

CROOKES, Carole

From: Ben Pycroft <BPycroft@emeryplanning.com>
Sent: 02 November 2021 15:39
To: CROOKES, Carole
Cc: VICKERS, Benjamin; OWENS, Jeremy; COOMBS, Claire; John Coxon; Caroline Payne
Subject: Cheshire East SADPD - Homework Item 2
Attachments: Emery Planning comments on CEC Homework re Windfalls - 291021.pdf

Dear Carole

I would be grateful if you would bring the following to the Inspector's attention in relation to the above:

- On Day 1 of the examination (12th October 2021), the Inspector set the following homework item (2): *"Data on windfall completions and commitments first granted planning permission before and after the adoption of the LPS at LSCs – to be discussed and agreed with Emery"*
- We e-mailed the Council on this issue on 13th October 2021 and were informed on the same day that the Council would come back to us shortly.
- On 27th October, the Council emailed us with proposed tables on completed and committed windfall sites in LSCs.
- I was on leave on 27th and 28th October but reviewed the information and responded to the Council with the attached note on 29th October.
- The Council then completed and submitted their homework item 2 without consulting us again on it.
- Whilst the tables (and figures) within homework item 2 are agreed, we do not agree to the comments made in paragraph 6, which states:

"Emery's position is that the 2x below sites should be considered as receiving planning permission before the LPS was adopted. This is because both sites received a resolution to grant S106 at committee prior to the LPS adoption and consequently were considered commitments from that point. The decision notices for these sites were issued after the LPS was adopted"

- We do not consider that the 2 sites in table 2 of the homework note should be considered as receiving planning permission before the LPS was adopted but that these sites were already included as commitments at the time the LPS was examined and adopted on the basis that planning permission had been approved subject to the signing of S106 agreements. Our point is that whilst planning permission was subsequently granted after the LPS was adopted, they were not "new" sites but sites already included in the Council's supply. The implication of this is that there have been even fewer dwellings completed or approved on windfall sites in the LSCs since the LPS was adopted than set out by the Council.
- We are not registered to attend or speak at the hearing session on Thursday when I understand homework items are to be discussed, but if it would assist Inspector then we can ensure that we attend. However, we trust that the above confirms our position without taking up examination time.

Kind regards

Ben Pycroft BA (Hons) Dip TP MRTPI
Director

Macclesfield: 01625 433 881
Chester: 01244 732 447
Direct dial: 01625 442 799
Mob: 0770 368 4745
www.emeryplanning.com



Emery Planning is proud to support the Keaton Emery Memorial Foundation. To find out more about the charity or to make a donation, please visit www.keatonemeryfoundation.com



Emery Planning
2-4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

Emery Planning
Regus House
Herons Way
Chester Business Park
CH4 9QR

Emery Planning Partnership Ltd trading as
Emery Planning
Registered in England No. 4471702

Registered office as
above

The contents of this e-mail are confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed in this e-mail are those of the author and do not necessarily represent those of the company. If you are not the intended recipient (nor the person responsible for delivering to that recipient) be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error please notify Emery Planning on.

info@emeryplanning.com