

**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](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](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**

<b>Session Times</b>	<b>Matters and Issues for Discussion (see MIQs)</b>	<b>Participants</b>
<p><b>10.00 – 11.30</b></p>	<p><b>Openings</b>                      Inspector – opening announcements                      Council – opening statement</p> <p><b>Matter 1 - Legal Compliance &amp; Duty to Co-operate</b>                      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><b>12.00 – 13.00</b></p> <p><b>14.00 – 15.30</b></p>	<p><b>Matter 2 – Planning for Growth</b>                      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 &amp; 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 &amp; 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</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 Taylor Wimpey c/o Story Homes (Caroline Musker) Tesni Properties Ltd c/o Richard Purser
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**Day 2 – Wednesday 13 October 2021**

<b>Session Times</b>	<b>Matters and Issues for Discussion (see MIQs)</b>	<b>Participants</b>
<p><b>09.30 – 11.00</b></p> <p><b>11.30 – 13.00</b></p> <p><b>14.00 – 15.30</b></p>	<p><b>Matter 2 – Planning for Growth (continued)</b>  Safeguarded Land at LSCs (<i>Policy PG 12</i>)  Allocations at KSCs (<i>Sites CNG 1, MID 2 &amp; 3, PYT 1, 3 &amp; 4</i>)</p>	<p>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.</p> <p>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 &amp; 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</p>

		<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  Taylor Wimpey c/o Story Homes (Caroline Musker)  The Estate of Marques Kingsley Dec'd (Michael Kingsley)  The Prestbury Lane Residents Group (Andrew Palmer)</p>
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<b>Day 3 – Thursday 14 October 2021</b>		
<b>Session Times</b>	<b>Matters and Issues for Discussion (see MIQs)</b>	<b>Participants</b>
<b>09.30 – 11.00</b>  <b>11.30 – 13.00</b>  <b>14.00 – 15.30</b>	<b>Matter 2 – Planning for Growth (continued)</b> 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 Taylor Wimpey c/o Story Homes (Caroline Musker) The Estate of Marques Kingsley Dec'd (Michael Kingsley)

**Day 4 – Friday 15 October 2021**

<b>Session Times</b>	<b>Matters and Issues for Discussion (see MIQs)</b>	<b>Participants</b>
<p><b>09.30 – 11.00</b></p>	<p><b>Matter 2 – Planning for Growth (concluded)</b>                      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                      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                      Taylor Wimpey c/o Story Homes (Caroline Musker)</p>
<p><b>11.30 – 13.00</b>  <b>14.00 – 15.30</b></p>	<p><b>Matter 3 – Housing</b>                      Accommodation for Gypsies, Travellers and Travelling Showpeople (<i>Policies HOU 5a, HOU 5b and HOU 5c, and Site Allocations G&amp;T 1-5, G&amp;T 8 and TS 1-3</i>)</p>	<p>Cheshire East Council                      Alison Heine                      Councillor Carol Bulman                      CPRE Cheshire (Jackie Copley)                      Dr Guy Ward</p>



**Day 5 – Tuesday 19 October 2021**

<b>Session Times</b>	<b>Matters and Issues for Discussion (see MIQs)</b>	<b>Participants</b>
<p><b>09.30 – 11.00</b></p> <p><b>11.30 – 13.00</b></p> <p><b>14.00 – 15.30</b></p>	<p><b>Matter 3 – Housing (concluded)</b></p> <p>Other types of housing (<i>Policies HOU 1-4</i>)</p> <p>Housing development standards &amp; 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 &amp; 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**

<b>Session Times</b>	<b>Matters and Issues for Discussion (see MIQs)</b>	<b>Participants</b>
<p><b>09.30 – 11.00</b></p>	<p><b>Matter 4 – Employment and Economy</b> Strategic employment areas and employment allocations <i>(Policies EMP 1 &amp; 2, and Sites CRE 1 &amp; 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><b>11.30 – 13.00</b>  <b>14.00 – 15.30</b></p>	<p><b>Matter 5 – Town Centres and Retail</b> 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 Eskmuir Securities c/o Savills 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**

<b>Session Times</b>	<b>Matters and Issues for Discussion (see MIQs)</b>	<b>Participants</b>
<p><b>9.30 – 11.00</b> <b>11.30 – 13.00</b></p>	<p><b>Matter 6 – General Requirements</b> 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><b>14.00 – 15.30</b></p>	<p><b>Matter 7 – Transport and Infrastructure</b> Transport &amp; infrastructure policies (<i>Policies INF 1-10</i>)  Roadside facilities</p>	<p>Cheshire East Council Harrow Estates c/o Lichfields Manchester Airport Group Martin Wright c/o Adams Planning 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><b>Reserve day – to be programmed if required</b></p>	
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**Day 8 - Tuesday 2 November 2021**

<b>Session Times</b>	<b>Matters and Issues for Discussion (see MIQs)</b>	<b>Participants</b>
<p><b>9.30 – 11.00</b></p> <p><b>11.30 – 13.00</b></p> <p><b>14.00 – 15.30</b></p>	<p><b><u>Matter 8 – Natural Environment, Climate Change &amp; Resources</u></b></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**

<b>Session Times</b>	<b>Matters and Issues for Discussion (see MIQs)</b>	<b>Participants</b>
<p><b>9.30 – 11.00</b></p>	<p><b><u>Matter 9 – Historic Environment</u></b>                      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><b>11.30 – 13.00</b></p>	<p><b><u>Matter 10 – Rural Issues</u></b>                      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><b>14.00 – 15.30</b></p>	<p><b><u>Matter 11 – Recreation and Community Facilities</u></b>                      Policies for recreation &amp; 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**

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

**Friday 5 November 2021**

	<b>Reserve day – to be programmed if required</b>	
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