



Cheshire East Council

New Local Plan

Scoping Consultation 2026

August 2026

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1 Introduction

- 1.1 These representations have been prepared by Carden Group (herein referred to as Carden) in response to the Cheshire East Council New Local Plan Scoping Consultation 2026.
- 1.2 Carden are a strategic land company that is committed to working closely with councils to create high-quality homes that enhance local communities, prioritising thoughtful design, sustainability, and long-term value that residents can take pride in.
- 1.3 Our comments relate to the following areas:
- Scope of the Local Plan
 - Call for Sites Submission: Land off Pexhill Road, Macclesfield
- 1.4 Carden, are currently promoting land off Pexhill Road, Macclesfield for residential development. This Site is located within 'South West Macclesfield' Safeguarded Land (LPS 19) under Policy PG 4 of the Local Plan Strategy (2010-2030).
- 1.5 Further detail is set out in Section 3 of this representation.

2 Scope of the Local Plan

Overview

2.1 Overall, Carden are supportive of the general scope and focus of Scoping consultation document despite it being noted that there is little detail to comment on and a significant amount of evidence is still being prepared.

2.2 We are mindful that an updated NPPF was published part way through the consultation period and therefore, comments have been provided within this context.

Local Plan Period

2.3 Carden support the proposal for a minimum 15-year plan period to cover the period up to 31 March 2045.

2.4 Although NPPF (2026) PM2 indicates that Local Plans should set out policies for a period of no less than 10 years from adoption, Carden suggest that a minimum 15-year time frame is more appropriate for the new Cheshire East Local Plan.

2.5 This timescale will support strategic planning and provide greater certainty around the level of new growth and infrastructure requirements, particularly as the Plan is being prepared in advance of the Cheshire and Warrington Combined Authority Spatial Development Strategy.

2.6 Furthermore, a longer-term plan period and associated development strategy will provide the Council with the opportunity and flexibility to maintain a five-year housing land supply going forward.

Planning for Growth

2.7 At the current stage of plan preparation there is no detail to respond to, however, Carden reiterate that growth is best planned for strategically and over a minimum of 15-year period. Therefore, it is considered that housing and employment site allocations should be identified to support this strategy.

2.8 With this in mind, the safeguarded locations should be prioritised as development site allocations through the new Local Plan, whilst Carden support that a comprehensive Green Belt assessment is being undertaken to identify Grey Belt sites to inform future Green Belt release.

2.9 Carden support the review of the settlement hierarchy but continue to support the identification of Crewe and Macclesfield as tier 1 principal towns.

2.10 The proposed policies related to delivering a sufficient supply of homes are welcomed. Whilst the Local Plan is at an early stage of the preparation process, it is critical that it looks to plan positively for future growth in line with Policy S1 NPPF 2026 (draft) providing for new development in locations that promote sustainable patterns of growth and seeks to mitigate climate change.

Housing

2.11 Carden look forward to seeing the updated evidence base supporting the local plan in relation to housing and will provide more detailed comments in response to future consultations.

2.12 However, it is suggested that careful consideration should be given to the balance of housing standards, affordable housing requirements, Community Infrastructure Levy and other costs associated with new housing development including the Building Safety Levy and implications for the viability of new development. It is considered that significant and robust evidence would be required to require higher standards for new homes through the Local Plan than currently set through Building Regulations and other legislation.

2.13 Furthermore, the NPPF PM12 provides commentary on developer contributions and highlights that policy requirements may apply to different areas covered by the plan, including across plan-wide policies, site-specific policies and policies for different types or location of sites or types of development.

2.14 PM12 highlights that the levels of types of affordable housing provision required should be set out in policy requirements.

2.15 There is a requirement for major residential development allocations within new Local Plans which are on land released from the Green Belt to meet the Golden Rules. This means affordable housing provision that reflects, *“Development plan policy requirements for major development on land within or released from the Green Belt (as established under policy HO5(1)(a)(ii)”*

2.16 HO5(1)(a)(ii) states,

“Setting a specific affordable housing requirement (or requirements) for major development involving the provision of housing on land which is proposed to be released from the Green Belt, or which may be approved on land within the Green Belt²⁹

²⁹ This requirement may be set as a single rate or be set at differential rates, and should:
i. Be set at a higher level than that which would apply to land which is not within or proposed to be released from the Green Belt; and
ii. Require at least 50% of the housing to be affordable, unless this would make the development of these sites unviable (when tested in accordance with national planning practice guidance on viability)."

2.17 Therefore, the NPPF is clear that sites allocated for, or that are proposed for residential development, that are not currently within the Green Belt should be provided with a lower affordable housing requirement than sites proposed to be released from the Green Belt.

2.18 In conclusion, once an overall affordable housing need figure has been determined for the authority area, site-specific affordable housing requirements should seek to delivery this need, with non-green belt sites directed a lower affordable housing requirement than sites proposed to be released from the Green Belt to be allocated for housing developments

Design

2.19 Carden support the objectives of creating well-designed and sustainable places, however it is important that Local Plan policies are not overly prescriptive and provide flexibility, particularly in relation to major development sites. Design requirements, including design codes, should primarily be controls used for detailed design stages and it is important that outline development proposals provide proportionate flexibility.

Site Introduction and Context

[illegible]

3.2 The Site measures approximately 9 acres and is located in a highly sustainable location on the south western edge of Macclesfield with a range of services and amenities in close proximity.

3.3 This Site is located within 'South West Macclesfield' Safeguarded Land (LPS 19) under Policy PG 4 of the Local Plan Strategy (2010-2030). Policy PG 4 states that

the safeguarded sites are required to meet longer-term development needs stretching beyond the Local Plan plan period (2010-2030).

3.4 However, it should be noted that the Council cannot currently demonstrate a five-year housing land supply.

3.5 The Site is primarily used for agricultural grazing and lies adjacent to existing residential dwellings on the northern and eastern boundaries and is well contained by hedgerows and vegetation on the western and southern boundaries.

3.6 Carden consider the Site to be a sustainable and suitable opportunity to accommodate future housing growth needs for Cheshire East in a tier 1 settlement in a location that has already been identified as suitable for accommodating development needs.

Opportunities and Constraints

3.7 The Site is not affected by any significant constraints and falls outside any policy designations within the adopted Local Plans.

3.8 There are no constraints associated with providing access to the Site by vehicle and the land can be readily accessed from the local adopted highway network at Pexhill Road. The Site has a sustainable location and benefits from good access to public transport links.

3.9 There are no major ecological barriers to developing the Site in a careful and responsible way. The existing natural features, such as the hedgerows, trees, and grassland, will be protected, and any impact on wildlife will be managed with appropriate measures. Plans to improve and create new habitats will help boost local biodiversity.

3.10 The Site is considered to represent a suitable and deliverable opportunity to accommodate future growth requirements at Macclesfield.

Development Proposals

3.11 Carden are at the early stages of developing proposals for the Site but it is anticipated that the delivery of up to 100 new homes can be supported across a range of types and tenures helping to meet identified housing needs in Cheshire East.

- 3.12 Green infrastructure provision helps to create a landscape-led development that responds sensitively to the character of the wider settlement and its surrounding countryside.

Summary

- 3.13 Carden consider that land off Pexhill Road, Macclesfield represents an achievable, suitable and deliverable Site for proposed residential development to support the housing needs of Cheshire East.
- 3.14 We would welcome the opportunity to discuss the Site with the Council in further detail and how allocation for residential development could support the spatial strategy and growth requirements of the emerging Cheshire East Local Plan.

4 Conclusions

4.1 Carden welcome the opportunity to comment on the Cheshire East New Local Plan Scoping consultation. We are generally supportive of the initial thoughts and direction of the Local Plan, however, further detail on the evidence and direction of Local Plan is required.

4.2 Carden, are currently promoting land off Pexhill Road, Macclesfield for residential development. This Site is located within 'South West Macclesfield' Safeguarded Land (LPS 19) under Policy PG 4 of the Local Plan Strategy (2010-2030). Further detail is set out in Section 3 of this representation.

4.3 We would welcome the opportunity to discuss our representations and land interest with you in more detail as you continue preparations on the Local Plan. If this would be useful, please feel free to contact us by email (redacted).