

**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

Day 1 – Tuesday 12 October 2021

Session Times	Matters and Issues for Discussion (see MIQs)	Participants
<p>10.00 – 11.30</p>	<p>Openings Inspector – opening announcements Council – opening statement</p> <p>Matter 1 - Legal Compliance & Duty to Co-operate Duty to Co-operate Other Legal and Procedural Requirements</p>	<p>Cheshire East Council</p> <p>Mineral Products Association (Nick Horsley) SMA Developments Ltd c/o Pegasus Group Story Homes C/o Lichfields The Estate of Marques Kingsley Dec'd (Michael Kingsley)</p>
<p>12.00 – 13.00</p> <p>14.00 – 15.30</p>	<p>Matter 2 – Planning for Growth Development at Local Service Centres (LSCs) (<i>Policy PG 8 and Site HCH 1</i>)</p>	<p>Cheshire East Council</p> <p><u>Emery Planning Partnership obo</u> - Bloor Homes (NW) Ltd, Chris Matchett, Jones Homes, Harwil Development Co. Ltd, Henderson Homes (UK) Ltd, JJJ Heathcote, MSB Developments, QDOS Developments Ltd, Colin Silvester & Brian Rigby, Simply Develop UK Ltd</p> <p>Anwyl Homes c/o Barton Willmore Bollington Civic Society (Ken Edwards) Bollington Town Council (Michael Burdekin) Cognatum Developments Limited c/o Pearce Planning CPRE Cheshire (Jackie Copley) David Wilson Homes (North West) c/o Turley Associates Gladman Developments Ltd (John Fleming) H Cumberbirch & Son Building Contractors c/o Knights plc Holmes Chapel Parish Council (Cllr Brian Bath) Mineral Products Association (Nick Horsley) Mr and Mrs Sims c/o Avison Young</p>

		Peel Land and Property Ltd c/o Avison Young Peter J Yates and obo Prestbury Parish Council PH Properties c/o Asteer Planning Story Homes c/o Lichfields Tabley Homes c/o Broadgrove Tatton Estate c/o Pegasus Group Tesni Properties Ltd c/o Richard Purser
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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) 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 obo</u> - Anthony Hill, Mr B Batley, Bloor Homes (NW) Ltd, Mr C Brennan, Elle R Leisure Ltd, G Jackson, Harwil Development Co. Ltd, JJJ Heathcote, N Kendrick, QDOS Developments Ltd, Simply Develop UK Ltd, Warford Park and William Beech Skip Hire. Anwyl Homes c/o Barton Willmore (<i>Policy PG 12</i>) Anwyl Land c/o Hourigan Connolly (<i>Site MID 2</i>) Bollington Civic Society (Ken Edwards) Bollington Town Council (Michael Burdekin) Chelford Parish Council (Cllr David Wilson) Cognatum Developments Limited c/o Pearce Planning CPRE Cheshire (Jackie Copley) David Wilson Homes (North West) c/o Turley Associates Disley Parish Council (Cllr Jackie Pattison) Disley Sustainable Development Group c/o Broadgrove Elizabeth Anfield Gladman Developments Ltd (John Fleming) H Cumberbirch & Son Building Contractors c/o Knights plc Jones Homes (North West) Ltd c/o Tetra Tech Judy Snowball Mineral Products Association (Nick Horsley) Nicole Roberts Morris Norman Braithwaite Mr and Mrs Sims c/o Avison Young Peel Land and Property Ltd c/o Avison Young

		<p>Peter J Yates and obo Prestbury Parish Council PH Properties c/o Asteer Planning Poynton Town Council (John Knight) SMA Developments Ltd c/o Pegasus Group Stephen Grime Story Homes c/o Lichfields Tatton Estate 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 obo</u> – 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. Bollington Town Council Bluefield Sandbach Limited c/o Walsingham Planning Gladman Developments Ltd (John Fleming) Greene King plc c/o Walsingham Planning Hollins Strategic Land (Matthew Symons) Holmes Chapel Parish Council (Cllr Brian Bath) Paul Smart PH Properties c/o Asteer Planning Robert Twemlow c/o WSP Indigo Story Homes c/o Lichfields Sutton Parish Council c/o Peter J Yates Tatton Estate 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
09.30 – 11.00	Matter 2 – Planning for Growth (concluded) Strategic Green Gap Boundaries (<i>Policy PG 13</i>) Local Green Gaps (<i>Policy PG 14</i>)	Cheshire East Council Colin Silvester and Brian Rigby c/o Emery Planning HIMOR (Land) Ltd c/o Emery Planning CPRE Cheshire (Jackie Copley) IM Land c/o RPS Janet Thompson, Philip Thompson and Susan Moss c/o Peter J Yates Martin Wright c/o Adams Planning
11.30 – 13.00 14.00 – 15.30	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>)	Cheshire East Council Alison Heine Councillor Carol Bulman CPRE Cheshire (Jackie Copley) Dr Guy Ward

Day 5 – Tuesday 19 October 2021

Session Times	Matters and Issues for Discussion (see MIQs)	Participants
<p>09.30 – 11.00</p>	<p>Matter 3 – Housing (continued) Other types of housing (<i>Policies HOU 1-4</i>)</p>	<p>Cheshire East Council <u>Emery Planning Partnership obo</u> – 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 (John Fleming) Gladman Retirement Living (Robert Gaskell) Home Builders Federation (Joanne Harding) Story Homes c/o Lichfields Tatton Estate c/o Pegasus Group The Crown Estate c/o Barton Willmore LLP</p>
<p>11.30 – 13.00 14.00 – 15.30</p>	<p>Matter 3 – Housing (concluded) Housing development standards & requirements (<i>Policies HOU 6-14</i>)</p>	<p>Cheshire East Council <u>Emery Planning Partnership obo</u> – 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 (John Fleming) H Cumberbirch & Son Building Contractors c/o Knights plc Hollins Strategic Land (Matthew Symons) Home Builders Federation (Joanne Harding) Jamie Mutton; Norman Braithwaite Peter J Yates and obo Prestbury Parish Council Poynton Town Council c/o John Knight South Knutsford Residents Group (Brian Chaplin) Story Homes c/o Lichfields Tatton Estate c/o Pegasus Group The Crown Estate c/o Barton Willmore LLP</p>

Day 6 – Wednesday 20 October 2021

Session Times	Matters and Issues for Discussion (see MIQs)	Participants
<p>09.30 – 11.00</p>	<p>Matter 4 – Employment and Economy Strategic employment areas and employment allocations <i>(Policies EMP 1 & 2, and Sites CRE 1 & 2)</i></p>	<p>Cheshire East Council B Batley c/o Emery Planning Partnership Morning Foods Ltd c/o Avison Young SMA Developments Ltd c/o/ Pegasus Group Tatton Estate c/o Pegasus Group</p>
<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>	<p>Cheshire East Council Cashtal Properties Ltd c/o Aylward Town Planning Ltd Kentucky Fried Chicken c/o SSA Planning Orbit Investments (Properties) Ltd c/o Emerson Group Poynton Town Council c/o John Knight Tatton Estate c/o Pegasus Group The Roe-naissance Project Macclesfield (John Knight)</p>

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 CPRE Cheshire (Jackie Copley) David Wilson Homes (North West) c/o Turley Associates Home Builders Federation (Joanne Harding) Jones Homes (North West) Ltd c/o Emery Planning Poynton Town Council c/o John Knight Prestbury Parish Council c/o Peter Yates South Knutsford Residents Group (Brian Chaplin) Story Homes c/o Lichfields Tatton Estate 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 Harrow Estates c/o Lichfields Manchester Airport Group Paul Webster Story Homes c/o Lichfields Tatton Services 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 <u>Emery Planning Partnership obo</u> – Bloor Homes (NW) Ltd, Jones Homes (North West) Ltd, Wainhomes North West Ltd. Bollington Town Council (Michael Burdekin) CPRE Cheshire (Jackie Copley) David Wilson Homes (North West) c/o Turley Associates EDF Energy c/o AXIS Gladman Developments Ltd Paul Webster Peel Land and Property c/o Avison Young Story Homes c/o Lichfields Sutton Parish Council c/o Peter J Yates Tatton Estate c/o Pegasus Group Tatton Services Ltd c/o Pegasus Group 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 Gladman Developments Ltd 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 Estate 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 Bollington Town Council Emery Planning Partnership Cashtal Properties Ltd c/o Aylward Town Planning Ltd Debbie Jamison Ken Gates, Matthew Taylor, Darragh Lenihan and Patricia Ikin c/o JWPC Ltd PH Properties c/o Asteer Planning 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 Debbie Jamison EDF Energy C/o AXIS Tatton Estate 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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