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To Whom It May Concern

Representations to Cheshire East Council's Local Plan Scoping Consultation

On behalf of our client, Taylor Wimpey UK Ltd [Taylor Wimpey], we are pleased to provide representations to Cheshire East Council's [the Council] Local Plan Scoping Consultation. The representations have been prepared in respect of Taylor Wimpey's land interests at Middlewich Road, Crewe; Dean Row Road, Wilmslow; and Crewe Road, Shavington.

A Written Ministerial Statement made on 27th November 2025 highlights the Government's intention to move towards a new plan-making system. The Council has given a notice of commencement of a new Local Plan for Cheshire East, replacing the Local Plan Strategy [LPS] and Site Allocations and Development Policies Document [SADPD], in accordance with Regulation 20 Town and Country Planning (Local Planning) (England) Regulations 2026.

The new Local Plan will be prepared in accordance with the new plan making process and will be produced within a 30-month formal period. It is important to state at the outset that Taylor Wimpey welcomes the efforts made by the Council in the preparation of a new Local Plan for the Borough and plan positively to meet the Borough's future needs.

The representations consider the key themes outlined by the Council in the context of the recently published National Planning Policy Framework [the NPPF] (published August 2026). The representations comment on scope of the Council's emerging Local Plan to help to ensure that it best addresses identified housing and infrastructure needs. The representations then detail the opportunity provided by Taylor Wimpey's land interests within the Borough in assisting the Council to meet its housing requirements over the next plan period.

Response to the Scoping Consultation

The Council's Scoping Consultation provides high level commentary on the scope, vision, and objectives for the new Local Plan, albeit detail on specific policies is not provided at this time. Responses are provided to the key areas of interest to Taylor Wimpey subsequently.

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Increase in Housing Requirements

The Council's adopted housing requirement is established under LPS Policy PG 1 (Overall Development Strategy), which confirms a minimum requirement of 36,000 new homes for the 2010-30 plan period, averaging 1,800 net additional dwellings per year for this period. That said, the Council acknowledge within the Scoping Consultation document that since the adoption of the LPS in 2017, its local housing need [LHN] has increased significantly to 2,530 dwellings per annum [dpa] as calculated using the standard method.

NPPF Policy HO1 (Assessing the need for housing) (1)(a) confirms that Local Plans should consider for the overall number of homes needed in the area as a minimum over the plan period, as calculated using the standard method. This requirement is reiterated at NPPF Policy S1 (Positive plan-making), which confirms that Local Plans should seek to meet development needs of their area as a minimum, which means providing for objectively assessed needs for housing. In light of the Council's existing five year housing land supply position (most recently confirmed at 3.3 years at 1 April 2025 within the Housing Monitoring Update 2024/25), Taylor Wimpey strongly considers that the Council should be taking a positive approach and plan for growth above this minimum figure.

NPPF Policy HO2 (Setting requirement figures for homes) (3) goes on to confirm 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.

NPPF Policy PM2 (Local plans) (1)(b) notes that Local Plans should pursue a plan period of no less than 10 years from the point of adoption, with longer time periods appropriate where this would help support the delivery of longer-term infrastructure or strategic development.

The housing requirement pursued by the Council should seek to meet its LHN as calculated using the standard method at the time of publication as a minimum (currently 2,530 dpa), albeit it would be pragmatic for the Council to plan for a greater number of new homes to ensure that increasing needs are met, and owing to the relatively unaffordable nature of much of the Borough. Pursuing a housing target in excess of the Council's LHN, and identifying sufficient land to do so, would ensure that existing shortfalls do not continue to exacerbate and the longer term impacts of the Council's current land supply position can be overcome.

The Council should additionally look to plan for a period longer than the 10 year minimum, which would support the delivery of strategic sites and key infrastructure across the Borough. Given the Council will need to look at large strategic sites, including urban expansions and potentially new settlements, pursuing a longer plan period that would facilitate the delivery of such projects in a holistic manner, reducing the risk of incoherent, piecemeal development jeopardising overarching ambitions. Furthermore, there are significant infrastructure projects planned in the Borough, including but not limited to a new station at Leighton and significant investment to Crewe Station; pursuing a longer plan period reflective of infrastructure delivery timescales would support the delivery of such infrastructure projects and aid in securing financial backing through the provision of new homes. A longer plan period would account for the significant lead in times associated with strategic sites and major infrastructure projects and also allow for an appropriately stepped housing land supply.

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Changes to Green Belt Policy

The Scoping Consultation document acknowledges that the changes to the NPPF confirm that a shortfall of new homes or business space is a valid reason to change Green Belt boundaries after considering other reasonable options for meeting development needs. Additionally, the document acknowledges the introduction of 'grey belt' land and confirms that where there is a need to alter the Green Belt boundaries, then grey belt land should be considered first and is sequentially preferable to other land within the Green Belt.

As set out in Policy GB3 (Altering existing Green Belt boundaries) (1), Green Belt boundaries should only be altered through the preparation and updating of local plans and where exceptional circumstances are fully evidenced and justified. Policy GB3 (2) outlines that exceptional circumstances in this context include a Local Planning Authority [LPA] being unable to meet its identified need for development in full, having examined all other 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.

Furthermore, NPPF Policy GB4 (Defining Green Belt boundaries) (1)(g) confirms that Local Plans should also identify areas of safeguarded land, where necessary to meet longer-term development needs well beyond the plan period. This is of particular importance given minimum plan period has reduced to ten years as set out under NPPF Policy PM2 (Local plans), therefore now is the time to proactively identify sites for beyond the plan period.

In this regard, Taylor Wimpey requests that the Council take a considered approach to the changes to Green Belt policy, and release suitable 'grey belt' land from the Green Belt as part of the preparation of the Local Plan, alongside the allocation of unconstrained and deliverable open countryside sites. The quantum of release of grey belt land and open countryside will depend on the availability of suitable sites in the urban area and respond to the overall spatial strategy proposed by the Plan too.

It should be noted that Taylor Wimpey considers that exceptional circumstances do exist, given the current undersupply of housing land that has required safeguarded sites to come forward for development, and need for development to make best of use of land whilst still achieving appropriate densities in response to local context.

The northern settlements in the borough are heavily constrained by the Green Belt, which tightly encloses key settlements in the Borough including Macclesfield's (Principal Town), and Handforth, Knutsford, Poynton, and Wilmslow (Key Service Centres). As such, it is essential that Green Belt land comes forward for development in the next plan period to ensure that the need for new homes in the Borough's settlements is met, and infrastructure and community facilities are supported. This is of particular importance given the Council's significant undersupply of housing land, with an immediate deficit of 4,282 units confirmed in the Housing Monitoring Update 2024/25, and limited brownfield land supply, with a capacity of just 1,221 dwellings on sites without planning permission included in the Council's Brownfield Land Register (March 2026).

Alongside this, greenfield sites within the open countryside must be allocated in the south of the Borough where Green Belt designations are not as widespread, ensuring that a balanced approach to meeting needs across the Borough as a whole is pursued and alignment with the spatial strategy of the

emerging Plan. This would ultimately ensure that sustainable development in the Borough is secured, in line with the provisions of NPPF Chapter 4 (Achieving sustainable development).

Spatial Development Strategy

The Scoping Consultation document notes that Cheshire East is now part of the Cheshire and Warrington Combined Authority area, and a Spatial Development Strategy [SDS] will be prepared for Cheshire and Warrington in due course. The Council does however acknowledge that Local Plan preparation should not be delayed, and the Council will continue to work closely with the Combined Authority and neighbouring Councils to ensure a coordinated approach to planning and evidence.

Taylor Wimpey supports the Council's efforts to bring forward a new Local Plan instead of waiting for the SDS to govern the spatial framework and strategy for the Borough. Owing to the date of adoption of the LPS (2017) which provides the strategic policies for the Borough, this is now out of date and therefore a new Local Plan is required to ensure development in Cheshire East comes forward in a plan-led manner. Given the relative uncertainty surrounding SDS's and the timescales involved, the Council's intentions to progress the Local Plan are welcomed.

Planning for Growth

The NPPF continues to set out a presumption in favour of sustainable development; NPPF Policy S1 (Positive plan-making) confirms that 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 Consultation 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. Taylor Wimpey supports this approach and requests that a balanced approach to housing development is taken, through the allocation of sustainably located, physically unconstrained and deliverable sites to ensure that new homes can come forward in the early years of the next plan period and address current undersupply challenges, alongside the identification of strategic sites which can support new infrastructure and the creation of new communities with delivery later in the plan period.

As part of the Council's Planning for Growth objective, the role of Neighbourhood Plans must be appropriately considered. Emerging Neighbourhood Plans must not seek to restrict development within the Borough's settlements ahead of the new Local Plan coming forward, and any Neighbourhood Plans made prior to its adoption must appropriately consider the development requirements for the Borough as a whole, ensuring that neighbourhood plan figures are not superseded when strategic policies are adopted and that they remain in general conformity with the strategic policies for the authority.

Settlement Hierarchy

Within the Scoping Consultation document, it is noted that the Council will seek to include a settlement hierarchy within the new Local Plan, considering provision of services and facilities, population, jobs, sustainable transport, retail provision and settlement form.

In this regard, Taylor Wimpey supports the settlement hierarchy included under LPS Policy PG 2 (Settlement Hierarchy). Whilst Crewe and Macclesfield are identified as the only Principal Towns, the Borough also includes Key Service Centres (including Wilmslow) and Local Service Centres (including Shavington) which all have reasonable sustainability credentials and will need to accommodate growth in the future. Other settlements and rural areas are also identified (including 35 'infill villages').

Whilst the spatial distribution of development should be informed by the settlement hierarchy (to direct development to most sustainable settlements, particularly the top three tiers), the hierarchy must not prevent development in lower tiered locations from coming forward and each settlement must take some growth to support local services and facilities. Opportunities must be provided for the applicant to demonstrate that the site is sustainably located in accordance with local and national planning policy on a site-by-site basis.

Spatial Distribution

The Scoping Document confirms that once the overall amount of development has been determined for the new Local Plan, the Council will establish a strategy for the distribution of this development across the Borough. It is noted that there are a number of factors that will influence the distribution of development, including:

- Housing demand and availability, house prices and affordability ratios, level of affordable housing need, need for specialist housing (such as for older people), availability of jobs, commuting patterns, infrastructure capacity and constraints, and the level of services and facilities.
- Landscape character, nature and ecology issues, heritage matters, flood risk, agricultural land quality, open spaces and other green infrastructure, Green Belt and strategic green gap designations.
- Amount of brownfield and urban land that may become available for re-use, availability of development sites, market attractiveness of locations, development viability.

It goes on to state that given the scale of development that is likely to be required, a range of options for the distribution of development may be included, potentially including opportunities for densification and further development within existing settlements, edge of settlement growth, large-scale urban extensions and new settlements.

Taylor Wimpey supports the consideration of a range of options to accommodate development going forward. Whilst the NPPF Policy L1 (Planning for an effective use of land) seeks to make effective use of land, the strategy must not overly rely on the densification of brownfield sites given the increased likelihood of technical and viability constraints delaying residential development coming forward on such sites. The spatial distribution ultimately pursued by the Council must recognise the value of greenfield development and the sustainability credentials that edge of settlement sites offer, particularly in the Borough's principal towns, key service centres, and local service centres.

A varied spatial strategy that involves the development of a wide range of within settlement and edge of settlement sites (including both land within the open countryside and Green Belt depending on the location within the Borough) will build in flexibility to the Council's housing delivery, and ensure that a sufficient number of homes are brought forward under the new Local Plan.

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Development in the Countryside

With regard to development in the Countryside the Scoping Consultation document refers back to the approach to development outside of settlements set out in the NPPF National Decision-Making Policies. As proposed, these restrict development to certain forms, or where specific criteria are met. It is noted that the new Local Plan will consider whether any local policies are needed that are in accordance with, but do not repeat the national decision-making policies.

Taylor Wimpey supports the Council's intention to allow development in the Countryside (outside of settlements) to be determined in accordance with the NPPF, for which NPPF Policy S5 (Principle of development outside settlements) is of particular consideration. The Council must ensure that any local policies do not restrict development in the Countryside further, ultimately allowing applications to be determined in accordance with Policy S5.

Housing

Within the Consultation document, the Council recognises the importance of the provision of new homes as a priority for the new Local Plan, and the requirement for a Housing Needs Assessment [HNA] to inform the emerging policies relating to affordable housing, mix and tenure.

Taylor Wimpey supports the Council's commitment to prepare an HNA, however the Council must ensure that irrespective of the HNAs findings housing mix and tenure requirements flexible and not applied rigidly across suburban sites only, particularly given the provisions of NPPF Policy HO8 (Providing affordable homes) (3) discussed subsequently. The findings of the HNA need to be fully considered in the context of the overall supply position in the Borough and policy shaped in this context.

The numerous areas outlined for consideration in the consultation document are discussed subsequently.

Affordable Housing

Within the Scoping Consultation document, the Council acknowledges the affordability issues that persist in the Borough, and confirms the emphasis placed on this key component of new residential development. Taylor Wimpey supports the Council's acknowledgement of the importance of affordable housing, and the commitment 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.

That said, Taylor Wimpey requests that the Council applies flexibility in the application of such requirements, and the viability implications of affordable housing provision are genuinely considered. This is of particular importance in the context of the Green Belt release that will be required in the Borough, and the higher affordable housing requirement that may be pursued on such sites. Sufficient flexibility should be included in any emerging policy that allows site specific constraints and market factors to be considered when determining the affordable housing provision that is viable to ensure the development of otherwise deliverable sites is not precluded.

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Housing Mix

In relation to housing mix, the Scoping Consultation sets out that updated evidence is being prepared through the HNA, which will identify the housing requirements of families, older people, smaller households, people with disabilities and those needing affordable housing, from which mix requirements will be determined.

Whilst Taylor Wimpey supports an evidence-based approach to determining requirements, sufficient flexibility should be incorporated in the relevant policies to ensure development is not precluded, and an understanding should be held that not all sites can deliver every type of new home.

Furthermore, the NPPF Policy HO8 (Providing affordable homes) (3) confirms that where development proposals meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures, a flexible approach should be taken to the size of market homes, taking into account prevailing market conditions. It is therefore key that sufficient flexibility is built into any policies pursued relating to housing mix to allow development to come forward that is reflective of market conditions, and limit such restrictions rendering development undeliverable.

Taylor Wimpey would welcome further engagement with the Council to help inform such requirements, owing to its local knowledge and experience in dealing with the local market.

Housing for Older People and Specialist Accommodation

The Scoping Consultation document similarly notes the need for new housing to reflect changing demographics, with the needs of older people highlighted in particular. It is confirmed that the amount and type of specialist housing needed and how this can best be accommodated will be determined using the findings of the HNA.

Taylor Wimpey supports the Council's intention to determine requirements for housing for older people and specialist accommodation requirements through an evidence-based approach, however any such provision required to be provided within new developments must be appropriately considered. Whilst NPPF Policy HO5 (Meeting the needs of different groups) confirms that Local Plans should set out the proportion of housing on major developments to be delivered to requirements M4(2) and M4(3) of the Building Regulations, and indicates that no less than 40% of homes on major developments are delivered to M4(2) standards, the viability impacts of M4(2) and M4(3) must be fully considered. M4(3) provision in particular comes with significant additional costs to deliver, impacts on density, and achievability issues where onsite constraints prevent delivery, therefore pursuing an excessive requirement of such units may threaten the deliverability of otherwise viable development.

Taylor Wimpey therefore requests that the impact of accessibility standards and requirements for specialist accommodation are fully considered in an upcoming viability assessment, and that any policies covering such requirements have an appropriate degree of flexibility built in.

Self-Build and Custom-Build Housing

The Scoping Consultation document states that the Local Plan will assess and meet demand for self-build and custom-build housing, and approaches under consideration include the retention of existing

policy or stronger measures to diversify and increase provision, including requiring co-housing, self-build and custom-build opportunities as part of the housing mix on larger development sites.

SADPD Policy HOU 3 (Self and custom build dwellings) currently requires that on all housing developments providing 30 or more homes, a proportion of serviced plots should be provided, where there is evidence of unmet demand. Plots delivered through this requirement should be marketed as self/custom build opportunities for a minimum of 1 year, after which they can revert to open market housing.

Taylor Wimpey considers that the provisions of the existing policy requirements are sufficient in this regard, and measures to strengthen requirements should not be pursued. It should be noted individuals seeking self- and custom-build properties are generally less attracted to plots within major development sites, seeking more bespoke opportunities, therefore the rigid requirement for such provision on large housing sites is often unattractive to such individuals. Any emerging policy should retain a degree of flexibility to ensure that such provision does not restrict development, and overriding need and market requirements preside.

Taylor Wimpey additionally requests that a similar claw back measure is included in any emerging policy, allowing the conversion of any required provision to market housing where demand is limited.

Housing Standards

Within the Scoping Consultation document, it is noted that the Council may pursue tighter requirements relating to accessibility and wheelchair standards and water efficiency standards, and may carry forward the requirement for all new homes to meet Nationally Described Space Standard [NDSS].

NPPF Policy PM13 (Setting standards) (1)(b) confirms that Local Plan policies should not cover matters that are already addressed by Building Regulations, with limited exceptions. The Policy confirms that where tighter requirements are pursued, they must be justified.

Taylor Wimpey has concerns around the potential pursuance of tighter standards where evidence determines this is necessary in principle. However, the viability impacts of pursuing requirements in excess of the Building Requirements and those set out in the NPPF must be fully considered within the subsequent Local Plan viability assessment. Again, sufficient flexibility should be applied within such policy requirements to ensure they do not preclude development, particularly for aspects already governed by other standards.

Climate Change Adaptation

With regard to climate change adaptation, the Scoping Consultation document sets out that the Local Plan will seek to promote resilience through its strategic approach to growth distribution and measures such as passive building design, shading and natural ventilation, green roofs and walls, improved water efficiency, flood risk management, sustainable drainage systems, climate-resilient landscaping, and technologies such as energy storage and smart electric vehicle charging. Requirements to reduce carbon emissions, renewable and low carbon energy, and energy efficiency measures are discussed in greater detail.

Taylor Wimpey supports the Council's efforts in ensuring new development responds to climate change and seeks to minimise its impact. In this regard, it should be noted that new homes are much more energy efficient than their older counterparts; new homes on average achieve an Energy Performance Certificate [EPC] score of 84 (Band B) whereas the existing housing stock had a median score of 69 (Band C).

It should be noted that whilst NPPF Policy PM13 (Setting standards) allows local planning policy to consider energy efficiency, any standards that go beyond the current or proposed Building Regulations should have a clear and robustly costed rationale which shows that there will not be an adverse impact on the viability and deliverability of development. Taylor Wimpey therefore requests that energy efficiency policies relate back to the Building Regulations to ensure that such policy does not become out of date owing to subsequent updates, and ensuring consistency across Cheshire and Warrington. That said, if the Council pursues a higher standard, this must be fully justified and the viability impacts considered as part of the Local Plan viability assessment.

Design

The Scoping Consultation Document sets out the significance of design as a consideration in the new Local Plan, and confirms that the new Local Plan will need to establish a clear design and placemaking framework that balances strategic direction with detailed design control to deliver high-quality, sustainable and locally distinctive places across Cheshire East. It is noted that the Local Plan could include a spatial assessment of design and placemaking issues; identify where design codes, masterplans or other design tools are required; address matters such as local character, important views, density and efficient land use; and establish mechanisms for design review, monitoring and updating.

Taylor Wimpey supports the efforts made by the Council in ensuring new development is well designed and supports the delivery of sustainable and locally distinctive places. That said, it is essential that the Council recognises the role played by national housebuilders, and that such requirements are not overly prescriptive or restrictive for new development. Sufficient flexibility should be embedded into design related policies, and subsequent Design Code, to ensure that new development is appropriately guided, without deterring development. There is also a need for flexibility in application of design policies with differing potential approaches, for example to site specific characteristics and constraints, and prevailing local character.

Local Plan Evidence Base

The Consultation document notes that the new Local Plan will be informed by a wide range of documents. That said, no provisions for a Green Belt Assessment are included within the proposed evidence base. Given the policy constraints in the north of the Borough particularly surrounding the settlements of Macclesfield (Principal Town), and Handforth, Knutsford, Poynton, and Wilmslow (Key Service Centres), a new Green Belt Assessment is required to facilitate the identification of the most suitable grey belt sites for release. NPPF Policy GB2 (Assessing existing Green Belt land) confirms that the preparation of spatial development strategies should be informed by an assessment of the strategic role of Green Belt land within the strategy area. Given the new Local Plan is coming forward ahead of the Cheshire and Warrington SDS, the Council should seek to prepare a Green Belt Assessment as part

of its evidence base, allowing for the removal of 'grey belt' sites to meet development needs as required, given such sites are sequentially preferable to other Green Belt land.

Furthermore, as the Council was awarded £70,000 as part of the Green Belt Review Fund, a commitment should be made by the Council to prepare this key evidence base document to inform the new Local Plan.

Taylor Wimpey would additionally like to highlight the requirement for an updated viability assessment as part of the Local Plan evidence base. The inclusion of an updated viability assessment in the suggested new evidence base is supported and will be fundamental in ensuring new development is deliverable within the Borough. The findings of the updated viability assessment should be fed through to the Community Infrastructure Levy [CIL] Charging Schedule, and the implications of CIL charges on new developments should be acknowledged and appropriately considered. Taylor Wimpey additionally requests that the CIL charging zone boundaries are reviewed to ensure that allocated sites are included in the appropriate residential zones rather than subject to the significantly higher Green Belt/open countryside charges (Zones 4 and 5).

Taylor Wimpey's Land Interests in Cheshire East

As noted previously in these representations, Taylor Wimpey has interest in three sites within the Borough, each of which provides a suitable option for accommodating the development needs of the Borough over the next plan period. The sites are discussed in turn subsequently.

Land at Middlewich Road, Crewe

Taylor Wimpey's site at Middlewich Road comprises approximately 113 ha of land, and lies immediately to the west of Crewe, the Principal Town in the adopted Cheshire East settlement hierarchy. The site was submitted to the Council's recent call for sites exercise, highlighting its ability to create a sustainable urban extension to Crewe.

The site itself is identified as Open Countryside within the adopted Local Plan and is not designated as Green Belt, nor does it lie within the Strategic Green Gaps which encompass much of the land surrounding Crewe. The existing settlement and industrial site to the east, with the railway line to the north have an urbanising effect on the site and its immediate surroundings.

The site's development would form a logical, sustainable extension to the town whilst also reducing the pressure on the Council to release the limited Green Belt land that does exist in the south of the Borough. Technical assessments undertaken to date have not identified any significant constraints that would preclude its development and whilst the preferred approach is for the Site to be identified as a draft allocation in the emerging Cheshire East Local Plan, Taylor Wimpey is also open to progressing an early planning application to support the Council's housing land supply position.

The site in particular benefits from its proximity to the recently announced Leighton Station, the location for which is immediately northeast of the site. The Middlewich Road site would bring new residents into the immediate vicinity of this asset, which would bring significant sustainability benefits to an urban extension in its vicinity, whilst also supporting the business case for this piece of significant infrastructure.

The site offers the opportunity to deliver a high-quality masterplanned development, including community facilities, a local centre, green infrastructure and a country park. Taylor Wimpey is able to progress an application at the earliest opportunity, with delivery possible in the early years of the next Local Plan period. The site's delivery would not only provide significant market and affordable housing but also help protect the Council from speculative development that delivers fewer public benefits.

Land at Crewe Road, Shavington

Taylor Wimpey's site at Crewe Road similarly provides an opportunity to accommodate new development outside of the Borough's Green Belt to the east of the settlement of Shavington and is designated within the Open Countryside within the LPS. The site extends to approximately 10.9ha of land currently in agricultural use, and was also submitted to the Council's recent call for sites exercise for consideration.

The site is bounded by Taylor Wimpey's Cherry Tree Park residential development along its western boundary, which was allocated in the LPS under Site LPS 10 East Shavington. The Cherry Tree Park site was subject to an outline application for up to 275 dwellings, which was allowed at appeal on 25th July 2014 (ref: APP/R0660/A/13/2210660).

Technical assessments have already been undertaken to inform a pre-application enquiry at the site, and no designations or constraints have been identified that would prevent residential development coming forward at the site. At this early stage, technical matters relating to highways, flood risk, drainage, ecology, have been investigated and it is not considered that any of these should preclude residential development coming forward.

The site forms a logical extension to the east of Taylor Wimpey's development, and represents the most suitable, sustainable and deliverable site in Shavington for residential development. The development of the site accords with the principles of sustainable development and Taylor Wimpey is currently progressing with the preparation of a planning application for the development of the site in order to assist the Council in meeting its market and affordable needs in the short term.

Land at Dean Row Road, Wilmslow

The site at Dean Row Road provides an opportunity to accommodate much needed development in the settlement of Wilmslow, in the north of the Borough. The site lies on the eastern edge of Wilmslow, as is partially identified as Safeguarded Land and partially designated as Green Belt in the adopted LPS. The site extends to approximately 27.9 hectares of agricultural land, 9 hectares of which was safeguarded for future development needs in the LPS and c. 19 hectares of which is Green Belt land.

Taylor Wimpey is promoting the site for the delivery of around 530 new homes, with Jones Homes as a partner for the development, including both market and affordable dwellings, alongside public open space, play areas, and ecological enhancement areas. The Site is deliverable and would form a logical extension to Wilmslow, well contained by existing built form, natural boundary features, and the local road network, and there are no known constraints which would prohibit its development.

The site was submitted to the Council's 2026 call for sites exercise, and a live planning application (ref. 25/2071/FUL) for the development of 168 new homes on the safeguarded portion of the site demonstrates the deliverability of the site, and opportunity to meet both short and longer term housing

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needs. It is envisaged that an initial phase of development at Dean Row Road could be delivered shortly after the grant of permission. The remainder of the site could deliver housing with the first five years following its allocation, ensuring the Council can demonstrate a sufficient supply of housing land upon adoption of the New Local Plan, and providing much needed delivery in the initial years of the plan period.

It is considered that the proportion of the site designated as Green Belt comprises 'grey belt' land, making no more than a limited contribution to purpose (a) and no contribution to purposes (b) and (d), and as such should be considered to be sequentially preferable for release to other land within the Green Belt. Given that it is considered that exceptional circumstances do exist to allow for Green Belt release, the site provides a suitable opportunity for allocation in the emerging Local Plan.

Summary

Taylor Wimpey supports the efforts being made by the Council in progressing a new Local Plan, however it is requested that the Council reflects the comments made in this letter when progressing with the emerging Local Plan, taking account of the recently published NPPF.

In particular, the Council must take a realistic and proactive approach to planning for the Council's LHN, by allocating a range of sites for housing. Taylor Wimpey's sites provide suitable options for allocation, with full detail on their deliverability included in the associated call for sites submissions. The development of any of the three sites set out above would form sustainable extensions to key settlements within the Borough, whilst helping to address needs in the short term owing to Taylor Wimpey's ability to progress applications at the earliest opportunity and ability to deliver.

Taylor Wimpey would welcome a meeting with the Council in due course to discuss the scope of the new Local Plan and the opportunities provided by its land interests in the Borough, for each of which further technical work is progressing that would ultimately assist the Council in justifying the allocations at examination.

We trust the contents of these representations are clear and would appreciate being kept informed of progress with the emerging Local Plan. (REDACTED)

Yours faithfully