

So what is happening now?

Cheshire East Council has again discretely launched a consultation which will affect all of us.

The consultation ends on 16 December 2013. You, the residents of Macclesfield and surrounding areas gave your views back in February 2013 but the council has chosen to **largely ignore them**.

What can I do now?

We would like everyone in Macclesfield and surrounding areas to have their say.

The best way to be heard is to either write a letter or register and comment on the online consultation.

Below are major relevant points that you could include in your comments/letter.

The National Planning Policy Framework (NPPF) sets out the criteria for councils to make plans for future development – Cheshire East has ignored several significant points.

- The NPPF clearly states there must be “**special and exceptional circumstances**” before land is taken from the green belt – **Cheshire East has not shown this. The council says Macclesfield would be unsustainable if green belt is not used** – there is no evidence for this claim.
- Cheshire East’s plan is based on a figure of 27,000 properties supposedly being needed to house people over the next 17 years, however the government has reduced its forecast. This means Cheshire East only requires 20,000 homes. Many of these already have planning permission or have already been built. The council has chosen **not** to reduce its figure and is using this as an excuse to take our green belt which will be given to developers in exchange for a road across the south west of Macclesfield’s green belt.
- The massive increase in congestion, loss of high value productive agricultural land and destruction of the wildlife and biodiversity are also against the principles of the NPPF.
- The council wants to “safeguard” (earmark) 400 acres of green belt land **for development** after 2030. This will **only** be subject to review, **not consultation by residents** and **will include a new major road between Congleton Road and Chelford Road**. “Safeguarding” sounds good, **but it is not**. It will cause blight for anyone living in or around the area for the next 17 years and beyond. **It is a BACK DOOR for the council to steal the people’s green belt** and give it to greedy developers. The green belt is there to ensure proper development takes place within town boundaries. **Safeguarding (earmarking) green belt for development after 2030 is beyond the plan’s remit**.
- The NPPF has a “brownfield first” policy, however, no proper figures or details have been submitted by the council to show that these sites will be developed first (if at all). Various sites in Macclesfield are outside the council’s indicated development area. This will leave brownfield eye sores in Macclesfield still unimproved.
- There is an oversupply of employment land – land for businesses in and around Macclesfield. The council’s own survey shows that we already have a 30 year supply. The council has already accepted this as an excuse to pass planning permission for housing on employment land in Tytherington. Despite this, another 37 acres (15 hectares) have been allocated for even more employment use which will involve unnecessary industrial units being built on Macclesfield’s green belt.
- Astra Zeneca’s relocation will mean a net reduction in people living in Macclesfield. As a result more properties will become available. The site at Alderley Park will increase Cheshire East’s employment land stock yet again. Part of the site is brownfield and as such should be considered for housing.

Let’s not allow the council’s cooked up figures provide an excuse for green belt destruction!

You can post your letter to: **Spatial Planning Team, Westfields, Middlewich Road, Sandbach, Cheshire. CW11 1HZ**

Online Consultation at **<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/cspre>**

Please see our website for more details on how to object and more **www.savemacclesfieldgreenbelt.com**

Contact us if you think you can help **savemacclesfieldgreenbelt@live.co.uk**