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Date: 1 September 2026
Our ref: 72992/01/SPM/CL/41478261v2

To Whom It May Concern

Representations to Cheshire East Council's Local Plan Scoping Consultation

Lichfields are pleased to submit representations on behalf of Bellway Homes Limited (Manchester Division) [Bellway] to Cheshire East Council's [the Council] Local Plan scoping consultation. The representations have been prepared in respect of Bellway's various land interests at:

- Close Lane, Alsager;
- Butterton Lane, Alsager;
- Manor Lane, Holmes Chapel; and,
- Station Road, Goostrey.

They are made in the context of the most recent National Planning Policy Framework [the Framework] (published in August 2026).

The representations will firstly comment on the scope of the Council's emerging Local Plan to help to ensure that it best addresses identified housing and infrastructure needs, and secondly will demonstrate why Bellway's land interests should be allocated for housing.

Scoping Consultation

Housing Requirements

The Council's adopted Development Plan comprises the Local Plan Strategy [LPS] (adopted 27 July 2017); the Site Allocations and Development Policies Document [SADPD] (adopted 22 December 2022), completed neighbourhood plans, and saved policies in the Cheshire Waste Local Plan and Cheshire Minerals Local Plan.

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The Council's housing requirement is set out in the LPS and under Policy PG 1 (Overall Development Strategy), sought to ensure sufficient land was provided to accommodate a minimum of 36,000 homes between 2010 and 2030 (averaging 1,800 net additional dwellings per year).

National planning policy has been updated since the adoption of the LPS in 2017 and strategic policies can be considered out-of-date. Policy HO1 (Assessing the need for housing) in the Framework requires plan-making policies within local plans to be based upon a housing need assessment that establishes the overall number of homes needed in the area as a minimum over the plan period using the standard method in Annex D. The introduction of a new Standard Methodology [SM3] by the Government in December 2024 has significantly increased the Council's local housing need [LHN] to 2,530 dwellings per annum (accounting for the latest housing stock data and affordability ratios). This is c.41% greater than the housing requirement in the LPS.

The scoping consultation recognises that SM3 sets only the minimum housing requirement. The Framework goes onto outline in criterion 3 of Policy HO2 (Setting requirement figures for homes), that housing requirement figures should reflect the extent to which the identified needs of the area can be accommodated over the plan period as a minimum; and, the requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas or reflects growth ambitions linked to economic development or infrastructure investment.

The housing requirement in the emerging Local Plan should be informed by the SM3 figure at the time of publication at the very least. Bellway respectfully request that the Council takes a more proactive approach to housing delivery to plan for a higher LHN. This will help to ensure that the Council's best addresses a historic undersupply in housing delivery within the borough, by allocating a sufficient supply of housing land to help to mitigate the need to release further land (particularly sites within the open countryside) in future local plan cycles and seeks to maximise economic development within the borough.

The recently adopted Framework has introduced Policy S5 (principle of development outside of settlements) that requires the granting of planning permission for certain forms of development outside of settlements unless the benefits would be substantially outweighed by adverse effects. This includes enabling residential and mixed-use development in physically well-related edge of settlement locations (including within the open countryside) to come forward where it would address an evidenced unmet need under Framework Policy S5(1)(j).

Allocating a sufficient supply of land for development will also help to avoid the current situation where the Council's poor five year housing land supply [5YHLS] position (3.3 years as set out in the Council's Housing Monitoring Update (base date 31 March 2025)) is enabling open countryside sites adjacent to existing settlement boundaries to come forward in accordance with Framework Policy S5(1)(j).

Changes to Green Belt policy

The scoping document acknowledges that the changes to the Framework in December 2024 introduced a new category of 'grey belt' land and that, if Green Belt boundaries require altering, grey belt land should be considered before other Green Belt land but after previously developed land.

As set out in the Framework Policy GB3 (altering existing Green Belt boundaries), criterion 1 states that Green Belt boundaries should only be altered through the preparation and updating of local plans and

where exceptional circumstances are fully evidenced and justified. Criterion 2 outlines that exceptional circumstances in this context include a LPA being unable to meet its identified need for development in full, having examined all other reasonable options for doing so, including making as much use as possible of suitable previously developed and underutilised land; optimising the density of development; and, assessing whether sufficient suitable sites can be identified outside the Green Belt.

Given the Council's poor housing land supply position, a lack of suitable brownfield land available to accommodate residential growth and the significantly increased LHN that the Council must plan for ongoing forward, the allocation of unconstrained and deliverable sites, including those in the open countryside, will be essential to meet identified development needs.

Spatial Development Strategy

The scoping document sets out that whilst Cheshire East is now part of the Cheshire and Warrington Combined Authority [CWCA] area, which is required to prepare a Spatial Development Strategy [SDS], the preparation of the emerging Local Plan should not be delayed because of this.

Bellway agrees strongly with this approach. The strategic policies within the LPS have not been reviewed or updated since the LPA's adoption in 2017. The adoption of the emerging Local Plan is not anticipated until March 2029, meaning that the Council is around two and a half years away from having an up-to-date Local Plan that sufficiently addresses identified needs. Any delays beyond March 2029 will further reduce the ability for the Council to plan where development is located.

Creation of a Vision and Objectives

Bellway supports the need for the new Local Plan to be accompanied by a realistic, achievable and distinctive vision statement and a series of objectives to achieve it. The vision must include the need to deliver good quality, sustainable homes to include a range of types, tenures and sizes. A key objective is to deliver the minimum housing requirement informed by SM3 (to be reinforced by the spatial strategy and range of residential allocations to contribute to the Council's housing supply).

Planning for Growth

The Framework continues to set out a presumption in favour of sustainable development. In order to achieve positive plan-making in Framework Policy S1 (Positive plan-making), the development plan should plan positively for future growth and change by seeking to meet the development needs of the area, as a minimum, and providing for new development in a way that promotes a sustainable pattern of growth.

The scoping document sets out that the amount of development to be planned for will be informed by evidence including future housing and employment needs, infrastructure capacity, environmental constraints and opportunities for regeneration. Bellway supports this approach and requests that housing development is directed towards the most sustainably located, physically unconstrained and deliverable sites to ensure that new homes can come forward early on in the emerging plan period to address current undersupply challenges.

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Settlement Hierarchy

Bellway supports the 4-tier settlement hierarchy set out in the current Local Plan. Crewe and Macclesfield are identified as the only 'Principal Towns'. The borough also includes Key Service Centres (which includes Alsager) and 'Local Service Centres' (which includes Goostrey and Holmes Chapel). We broadly support the categorisation of these settlements and consider that all of these are capable of accommodating development to meet identified needs.

Whilst the spatial distribution of development should be informed by the settlement hierarchy (to direct development to the most sustainable settlements, particularly the top three tiers, having regard to infrastructure capacity and the geographical distribution of needs), the hierarchy must not prevent development in sustainable lower tiered locations from coming forward.

Spatial Distribution

The scoping document states that *"once the overall amount of development has been determined, the new local plan will need to set a strategy for the distribution of this development across the borough."* It goes onto state that:

"given the scale of development that is likely to be required, the new plan may need to consider a range of options in the distribution of development, potentially including opportunities for densification and further development within existing settlements, edge of settlement growth, large-scale urban extensions and new settlements."

Bellway supports the consideration of a range of options to accommodate development going forward. Whilst the Framework seeks to make effective use of land (Chapter 12), the strategy must not overly rely on the densification of brownfield sites given their limited supply, and the increased likelihood of technical and viability constraints delaying residential development coming forward on such sites. A varied spatial strategy that involves the development of a wide range of within settlement and edge of settlement sites (to include urban land and land within the open countryside and Green Belt) will build in flexibility to the Council's housing delivery.

Development in the Countryside

Bellway supports the Council's approach of aligning its approach to development within and outside of settlements with national decision-making policies. The new Framework supports the principle of developing certain forms of development outside of settlements. Of particular relevance is criterion h) of Framework Policy S5(1) (Principle of development outside settlement) where the principle of delivering residential and mixed-use development that is within a reasonable walking distance of a well-connected station; is physically well-related to the station or settlement within which it is located; is of a scale that can be accommodated; and, would not prejudice any proposals for long-term comprehensive development in the same location is accepted. This is in addition to Policy S5(1)(j) that supports the principle of developing on physically well-related edge of settlement sites to address an evidenced unmet need.

Therefore, in accordance with the Framework, well-related and sustainable edge of settlement sites within the open countryside should be prioritised for residential development. This will enable the Council to deliver a plan-led system by shaping where development comes forward in the borough to

meet identified needs in full whilst restricting the ability for speculative housing applications to come forward.

Housing

Bellway supports the Council's intention to prepare a Housing Needs Assessment [HNA] to form part of the evidence base that sits behind future policies around affordable housing, mix and tenure. The HNA should not only consider the mix and housing type requirements at a Borough-wide level, but should also consider the requirements of smaller sub-areas to inform the approach to be taken at a more local level. This will help to ensure the polices are fully evidenced and justified.

Affordable Housing

Bellway supports the need for the new Local Plan to establish affordable housing requirements, including the overall number of homes to be provided, and the tenure mix, informed by evidence on housing needs and development viability. This should include consideration as to whether the overall housing requirement should be uplifted to ensure the delivery of more affordable housing. Bellway requests that the Council allows flexibility in the application of affordable housing, and has regard to all the tenure types identified in the Framework. The policy should be applied on a site-by-site basis accounting for viability, locational requirements and market factors.

Housing Mix

The Council's intention to review and update housing mix policies within the new Local Plan is encouraged by Bellway. This will make sure emerging policies are reflective of current and future housing needs. However, over-prescriptive housing mixes should be avoided, as it is for the market to determine the requirements for market housing in a given geography. Any mix should be based upon appropriately detailed evidence, the needs in a local area, and have regard to the mix expected to be brought forward in different locations (e.g. apartment schemes in centres will deliver predominantly 1 and 2 bedroom dwellings, whereas family housing sites will typically deliver smaller affordable homes, and larger market properties). The over rigid application of housing mix will likely stifle and frustrate market forces and be inflexible to changes in the market over the plan period. The scoping document outlines that consideration will be given to whether specific requirements should apply to different development sites. These specific requirements should not constrain development sites from coming forward. Bellway would be keen to work with the Council to help shape these specific requirements on any of their land interests should they be allocated for residential development in a future Local Plan.

Heritage

Jodrell Bank World Heritage Site

The scoping document recognises that importance of Jodrell Bank as a World Heritage Site. It goes onto state that *"The new Local Plan will review whether existing policies for Jodrell Bank remain effective and whether additional guidance or controls are required."* At present, the Jodrell Bank Radio Telescope Consultation is extensive and under Policy SE 14 of the LPS, development will not be permitted if it impairs the efficiency of the telescopes; or; has an adverse impact on the historic environment and visual landscape setting of the telescope.

Whilst Bellway recognises the need to protect the World Heritage Site in accordance with the Framework, the existing buffer is extensive and should be reconsidered so that it doesn't prevent the deliverability of suitable housing schemes coming forward within this zone. Furthermore, the need for the buffer should be reviewed in the light of the uncertain funding situation around the telescope after 2028. In addition, Bellway would encourage the development of a specification for new dwellings which mitigates the potential effects of new dwellings in the buffer zone as a mechanism to reduce constraining effect on new development. Some settlements are completely washed over by the buffer zone, and at present their needs cannot be met in those settlements, which contributes towards unsustainable patterns of development and encourages travel by private car.

Bellway's Land Interests within Cheshire East

Bellway has a strong track record of delivering high quality, modern residential schemes across the borough, including at Parkgate Village in Knutsford; Somerfield Gate in Congleton; and, Weaver Green in Macclesfield. Bellway is therefore well placed to build on their success to date and support the Council in helping to meet its market and affordable housing needs.

Bellway's current land interests within the borough comprise sites located within the open countryside. Given the need to allocate housing land for a significantly higher housing requirement in the emerging plan cycle, the Council should review the potential of these sites to meet identified need before concluding whether or not exceptional circumstances existing to review Green Belt boundaries. It is considered likely that the allocation of the most sustainable and deliverable sites within both the open countryside and Green Belt to meet needs will be critical to meet needs. Bellway's four sites could make a significant contribution to reversing the Council's poor supply position by delivering much needed homes in the short term.

Land at Close Lane, Alsager

The site is located on the western edge of Alsager, approximately 6.5km north-east of Crewe. It comprises two land parcels covering approximately 5.5 hectares either side of Close Lane. The northern parcel comprises predominantly agricultural land, whilst the southern parcel largely contains woodland with a number of buildings next to the road. It has the potential to deliver around 140 new homes as part of an attractive, high quality development to meet market and affordable needs.

A scheme will be designed to retain the key landscape features where possible, particularly on the southern parcel. There are no other known technical constraints that would preclude development from coming forward.

The site is deliverable and its development would create a logical extension to the eastern edge of Alsager (an identified key service centre within the LPS). The site benefits from its proximity to a range of schools (including Cranberry Academy and Alsager School), recreational facilities (particularly Barrington Park, The Stables Playground and Alsager Sports Hub) and shops and services concentrated on Crewe Road.

Additionally, it is considered that the principle of developing the site is established under Framework Policy S5(1)(j) due to the Council's absence of a 5YHLS. This is because the site is well-related to Alsager and is considered to be of a scale that can be accommodated by existing infrastructure.

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Land at Butterton Lane, Alsager

The site is located on the south-western edge of Alsager, immediately north of Butterton Lane that connects onto Crewe Road and provides direct access into the centre of settlement.

The site comprises approximately 3.32 hectares of agricultural land located within the open countryside. It is capable of delivering around 75 high quality homes. The site is located immediately to the west of the White Moss Quarry, Alsager residential allocation in the LPS (ref. LPS 20) for around 350 homes. The allocation extended the settlement boundary to the west along Butterton Lane. The allocation is the subject of a live planning application seeking detailed consent for the residential and open space, alongside outline consent for the commercial and community facilities, nursery and care provision, and BNG areas.

The principle of removing land in this location from the open countryside has previously been considered acceptable by the Council. Bellway recommends that the Council extends the settlement boundary further to incorporate this relatively unconstrained land parcel that is sustainably located in relation to the existing services and facilities on Crewe Road (within 1km of the site). Additionally, under the Framework, it is considered that the principle of residential development is acceptable in accordance with Policy S5(1)(j).

The site is capable of forming a logical extension to the adjacent LPS residential allocation between the existing settlement edge and the M6 motorway.

Land at Manor Lane, Holmes Chapel

The site is located east of Manor Lane, on the eastern edge of Holmes Chapel and within a 5-minute walk of Holmes Chapel train station that offers two trains an hour to Manchester and Crewe. The site is bounded to the north by some farm buildings converted for commercial use and agricultural fields; to the east by agricultural fields; to the south by a mix of fields, agricultural buildings and residential development; and, to the west by the settlement edge of Holmes Chapel.

Bellway is promoting the site for the delivery of around 100 homes, to include market and affordable dwellings, alongside public open space, landscaping and ecological enhancement areas.

The site, immediately adjacent to an identified Local Service Centre, benefits from its proximity to a range of local services and amenities, including an Aldi supermarket within 200m, Holmes Chapel Community Centre within 350m walk and various businesses within Holmes Chapel business park. Bus stops are also located on Manor Lane, offering services to Congleton, Crewe and Leighton Hospital.

Given the proximity of the site to the train station, within approximately 400m of the site access; its close physical relationship to Holmes Chapel; and, its scale (which we considered can be accommodated) without prejudicing any long-term comprehensive development in this location, we consider that the principle of residential development is established under Framework Policy S5(1)(h). This is because the benefits of delivering housing are considered to be substantially outweighed by any adverse effects, particularly developing within the Jodrell Bank World Heritage Site buffer zone in which the site is located.

The Jodrell Bank World Heritage Site buffer zone is just under 5km away from the observatory. Given this distance, it is not considered that this will prevent housing from coming forward. There are no

other known technical, physical or land ownership constraints that would prevent residential development from coming forward in the early part of the emerging plan cycle. For these reasons, the land at Manor Lane should be allocated to facilitate the continued sustainable growth of Holmes Chapel.

Land at Station Road, Goostrey

The site is located north of Station Road that leads onto Main Road that runs through the centre of Goostrey, a Local Service Centre in the Council's LPS. It is located on the south-eastern edge of the settlement, on land situated between the settlement boundary and Goostrey train station. It extends to approximately 6.2 hectares and part of the site contains stable buildings, paddocks and hardstanding associated with The Grange Livery to meet the Framework's definition of Previously Developed Land.

The site is capable of accommodating around 100 market and affordable dwellings, alongside areas of public open space and new and improved landscaping.

The centre of Goostrey is located within a 12 minute walk of the site. It offers a range of local services, including a local shop, pharmacy and public house. Goostrey Primary School and Goostrey Village Hall are also within 750m of the Site.

Goostrey train station is located less than a 5 minute walk from the site and offers twice hourly services to Manchester and Crewe. Given the site's location immediately adjacent to the station and its proximity to the settlement, it is considered to be a logical site for housing that can be accommodated within Goostrey in accordance with Policy S5(1)(h) of the Framework.

The site is located within the Jodrell Bank World Heritage Site buffer zone. However, appropriate mitigation (as required) will be sought by Bellway so that the development can be brought forward without adversely impact the observatory. No other known technical, physical or land ownership constraints have been identified that would impact deliverability and therefore the site will make a significant contribution to housing delivery in the short term.

Summary

Bellway respectfully request that the Council reflects the comments made in this letter when progressing with the drafting of the emerging Local Plan, taking into account the latest national planning policy in the Framework. In particular, the Council must take a realistic and proactive approach to planning for the Council's significantly higher LHN figure, by allocating a range of sites for housing. We have demonstrated that the allocation of Bellway's land interests for housing would create logical, sustainable extensions to key settlements within the borough. Bellway is capable of delivering around 400 new high-quality market and affordable homes across these sites, which will make a strong contribution to the Council's identified housing need in the short term.

Bellway welcomes the opportunity to meet with the Council's policy officers as soon as possible to discuss the comments made in detail and seek to ensure its land interests are allocated for residential development within the emerging Local plan.

Yours faithfully



Clover Long
Associate Director
BSc (Hons) MSc MRTPI

Annex 1: Concept Plan – Land at Close Lane, Alsager

Disclaimer:
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CLOSE LANE , ALSAGER

SKETCH LAYOUT

NORTH

ACCOMMODATION SCHEDULE

Name	Ref	Bed	Storey	Unit No's	Unit ft²	ft² Total
Open Market Dwellings						
Cutler	CU 4B	4 Bed	2	11	1335	14685
Bowyer	BO 4B	4 Bed	2	7	1356	9492
Reedmaker	RE 4B	4 Bed	2	8	1309	10472
Carfwright	CW 4B	4 Bed	2.5	6	1248	7488
Scrivener	SC 4B	4 Bed	2	2	1214	2428
Farrier	FA 4B	4 Bed	2	6	1172	7032
Mason	MA 3B	3 Bed	2	16	1059	16944
Baxter	BX 3B	3 Bed	2	7	992	6944
Lymner	LY 3B	3 Bed	2	6	985	5910
Tenterer	TE 3B	3 Bed	2	2	985	1970
Thespian	TH 3B	3 Bed	2	3	921	2763
Tailor	TA 3B	3 Bed	2	24	802	19248
Joiner	JO 2B	2 Bed	2	0	680	0
Affordable Dwellings						
Thespian	TH 3B	3 Bed	2	7	921	6447
Tailor	TA 3B	3 Bed	2	13	802	10426
Joiner	JO 2B	2 Bed	2	10	680	6800
Souter	SG 1B	1 Bed	2	6	550	3300
Glover	SG 2B	2 Bed	2	6	700	4200
Total:				**140 Units**		**136549 ft²**
Gross Site Area:				**5.54 ha**		**13.69 ac**
Site Statistics:						
SSR				0.27 ha		0.67 ac
POS				1.34 ha		3.31 ac
Boulevard				0.06 ha		0.15 ac
Sub & Pump station				0.02 ha		0.04 ac
Nett Site Area:				**3.85 ha**		**9.52 ac**
Gross Density:				25.27 Un/ha		10.23 Un/ac
Nett Density:				**36.32 Un/ha**		**14.70 Un/ac**
Gross Footage:				2289.86 m²/ha		9974.62 Un/ac
Nett Footage:				**3291.26 m²/ha**		**14336.71 ft²/ac**

*Note - All Areas Approx.
Abbreviations
Ac = Acres | ha = Hectares | ft² = Square Feet | m² = square | Un = units Metres | SSR = Single Sided Road | POS = Public Open Space | Det = Detached | Apt = Apartment | Int = Intergral | Sgl = Single | Dbl = Double

DUNNOCKSFOLD ROAD
Lady Farm Bungalow
CLOSE LANE
MEADOW VIEW
FRANK WILKINSON WAY
Castle Farm
Rose Villa

Rev	Date	Description	By	Chd
J	06.05.26	Amendments to incorporate SUDs basin	MAW	MP
H	09.04.26	Amended to clients comments	JNL	
G	07.04.26	Amended to clients comments	JNL	
F	02.04.26	Amended to clients comments	MP	
E	26.03.26	Amended to clients comments	MP	
D	13.02.26	Amended to clients comments	MP	
C	04.02.26	Amended to clients comments	MP	
B	18.08.25	Access amended	MP	
A	07.03.25	First Issue	AE	MP

Client: Bellway

Project: CLOSE LANE ALSAGER

Drawing Title: SKETCH LAYOUT

Drawn by: MP | Checked by: MP | Date: 07.03.25

Status: PRELIMINARY | Scale @ A0: 1:500

Job no: BHM327 | Drawing: SK01 | Rev: J

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Annex 2: Concept Plan – Land at Butterton Lane, Alsager



The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

- Site boundary
- Public rights of way
- Proposed residential development area
- Proposed infrastructure
- Proposed attenuation
- Proposed public open space
- Retained and enhanced landscape

Note:
The design proposals are indicative and based on the technical information available at the time of production, the designs will require further development as and when additional technical inputs are undertaken. This would include but is not limited to detailed reports, designs and/or surveys for topography, arboriculture, highways, drainage and ecology / Biodiversity Net Gain.

Butterton Lane

N

Project
Alsager Site Promotion

Drawing Title
Concept Plan
Option 1

Date	Scale	Drawn by	Check by
31.01.22	1:2,500 @A3	SM	LH

Project No	Drawing No	Revision
34715	BM-M-03-1	-

0 20 40 60 80 100m

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J:\34000\34715 - Alsager Site Promotion\A4 - Drawings & Registers\Masterplanning\34715 - BM-M-03 - Concept Plan.dwg - BM-M-03-1

Annex 3: Concept Plan – Land at Manor Lane, Holmes Chapel

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HOLMES CHAPEL

SKETCH LAYOUT

NORTH



ACCOMMODATION SCHEDULE & AREAS

Name	Ref	Bed	Storey	Unit No's	Unit (Gross) ft²	ft² Total (Gross)
Open Market Dwellings						
Hawthorne	HA 5B	5 Bed	2.5	6	1605	9630
Philosopher	PH 4B	4 Bed	2	6	1507	9042
Lorimer	LO 4B	4 Bed	2	5	1554	7770
Bowyer	BO 4B	4 Bed	2	5	1356	6780
Scrivener	SC 4B	4 Bed	2	5	1214	6070
Farrier	FA 4B	4 Bed	2	6	1172	7032
Mason	MA 3B	3 Bed	2	7	1059	7413
Lymner	LY 3B	3 Bed	2	4	985	3940
Quilter	QU 3B	3 Bed	2	1	951	951
Thespian	TH 3B	3 Bed	2	5	921	4605
Tailor	TA 3B	3 Bed	2	9	904	8136
Affordable Dwellings						
Roach	RO 3B	3 Bed	2	5	1084	5420
Thespian	TH 3B	3 Bed	2	5	921	4605
Tailor	TA 3B	3 Bed	2	14	904	12656
Joiler	JO 2B	2 Bed	2	6	680	4080
Total:		**89 Units**				**98130 ft²**
Gross Site Area:		**4.38 ha**				**10.82 ac**
Site Statistics:						
SSR		0.12 ha				0.30 ac
POS		1.40 ha				3.46 ac
Ext Gdns		0.03 ha				0.07 ac
Boulevard		0.05 ha				0.12 ac
Nett Site Area:		**2.78 ha**				**6.87 ac**
Gross Density:		20.32 Un/ha				8.22 Un/ac
Nett Density:		**32.01 Un/ha**				**12.96 Un/ac**
Gross Footage:		2081.41 m²/ha				9066.62 Un/ac
Coverage		**3279.35 m²/ha**				**14284.82 ft²/ac**

*Note - All Areas Approx.
Abbreviations
Ac = Acres | Ha = Hectares | Ft² = Square Feet | M² = Square | Un = Units Metres | SSR = Single Sided Road | POS = Public Open Space | Det = Detached | Apt = Apartment | Int = Integral | Sgl = Single | Dbl = Double

Rev.	Date	Description	By	Chd
A	15.10.24	First Issue	MP	

Client: Bellway

Project: HOLMES CHAPEL

Drawing Title: SKETCH LAYOUT

Drawn by	Checked by	Date
MP	MP	15.10.24

Status: PRELIMINARY | Scale @ A1: 1:500

Job no.	Dwg no.	Rev.
BHM321	SK01	A

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Annex 4: Concept Plan – Land at Station Road, Goostrey


Station Road