



Goostrey Parish Council

PLANNING COMMITTEE MEETING

Minutes of the meeting on 12th June 2024 at 7.30pm in the Village Hall

Present: Cllrs. Morris (KM) (Chairman), Craggs (DC) (Vice Chairman), Rathbone (TR), Beckham (NB), Fagan (PF), Morgan (PM)

In Attendance: E Bambrook (Clerk), Cllr. O'Donoghue

- 1. Declarations of Interest:** No declarations were made
- 2. Apologies for Absence:** None.
- 3. Minutes of the meeting of 23rd January 2024:** The minutes of this meeting were approved at the council meeting on 27th February 2024, minute reference 02.24.5 a.
- 4. Strategic Plan:** There are two items relating to Planning on the current Strategic Plan. It was agreed that possible grants/funding for driveways for the bungalows on Main Road should not be carried forward on the basis that this had been explored with Plus Dane Housing and the contribution required by the housing association was prohibitive. The second item was review of the Neighbourhood Plan. It was agreed that the committee will, over the lifetime of the next Strategic Plan, engage and respond to various consultations regarding the development of the CEC Local Plan and will ultimately need to review the Neighbourhood Plan. Reserves have been earmarked for this process. Timescales for this will depend on the completion of the new Local Plan which may well be affected by the results of the General Election.
- 5. Cheshire East Local Plan Consultation:** Each committee member had been allocated a section of consultation papers to read in order to prepare comments. The committee collated the comments and approved the responses to the consultation questions. The responses will be submitted online to meet the deadline on 1st July. **See Appendix 1 on page 2.**
- 6. Correspondence:** None.
- 7. Minor Items and Items for the next meeting:** None.
- 8. Date of the Next Meeting:** Tuesday 25th June 2024.

Meeting closed at 9.30pm

APPENDIX 1

NEW LOCAL PLAN FOR CHESHIRE EAST

GOOSTREY PARISH COUNCIL COMMENTS ON 'ISSUES PAPER' – v1 Updated 13 June 2024

1. INTRODUCTION

Question 1a. What date do you think the new local plan period should run to?

Starting date should not be in the past (as per existing Local Plan) and it should be stable for a significant time period – suggest Complete in 2030 and run until 2045.

Question 1b. How can the local plan's vision complement and add land use specific details to the vision and aims of the current Cheshire East Corporate Plan?

2. RESPONDING TO THE CLIMATE EMERGENCY

Question 2a. Have we identified the correct issues for the local plan to address in terms of reducing our emissions and contribution to climate change?

Planning Conditions should require measurement of emissions from any new development producing emissions (especially minerals, waste and other dust generating sites) and a requirement to at least meet current legislation. To include PM2.5 and NOx emissions.

Question 2b. Have we identified the correct issues for the local plan to address in terms of adapting to the effects of climate change?

Whole life Cost comparisons should be carried out. For example if there is a planning condition to install heat pumps instead of gas boilers, it should be based on a comparison of the overall lifetime economics and environmental consequences.

3. HEALTHY AND SAFE COMMUNITIES

Question 3a Given the importance of open space for everyone, are there any specific approaches that the local plan should consider?

The Local Plan should allow for 'Designated Local Green Spaces', 'Open Spaces' and 'Green Gaps' defined in Neighbourhood Plans, preserving all recreational facilities and requiring new developments to add to the provision.

Expansion of public rights of way, public footpaths and bridleways to provide access to the countryside for wellbeing reasons and to provide safe accessways (eg in Goostrey from the station to Jodrell Bank).

Question 3b How can the local plan minimise the effects from all types of pollution and contamination around the borough? Question 3c How can the local plan help to improve air quality across Cheshire East?

New Planning Applications (in particular, for mineral workings, industrial processes, and waste treatment sites) should include a baseline measurement of PM2.5 and NOx levels. If the UK legal limit in force is already breached then planning permission should be refused. If there is a legislated reduction in pollution levels during the timescale of the permission, then there should be a Condition for ongoing measurement and a plan to meet the reduced limits. In any event, approvals should include a Planning Condition to monitor and report against legal levels to CE Council on a regular basis. Compliance should be monitored. Any breaches should require immediate correction (shown by re-measurement) or shutdown of the facility.

Maintain processes to maintain land contamination as part of planning applications and ensure that industries that have the potential to cause pollution and/or contamination are suitably controlled/have preventative measures through the planning process.

Question 3c How can the local plan help to improve air quality across Cheshire East?

Encourage the use of public transport, including reinstatement of bus services and investment in electric vehicle charging points.

Question 3d How can the local plan help to create communities and areas where everyone feels safe?

Minimise creation of “ginnels” /alleyways and other similar features with low visibility. Installation of strategic lighting in pinch points.

Question 3e How can the local plan help to reduce health inequalities across the borough?

Build health infrastructure, invest in existing facilities, greenspaces with good local access (eg bus services).

Question 3f. Are there any other matters related to healthy and safe communities that the new local plan should consider?

Eliminate wood burning stoves.
Include Conditions on noise levels.

4. DESIGN

Question 4a What approach should be taken in preparing the Cheshire East Design Code? For example, should it be a strategic level code or be broken down into smaller areas and/or development types? How should residents, site promoters and stakeholders be involved in the process? Should the design code be prepared as part of the new local plan or as a separate development plan document?

We suggest an overarching Cheshire East Design Code with more specifics added in Neighbourhood Plans. Most importantly, adherence (or non-adherence) to the Codes should carry significant weight in decision making on planning applications. It should be accepted that the detail of what is considered as good design may change with time.

'Shared Surfaces' should be discouraged, as they often are too narrow to allow space for two vehicles and pedestrians to pass. They are a safety hazard for pedestrians and especially for mobility scooters, prams, pushchairs etc competing with modern 4x4 vehicles and SUV's and the greatly increased number of fast-moving delivery vehicles. Electric cars are almost silent and therefore this hazard will increase.

There should be Conditions requiring storage for wheely bins at both domestic and commercial premises.

Weight should be given to the CEC Design guidance that new developments 'should not turn their backs on the Open Countryside'.

Where gated properties along main roads are allowed, the gates should be set back by 5metres to allow vehicles to pull off the road before entering through gates.

Fences that front onto any road or pathway should not exceed 1metre in height.

Question 4b. Are there any other matters related to design that the new local plan should consider?

5. OUR NATURAL ENVIRONMENT

Question 5a What approaches or measures should be incorporated in the new local plan to protect and improve biodiversity?

Identify and protect areas such as 'Wildlife Corridors', 'Local Wildlife Sites' and 'High Value Habitats' as defined by independent experts such as Cheshire Wildlife Trust and 'Green Gaps' as defined in Neighbourhood Plans. Preserve hedgerows and trees. All new developments should include new trees.

Question 5b. How can the new local plan help to make sure that developments take proper account of, and respect, the landscapes of Cheshire East?

Do not allow 'creep' into the Open Countryside by ignoring Policy PG6 for garages, extensions, tennis courts and other expanding domestic curtilages.

Question 5c. Are there any other matters related to our natural environment that the new local plan should consider?

6. HOMES FOR EVERYONE

Question 6a. Should the standard method calculation of 1,014 new homes per annum be used when preparing the new local plan? If not, what are the circumstances that would warrant a different approach?

The calculation should be based on forecast need and vary across the Borough (eg there may be more demand in Crewe and less in Alsager?). The calculation should take into account mortality of

existing residents freeing up dwellings (there seems to be a myth amongst planners that areas will ossify, unless new dwellings are built – that would only be true if people lived forever!)

A comment on the way Cheshire East reports 'Housing Completions': The definition of where a dwelling has been Completed should match the definition of that area in the Local Plan. At present this appears to be inconsistent. Using Goostrey as an example, sometimes housing built outside the settlement boundary is reported as 'Goostrey LSC' and sometimes (in one example nearer to the village boundary) as 'Rural'. There should be a clear, published, methodology for reporting Housing Completions, otherwise the remaining need will be not be accurate.

Question 6b. How could the local plan influence the mix of housing sizes within new developments?

Question 6c How can the local plan address the needs of an ageing population?

Question 6d What types of specialist or older people's housing are needed in Cheshire East and why?

The Goostrey Neighbourhood Plan Policy HOU3 says that **"Housing should meet the requirements of a wide range of households without the necessity for substantial alterations. These include the requirements of families with push chairs, wheelchair users, disabled visitors, and older people. The design of housing should maximise utility, independence, and quality of life, while not compromising other design issues such as aesthetics or cost effectiveness. "**

Given the ageing population in Cheshire East (and generally across the UK) we request that the 'Lifetime Homes Design Guide' and/or Building Regulations M(2) 'accessible and adaptable dwellings' are mandatory for all new dwellings to meet the needs of the aging population in particular. Include a quota for older residents (eg 2 bed bungalows) in all housing developments.

When assessing applications for large extensions/modifications to existing dwellings, consider whether these would lead to the loss of affordability or remove housing suitable for older residents (eg by upgrading bungalows to 2 or 3 storey houses).

Question 6e. How could the local plan support the delivery of small and medium sized housing sites in Cheshire East?

Question 6f. How could the new local plan support the delivery of self and custom build housing including small sites?

By Local Authority providing sites for sale with roads, sewers and utility services.

Question 6g. How could the new local plan support the development of community-led housing including small sites and exceptions sites?

Question 6h. How could the local plan address the need for affordable housing? Should the same approach be used across Cheshire East?

Suggest 30% minimum of all new housing should be 'affordable' , 'pepper-potted' across site.

Question 6i. How could the new local plan address the need for First Homes including exceptions sites? Should additional eligibility criteria for First Homes be introduced and should the same approach be used across Cheshire East?

On 24th May 2021 there was a Written Ministerial Statement stating that 'First Homes exception sites can come forward on unallocated land outside of a development plan'. Our understanding is that Cheshire East Council are unable to demonstrate where the need for first homes within the borough is being met (or not) and where it is needed. We request that CE Council quantify the need for First Homes, and where that need is, and is not, being met both now and in the future. Suitable eligibility requirements are needed.

Question 6j. How could the new local plan encourage the provision of new homes through rural exceptions developments?

Question 6k Should the local plan include wheelchair and accessibility standards and what proportion of new homes and specialist housing should comply with those standards?

Same answer as 6c and d.

Question 6l Should the next local plan require all new homes to meet the nationally described space standard and, if not, why?

Question 6m How could the council meet future needs for pitches for Gypsies and Travellers and plots for Travelling Showpeople?

Question 6n Have we identified the correct housing issues for the local plan to address? Are there any other matters related to homes for everyone that the new local plan should consider?

Provision of infrastructure needs to be a much more important priority, especially places need to be available at doctors' surgeries, dentists, hospitals and schools and the transport means to get to them. Building of dwellings without such provision is increasingly a cause of social, health and sustainability issues in the borough. Provision of housing on small sites does not obviate the problem (as implied by the 'Homes for Everyone Topic Paper') as the cumulative effect still exists.

The CE Infrastructure Delivery Plan should be integrated into the Local Plan.

7. TOWN CENTRES AND RETAIL

Question 7a Have we identified the correct town centres issues for the new local plan to address? Are there any other issues that the new local plan should consider?

Question 7b Have we identified the correct retailing issues for the local plan to address? Are there any other issues that the local plan should consider?

Question 7c Are there any other matters related to town centres and retail that the new local plan should consider?

8. JOBS SKILLS AND ECONOMY

Question 8a How can the local plan support new and existing businesses?

Question 8b Are there any sectors that borough does not currently make provision for, and should?

Question 8c What approaches can the local plan take to support the green economy?

Question 8d How should the local plan address the future need for logistics?

Question 8e How can this be balanced with the need to minimise negative impacts on the environment and the transport network?

Question 8f What evidence is needed to support appropriate planning policies?

Question 8g How can the local plan support tourism and the visitor economy?

Support and protect Jodrell Bank. It is essential that its world leading scientific research continues without damage as by this means it obtains grants which in turn sustain the telescopes. Without this the telescopes may not be maintainable and the cost could not be borne from tourism alone and would decline.

Question 8h How can the local plan help minimise the skills gap and make sure that local people can take advantage of opportunities?

Question 8i Are there any other matters related to jobs, skills and economy that the new local plan should consider?

9. TRANSPORT AND INFRASTRUCTURE

Question 9a How can we support active travel through policies in the new local plan?

Provide more footpaths (eg Goostrey station to Jodrell Bank)

Question 9b How can public transport be supported through policies in the new local plan?

Provide more bus services, through direct funding and/or S106 measures.

Question 9c Are the current parking standards suitable and is there anything further in planning policy that the council should do in relation to parking?

Current parking standards should not be reduced. From observation of new estates, built during the time of the current Local Plan, it appears that insufficient parking is being provided (there are many cars parked on the footways and streets are congested). This is probably because residents mainly use garage space for storage, but also because the occupants need more cars (lack of public transport) and cars are getting too large for garages (eg SUV more popular). There should be a requirement for secure storage (eg for lawnmowers, ladders and other garden and house

maintenance equipment) as well as the parking spaces in the Local Plan. Garage widths should be revised. Easily accessible electric charge points should be conditioned.

Question 9d Is there any more the council should be doing regarding the seeking and use of developer contributions that is achievable within the strict planning regulations framework that governs this matter?

Question 9e Are there any particular requirements for new or improved infrastructure that you consider are needed to support further development in the borough and should be provided for as part of the new local plan process?

See answer to question 6n

Question 9f Are there any other matters related to transport and infrastructure that the new local plan should consider?

10. HISTORIC ENVIRONMENT

Question 10a If general policies relating to the protection of heritage assets are included within National Development Management Policies in the future, are there other heritage matters that would still need to be included within the policies of the new local plan?

There needs to be an update to the CE 'Local List of historic Buildings' (it has not been updated since 2010) and much more weight given to Neighbourhood Plan 'Local Heritage Assets' and 'Non Designated Heritage Assets' in planning decisions.

Question 10b Do you agree with the proposed approach to provide appropriate protection to the Jodrell Bank Observatory World Heritage Site?

It is unclear what the question means by "appropriate" protection. Some delegated decisions by planning officers have been inconsistent over the years and since the officers have no qualifications or training in astrophysics it is not 'reasonable' to expect them to be able to weigh the consequences of any damage to world leading research, in the planning balance. If JBO state that their calculations show there would be interference above the ITU limit (the internationally agreed limit for radio astronomy) this should be accepted as definitive evidence of substantial harm and applications refused in line with multiple Appeal outcomes. This is needed to protect:

1. The UNESCO World Heritage Status, recognising its Outstanding Universal Value.
2. The cutting-edge radio-astronomy research producing world leading scientific discoveries.

The JBO site provides economic benefits (including employment, grants, tourism income) to the country and region, educational benefit (for schools, students and the general public) and research benefits (scientific discoveries, development of new technologies, UK academic prestige).

In adopting the Statement of Outstanding Universal Value, the UNESCO World Heritage Committee specifically referred to the importance of Jodrell Bank's ongoing operations – and therefore

protection from radio emissions - as follows (the 43rd session WHC/19/43.COM/18, p. 285 of the World Heritage Committee (Baku, 2019):

“Integrity - The Consultation zone, buffer zone of the property, protects the scientific capabilities of the Observatory from radio emissions in its vicinity, contributing to maintenance of the functional integrity of the property.

Authenticity - The property retains its ongoing scientific use”.

This has been accepted by several different Planning Inspectors in refusing appeals.

Question 10c Are there any other matters related to the historic environment that the new local plan should consider?

11. TOWNS AND VILLAGES

Question 11a Do you agree with the proposed approach to reviewing and updating the settlement hierarchy? Are there any other factors that we should consider?

Definitely not.

The approach appears to be the same as for the last Local Plan which was flawed and led to Goostrey being wrongly categorised as a Local Service Centre. The reasons why this categorisation should be changed are based on a more logical approach to the settlement hierarchy as follows:

1. The data for Goostrey (and possibly for other areas) should be based either on the parish or the village. In the current Local Plan the data was based on two very large LSOA areas (the area included is not only Goostrey but also Cranage, Twemlow and Swettenham – confusingly the latter 3 are also defined as “Other Settlements and Rural Areas”). This is clearly shown in the AECOM reports which provided the data for the Local Plan and subsequently in the SADPD ED30 (footnote 1 on page 2). However, in other reports (such as Housing Completions) Goostrey is defined as the village within the settlement boundary.
2. Impact of the close proximity of major planning considerations (such as Jodrell Bank, Manchester Airport etc). In the case of Goostrey, the gigantic Lovell Telescope sits within Goostrey parish and less than 2 miles from the village centre (which is entirely within the ‘Inner Consultation Zone’). Since the creation of the current Local Plan there have been numerous Appeals refused by the Planning Inspectorate in Goostrey, including one ‘called in’ by the Secretary of State (Appeal Number 3129954) due to Radio Frequency Interference from new housing with the Jodrell Bank Radio Telescopes. If Goostrey were to be defined as an LSC that could send a signal that it is a location for new development, whereas in fact Cheshire East have had to spend time and money rebutting such applications at Appeal. This is in direct conflict with the purpose of the Settlement Hierarchy.
3. In the case of Goostrey, services have been reduced since the last Local Plan. The bus service has been reduced from 6 days per week to only two mornings per week. The travelling Post Office is moving to the Methodist Church, with closure of its shop and there is another empty shop at this time. Although there is a railway station it is over a mile from the centre of the village. There is no GP, dentist, optician, secondary school, the nearest are

at Holmes Chapel, which is over 3 miles via the A50. The 'Town Centres and Retail Topic Unit' says that Goostrey has one of the smallest centres in Cheshire East (probably now the smallest).

4. We also draw attention to the view of the Cheshire East Council Head of Planning Strategy at the time of the creation of the current Local Plan (email from Mr Adrian Fisher to Cheshire East Ward Councillor Andrew Kolker dated 14 December 2016 in which he writes ***"Given what we know now I doubt if we would have put forward Goostrey as a Local Service Centre"***. In our opinion Goostrey should not be defined as an LSC.

From: FISHER, Adrian G (Planning & Housing) **Sent:** 14 December 2016 13:00:23 **To:** KOLKER, Andrew (Councillor) **Cc:** GILBERT, Les (Councillor); OWENS, Jeremy **Subject:** RE: Goostrey
Andrew

Given what we know now I doubt if we would have put forward Goostrey as a Local Service Centre – but unfortunately it is too late to unpick this within the Local Plan Strategy.

What we can do however is within the detailed site allocations plan is set out and reinforce the restrictive effect of Jodrell Bank on Goostrey (and adjacent areas).

Kind regards

Adrian

Adrian Fisher

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5. In the 'Housing Completions and Supply' Report for Goostrey LSC there appears to be an inconsistent and illogical method of deciding if a new dwelling is in 'Goostrey LSC' or 'Rural'.

For example: A new dwelling at Swanwick Hall Farm, Goostrey (ref 4647, 21/0194C) is listed as being in 'Goostrey'. However, a new dwelling at Swallowdale Farm, Goostrey (ref 6654) is listed as being 'Rural'. Both are inside Cheshire East's SADPD definition of the Goostrey Local Service Centre, both are inside Goostrey Parish (which is also the designated Neighbourhood Plan area) and both are outside the Goostrey village settlement boundary. But Swallowdale is closer to the Goostrey village boundary than Swanwick Hall, so the Housing Completions and Supply report is inconsistent. A clear methodology is needed for these allocations which is transparent to the general public.

Question 11b Have we identified the right matters to take into account when considering the distribution of development across the borough? What else should be considered?

Additional factors to consider include proximity and impact on major facilities such as Jodrell Bank (ie there would be little point in allocating housing immediately next to Jodrell Bank if it is then to be opposed by Cheshire East and refused at Appeal).

Question 11c How can the local plan best support and encourage the re-use of previously developed and urban land whilst making sure that sufficient development comes forward to meet needs?

Question 11d Have we broadly identified the right matters to take into account when considering which sites to include in the local plan? What else should be considered?

Additional factors to consider include proximity impact on Jodrell Bank (ie there would be little point in allocating housing immediately next to Jodrell Bank if it is then to be opposed and refused at Appeal).

Question 11e How can the local plan support existing and/or proposed community facilities?

Provision of local transport eg bus services to enable people to access essential facilities (eg GP) in the nearest LSC, removal of parking charges.

Question 11f Are there any specific issues in your town, village or local area that the new local plan should help to address? Please tell us what the issue is, which town or village it affects and how you think the new local plan could help to address the issue.

For Goostrey – see answer to 11a.

Question 11g Are there any other matters related to towns and villages that the new local plan should consider?

Provision of public transport should be a major consideration for sustainability, the environment and for health and social well being (as construction of new infrastructure in villages, such as GP surgeries, opticians, dentists etc is highly unlikely whatever is written in the Local Plan).

12 RURAL MATTERS

Question 12a What policies should be included in the new local plan to support the role of agriculture in Cheshire East?

The Rural Matters Topic paper says that there is no grade 1 land in Cheshire East. A planning application in Goostrey was accompanied by a soil expert report and shows grade 1 land, so this is likely to be the case in other parts of the Borough as well.

Don't build on grade 1 and 2 and 3a band, best and most versatile agricultural land – focus on brown field sites, don't lose BMV agricultural land to unsustainable building and other uses such as

quarrying. Add a Condition that quarries be returned to some form of agriculture or food production?

Question 12b What policies should be included in the new local plan to protect the best and most versatile agricultural land? How can the plan also recognise and promote the benefits of other agricultural land?

Agree that BMV should be protected, however it does not seem to carry much weight in Planning Appeals – suggest the Local Plan has a policy to give it more weight due to the increasing importance of food production in the UK in general and Cheshire in particular as an area with a strong agricultural and rural capability.

Question 12c What types of development should the new local plan allow for in countryside areas? What types of uses are appropriate in a rural area?

Question 12d Are there are other local plan policies that could help to support the sustainability of rural communities?

Question 12e Are there any “exceptional circumstances” that would justify making further alterations to the Green Belt boundaries in the next local plan?

Question 12f What approach should be taken to the strategic green gaps in the new local plan? Are there any other gaps that would warrant additional protection in the plan?

The Examiner for the Goostrey Neighbourhood Plan defined Local Green Gaps as follows “ Specific parcels of land to be protected. They have similar characteristics to the Strategic Green Gaps defined in the CELPS Policy PG4a. They protect the setting, pattern and identity of the settlement, avoiding the risk of coalescence of the built areas by retaining the undeveloped Open Countryside between them.”

The Goostrey NP contains a policy to protect specified Local Green Gaps within the settlement and it is requested that there should be a Policy to protect Local Green Gaps as well as Strategic Green Gaps at the Local Plan level. These should be included in Spatial Policy maps.

Question 12g Are there any other rural matters that the new local plan should consider?

Loss of agriculture should be given heavier weight against built development in the Open Countryside, in view of world supply chain issues. This includes ‘creep’ beyond village boundaries.

13 MINERALS

Question 13a Should the council prepare a single local plan including minerals and waste policies, or should these continue to be progressed in a separate plan? Please give reasons for your answer

Question 13b Do you have any comments on the policies the council should develop to meet national requirements around the safeguarding of mineral resources and the need to provide for a steady and adequate mineral supply?

Question 13c Are there any other minerals matters or specific issues that the development of mineral policies should address in the new local plan?

See answer to 12a also

New Planning Applications for mineral workings should include a baseline measurement of PM2.5. If the UK legal limit in force is already breached then planning permission should be refused. If there is a legislated reduction in pollution levels during the timescale of the permission, then there should be a Condition for ongoing measurement and a plan to meet the reduced limits. In any event, approvals should include a Planning Condition to monitor and report against legal levels to CE Council on a regular basis. Any breaches should require immediate correction (shown by re-measurement) or shutdown of the facility.

14 WASTE

Question 14a Should the council safeguard all waste sites or just those considered to be of strategic importance?

There is a danger here of conflicting safeguarding (for example with Jodrell Bank, Manchester Airport or other sensitive areas and important developments), it would need a 'hierarchy' of safeguarding. Agree that it should only apply to 'strategic' sites, not smaller ones.

Question 14b Should the council have a dual safeguarding approach of identifying a minimum buffer around waste management facilities and infrastructure, as well as a wider buffer where this is considered appropriate?

Residential estates should be safeguarded against waste sites and vice versa. Residential estates should not be placed within a buffer zone of waste sites for the protection of residents as well as ensuring effective and efficient waste management process.

Question 14c Are there any other waste matters or specific issues that the development of waste policies should address in the new local plan?

15 OTHER ISSUES

Question 15 Are there any other issues that the new local plan should address, that are not covered within any of the topic areas set out in this issues paper?

Existing Neighbourhood Plan Policies should be taken into consideration in formulating the New Local Plan.

Housing Density should not exceed the local characteristic in rural and semi-rural areas.

Front gardens should be required in accordance with local characteristics

Pedestrian footways should be provided and shared surfaces avoided for safety reasons and to avoid overcrowding of streets.

Cheshire East should increase the resourcing of it's Enforcement capability. Without this there is a danger that Policies in the Local Plan are simply ignored.

Neighbours (and Parish Councils) should be notified of applications that are in a different Parish or Borough but which immediately border properties next to them.

All new schemes should be presented to the public at an Open Meeting/Display by the developer as part of the consultation process.