

# SAVE MACCLESFIELD GREEN BELT

## Objections, Comments and Amendments

Save Macclesfield Green Belt group was formed in response to Cheshire East Council's Local Plan consultations to represent the people of Macclesfield who do not want green belt land in and around the town developed or a new major road constructed to access green belt land for development on the south west side of Macclesfield.

In response to the final **Cheshire East Local Plan: Strategy Document** the group would like to make these points:

### **Overview**

The group are pleased that some safeguarded land has been removed from the Plan, but believe it should be reduced still further in line with Government guidance.

Fundamentally we believe the required housing figures are inflated and should be reduced by 33%, in line with the Office for National Statistics' own figures.

Save Macclesfield Green Belt team have the following objections:

### **Objection to South West Macclesfield Link Road**

Save Macclesfield Green Belt team submitted a petition on the 22 February 2013, signed by 2559 people (which has since grown to well over 3000) to Mr Michael Jones, Leader of Cheshire East Council, to ask that no green belt land in or around Macclesfield be built on and not to allow the construction of a major new link road from Chelford Road to Congleton Road on the south west of Macclesfield.

The plan to build this road across south west Macclesfield was rejected in previous plans and consultations yet in section 15.165 of the Local Plan, under site CS10, section "c", "*The access road must be designed to serve any potential future development on the adjacent safeguarded land and it must be of a standard to form part of **any future South West Link Road***", still refers to the proposed road.

Clearly the road is in the Plan and to be built when development takes place on site CS10 and on safeguarded land post 2030.

This is contrary to the emails received from Mr Michael Jones, Leader of the Council and Mr Adrian Fisher, Head of Strategic & Economic Planning (see **Appendix A**).

Save Macclesfield Green Belt team require any reference or plan regarding the south west link road across safeguarded land, development land or green belt on the south west of Macclesfield, to the north and west of Congleton Road, between Congleton Road and Chelford Road to be removed.

Should this not be amended, the plan should be deemed unsound.

### **Objection to safeguarding of land around Macclesfield**

Section 15.53 site CS32, an area some 45.5 hectares coupled with site CS31 (section 15.52) some 18.7 hectares, a total of 64.2 hectares less the 5 hectares allotted for Employment land on CS32, could be used to build 1776 new homes (at an average housing density of 30 houses per hectare). This is 50% more than is planned up until 2030. Save Macclesfield Green Belt team understand that advice has been given by a Government Inspector that an area capable of sustaining maximum 20% more dwellings post plan period be safeguarded for the period after 2030. This would be an area approximately 23.3 hectares – enough land to build 700 more homes post 2030.

The plan should be deemed unsound if advice from the Government has not been adhered to. The amount of safeguarded land is excessive. Save Macclesfield Green Belt ask that CS32 (safeguarded land) be removed from the Plan.

Save Macclesfield Green Belt team require this to be amended to a total of 23.3 hectares across the whole of the Macclesfield area to reflect the advice from central Government given to the Council.

### **Comment and objection regarding brownfield sites**

Save Macclesfield Green Belt team have been in contact with Cheshire East Council on a number of occasions and have supplied detailed lists of brownfield sites available and potential windfall sites such as Astra Zeneca's Alderley Park site. The Council have not been forthcoming in publishing a definitive list of sites, just the desk based Brownfield Assessment and section 15.13 site SL4 in the Plan, which actually does not include many sites, some of which the council itself actually own. The Plan contains little information on development of sites within the town centre of Macclesfield.

As this is a prime objective of the NPPF, a town centre brownfield first development framework, the SMGB team object to the lack of information and planning set out by the council, which will result in a majority (75% was the figure given by the council at a recent meeting in Hurdsfield Church – although Mr Adrian Fisher states he now “does not recognise that figure”) of brownfield, eyesore sites that blight Macclesfield being left derelict, decaying and vacant whilst green belt land is destroyed.

Save Macclesfield Green Belt team ask that further objective plans and amendments should be made regarding brownfield and windfall sites and that the council should be more transparent with its evidence regarding town centre development, before any green belt land is removed.

Any further information, please see [www.savemacclesfieldgreenbelt.com](http://www.savemacclesfieldgreenbelt.com)

Or email [savemacclesfieldgreenbelt@live.co.uk](mailto:savemacclesfieldgreenbelt@live.co.uk)

## **Appendix A**

**Re: Link Road (New Major Road) South West Macclesfield**

**JONES, Michael (Councillor) (Leader of Cheshire East Council)**

**20/11/2013**

**To: 'savemacclesfieldgreenbelt@live.co.uk'**

**Cc: ANDREW, Carolyn (Councillor)**

**Thank you for your email.**

**To be clear the proposed road from the Chelford road to the congleton road across SW Macc is most definitely NOT to be included in the local plan. It has been rejected after consultation.**

**The relief road mentioned should be the congleton relief road or the South Macc Development.**

**I think, and I apologise, if we have confused you, this consultation may contain information that would reflect former consultations but I can confirm we are focusing on central Macc highways priorities.**

**I will also have further news on safeguarded land in the next few weeks.**

**Yours**

**Michael  
Councillor Michael Jones  
Leader**

**RE: Green belt issues**

FISHER, Adrian G (Planning & Housing) (Adrian.G.Fisher@cheshireeast.gov.uk)

09/04/2014

To: ANDREW, Carolyn (Councillor),

Further to your e-mail, I hope I can clarify a few points

Brownfield sites – I don't recognise the 25% figure – but it is true that not all of the brownfield sites in Macclesfield are counted for development. In many cases old mill buildings which are sometimes assumed to be empty are actually occupied and play a commercial role as low cost business space – so whilst these are often proposed as possible housing sites, we have to be careful of the impact on the local economy. There are some exceptions however – the barracks mill site next to Tesco's is empty – and unsightly (in my view). However at the present time it's not clear if it can be developed for housing – and so we don't rely on it. We are however in discussion with the owners. Overall we allow for some 500 new homes to be built on brownfield sites in and around the town.

Safeguarded land. There is no definitive guidance on this – other than the advice to provide land sufficient to meet needs "well beyond the plan period". My view is that the safeguarded land should not be reduced further (it's already been cut back significantly) – but of course this will all be fully tested at the forthcoming examination

**New Road – there is no proposal to build a road from Chelford Road to Congleton Road within the Local Plan.**  
There is however a proposal for a link road to be built between Congleton Road and London Road. Occasionally the two are confused

I hope that is of assistance

regards

Adrian Fisher Head of Strategic & Economic Planning