

**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
10.00 – 11.30	Openings Inspector – opening announcements Council – opening statement	Cheshire East Council
	Matter 1 - Legal Compliance & Duty to Co-operate Duty to Co-operate Other Legal and Procedural Requirements	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)
12.00 – 13.00 14.00 – 15.30	Matter 2 – Planning for Growth Development at Local Service Centres (LSCs) (<i>Policy PG 8 and Site HCH 1</i>)	Cheshire East Council <u>Emergy 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 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 Holmes Chapel Parish Council (Cllr Brian Bath) Mineral Products Association (Nick Horsley) Mr and Mrs Sims c/o Avison Young

		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 Hollins Strategic Land (Matthew Symons) Jones Homes (North West) Ltd c/o Tetra Tech 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

		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)
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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 Emery Planning Partnership 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. 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>11.30 – 13.00</p> <p>14.00 – 15.30</p>	<p>Matter 3 – Housing (concluded)</p> <p>Other types of housing (<i>Policies HOU 1-4</i>)</p> <p>Housing development standards & requirements (<i>Policies HOU 6-14</i>)</p>	<p>Cheshire East Council</p> <p><u>Emery Planning Partnership obo</u> – Anthony Hill, Bloor Homes (NW) Ltd, Dewscope Ltd, Henderson Homes, HIMOR (Land) Ltd, Jones Homes (North West) Ltd, Simply Develop UK Ltd, Wainhomes North West Ltd and Warford Park Limited.</p> <p>Bollington Town Council (Michael Burdekin)</p> <p>Cognatum Developments Limited c/o Pearce Planning</p> <p>CPRE Cheshire (Jackie Copley)</p> <p>David Wilson Homes (North West) c/o Turley Associates</p> <p>Gladman Developments Ltd (John Fleming)</p> <p>Gladman Retirement Living (Robert Gaskell)</p> <p>H Cumberbirch & Con Building Contractors c/o Knights</p> <p>Hollins Strategic Land (Matthew Symons)</p> <p>Home Builders Federation (Joanne Harding)</p> <p>Jamie Mutton</p> <p>Norman Braithwaite</p> <p>Peter J Yates and obo Prestbury Parish Council</p> <p>Poynton Town Council c/o John Knight</p> <p>South Knutsford Residents Group (Brian Chaplin)</p> <p>Story Homes c/o Lichfields</p> <p>Tatton Estate c/o Pegasus Group</p> <p>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
<p>9.30 – 11.00 11.30 – 13.00</p>	<p>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</p>	<p>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</p>
<p>14.00 – 15.30</p>	<p>Matter 7 – Transport and Infrastructure Transport & infrastructure policies (<i>Policies INF 1-10</i>) Roadside facilities</p>	<p>Cheshire East Council Eskmuir Securities c/o Savills Harrow Estates c/o Lichfields Manchester Airport Group Paul Webster Poynton Town Council c/o John Knight South Knutsford Residents Group (Brian Chaplin) Story Homes c/o Lichfields Tatton Services c/o Pegasus Group The Crown Estate c/o Barton Willmore LLP</p>

Friday 22 October 2021

	<p>Reserve day – to be programmed if required</p>	
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Day 8 - Tuesday 2 November 2021

Session Times	Matters and Issues for Discussion (see MIQs)	Participants
<p>9.30 – 11.00</p> <p>11.30 – 13.00</p> <p>14.00 – 15.30</p>	<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 obo</u> – 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>Gladman Developments Ltd</p> <p>Paul Webster</p> <p>Peel Land and Property c/o Avison Young</p> <p>Story Homes c/o Lichfields</p> <p>Sutton Parish Council c/o Peter J Yates</p> <p>Tatton Estate 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 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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