Walsingham Planning Hollins Strategic Land (Matthew Symons) Holmes Chapel Parish Council (Tina Cartlidge - Clerk) Paul Smart PH Properties c/o Asteer Planning Poynton Town Council (Haf Barlow - Clerk) Robert Twemlow c/o WSP Indigo Story Homes c/o Lichfields Sutton Parish Council (Peter Yates) Tatton Group c/o Pegasus Group The Estate of Marques Kingsley Dec'd (Michael Kingsley)

Day 4 – Friday 15 October 2021

Session Times	Matters and Issues for Discussion (see MIQs)	Participants
<p>09.30 – 11.00</p>	<p>Matter 2 – Planning for Growth (concluded) Strategic Green Gap Boundaries (<i>Policy PG 13</i>) Local Green Gaps (<i>Policy PG 14</i>)</p>	<p>Cheshire East Council Colin Silvester and Brian Rigby c/o Emery Planning Gladman Developments Ltd HIMOR (Land) Ltd c/o Emery Planning CPRE Cheshire (Jackie Copley) IM Land c/o RPS Janet Thompson and Susan Moss c/o Peter J Yates Philip Thompson c/o Peter J Yates</p>
<p>11.30 – 13.00 14.00 – 15.30</p>	<p>Matter 3 – Housing Accommodation for Gypsies, Travellers and Travelling Showpeople (<i>Policies HOU 5a, HOU 5b and HOU 5c, and Site Allocations G&T 1-5, G&T 8 and TS 1-3</i>)</p>	<p>Cheshire East Council Alison Heine Councillor Carol Bulman CPRE Cheshire (Jackie Copley)</p>

Day 5 – Tuesday 19 October 2021		
Session Times	Matters and Issues for Discussion (see MIQs)	Participants
09.30 – 11.00	Matter 3 – Housing (continued) Other types of housing (<i>Policies HOU 1-4</i>)	Cheshire East Council <u>Emery Planning Partnership</u> – obo Anthony Hill, Bloor Homes (NW) Ltd, Dewscope Ltd, HIMOR (Land) Ltd, Jones Homes (North West) Ltd, Simply Develop UK Ltd, Wainhomes North West Ltd and Warford Park Limited. Bollington Town Council (Michael Burdekin) Cognatum Developments Limited c/o Pearce Planning David Wilson Homes (North West) c/o Turley Associates Gladman Developments Ltd Gladman Retirement Living (Robert Gaskell) Home Builders Federation (Joanne Harding) Tatton Group c/o Pegasus Group The Crown Estate c/o Barton Willmore LLP
11.30 – 13.00 14.00 – 15.30	Matter 3 – Housing (concluded) Housing development standards & requirements (<i>Policies HOU 6-14</i>)	Cheshire East Council <u>Emery Planning Partnership</u> – obo Bloor Homes (NW) Ltd, Dewscope Ltd, Henderson Homes (UK) Ltd, Jones Homes (North West) Ltd and Wainhomes North West Ltd. CPRE Cheshire (Jackie Copley) David Wilson Homes (North West) c/o Turley Associates Gladman Developments Ltd H Cumberbirch & Son Building Contractors c/o Knights plc Hollins Strategic Land (Matthew Symons) Home Builders Federation (Joanne Harding) Jamie Mutton; Norman Braithwaite Poynton Town Council (Haf Barlow - Clerk) Prestbury Parish Council (Peter Yates) South Knutsford Residents Group (Brian Chaplin) Tatton Group c/o Pegasus Group The Crown Estate c/o Barton Willmore LLP

Day 6 – Wednesday 20 October 2021

Session Times	Matters and Issues for Discussion (see MIQs)	Participants
09.30 – 11.00	<p>Matter 4 – Employment and Economy Strategic employment areas and employment allocations <i>(Policies EMP 1 & 2, and Sites CRE 1 & 2)</i></p>	Cheshire East Council B Batley c/o Emery Planning Morning Foods Ltd c/o Avison Young
<p>11.30 – 13.00 14.00 – 15.30</p>	<p>Matter 5 – Town Centres and Retail Town centres and retail policies <i>(Policies RET 1-11)</i></p>	Cheshire East Council Cashtal Properties Ltd c/o Aylward Town Planning Ltd Orbit Investments (Properties) Ltd c/o Emerson Group Poynton Town Council (Haf Barlow - Clerk) Tatton Group c/o Pegasus Group The Roe-naissance Project Macclesfield (John Knight)

Day 7 – Thursday 21 October 2021		
Session Times	Matters and Issues for Discussion (see MIQs)	Participants
9.30 – 11.00 11.30 – 13.00	Matter 6 – General Requirements General requirements, including recovery of forward funded infrastructure costs and planning obligations (<i>Policies GEN 1-7</i>) Viability of the SADPD policies as a whole	Cheshire East Council Jones Homes (North West) Ltd c/o Emery Planning CPRE Cheshire (Jackie Copley) David Wilson Homes (North West) c/o Turley Associates Home Builders Federation (Joanne Harding) Poynton Town Council (Haf Barlow - Clerk) Prestbury Parish Council (Peter Yates) South Knutsford Residents Group (Brian Chaplin) Tatton Group c/o Pegasus Group
14.00 – 15.30	Matter 7 – Transport and Infrastructure Transport & infrastructure policies (<i>Policies INF 1-10</i>) Roadside facilities	Cheshire East Council Paul Webster Tatton Group c/o Pegasus Group The Crown Estate c/o Barton Willmore LLP South Knutsford Residents Group (Brian Chaplin)

Friday 22 October 2021		
	Reserve day – to be programmed if required	

Day 8 - Tuesday 2 November 2021		
Session Times	Matters and Issues for Discussion (see MIQs)	Participants
9.30 – 11.00 11.30 – 13.00 14.00 – 15.30	<p><u>Matter 8 – Natural Environment, Climate Change & Resources</u></p> <p>Policies for the natural environment, climate change and resources (<i>Policies ENV 1-17</i>)</p>	<p>Cheshire East Council</p> <p><u>Emery Planning Partnership</u> – obo Bloor Homes (NW) Ltd, Jones Homes (North West) Ltd, Wainhomes North West Ltd.</p> <p>Bollington Town Council (Michael Burdekin)</p> <p>CPRE Cheshire (Jackie Copley)</p> <p>David Wilson Homes (North West) c/o Turley Associates</p> <p>EDF Energy c/o AXIS</p> <p>Home Builders Federation (Joanne Harding)</p> <p>Paul Webster</p> <p>Robert BoSmith</p> <p>Sutton Parish Council (Peter Yates)</p> <p>Tatton Group c/o Pegasus Group</p> <p>Tatton Services Ltd c/o Pegasus Group</p> <p>The Crown Estate c/o Barton Willmore LLP</p>

Day 9 – Wednesday 3 November 2021

Session Times	Matters and Issues for Discussion (see MIQs)	Participants
<p>9.30 – 11.00</p>	<p><u>Matter 9 – Historic Environment</u> Historic environment policies (<i>Policies HER 1-9</i>)</p>	<p>Cheshire East Council Emery Planning Partnership Peter J Yates The Estate of Marques Kingsley Dec'd (Michael Kingsley)</p>
<p>11.30 – 13.00</p>	<p><u>Matter 10 – Rural Issues</u> Policies on rural issues (<i>Policies RUR 1-14</i>)</p>	<p>Cheshire East Council Emery Planning Partnership Ben Kettle c/o Wharfe Rural Planning Ltd EDF Energy c/o AXIS Tatton Group c/o Pegasus Group Tatton Services Ltd c/o Pegasus Group</p>
<p>14.00 – 15.30</p>	<p><u>Matter 11 – Recreation and Community Facilities</u> Policies for recreation & community facilities (<i>Policies REC 1-5</i>)</p>	<p>Cheshire East Council Emery Planning Partnership Cashtal Properties Ltd c/o Aylward Town Planning Ltd Ken Gates, Matthew Taylor, Darragh Lenihan and Patricia Ikin c/o JWPC Ltd Ruth Thompson The Guinness Partnership Ltd C/o Walsingham Planning</p>

Day 10 – Thursday 4 November 2021

Session Times	Matters and Issues for Discussion (see MIQs)	Participants
9.30 – 11.00	<u>Matter 12 – Monitoring & Implementation</u>	Cheshire East Council Anwyl Homes C/o Barton Willmore EDF Energy C/o AXIS Tatton Group C/o Pegasus Group
11.30 – 13.00	<u>Discussion of any remaining issues (if required)</u>	Cheshire East Council

Friday 5 November 2021

	Reserve day – to be programmed if required	
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