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YEARS



Campaign to Protect
Rural England
Cheshire

Planning Inspectorate
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13/02/2026

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Dear Sir or Madam,

RE. APP/R0660/W/25/3374597

APPEAL BY BLOOR HOMES NORTHWEST IN RELATION TO LAND AT PRESTBURY ROAD, MACCLESFIELD

The Campaign to Protect Rural England (CPRE) Cheshire Branch are objectors to the Bloor Homes North West application to build up to 200 homes on Green Belt land, off Prestbury Road, Macclesfield. The 16-hectare site is in agricultural use and it is an important part of the Upper Bollin Valley landscape.

We submitted our first objection to the Bloor scheme to Cheshire East Council (CEC) in February last year. We then presented an updated objection in July last year when the opportunity arose to do so as a result of Bloor Homes lodging further submissions. Our second letter forms Appendix 1 to this representation.

In view of our opposition to this proposal, we were pleased that the Cheshire East Council Strategic Planning Board rejected the application. We concur with their reasons for doing so, i.e. the land in question does not meet the definition of grey belt, the development would be inappropriate in Green Belt as there are no special circumstances to support it and harm would be caused to the Bollin Valley Local Landscape designation if it went ahead.

We have now had the opportunity to view the submissions that Bloor Homes North West have made to the Planning Inspectorate in lodging an appeal against Cheshire East's refusal of the application and would like to make the following comments:

Hearing Statement on Planning Matters by Anna Louise Relph of Turley Planning

This submission by Turley Planning on behalf of Bloor Homes argues, on the one hand, that the land is grey belt (paragraph 6, bullet 2) but, on the other, it is "appropriate development in the green belt" (paragraph 6, bullet 9). Either it is grey belt – and therefore, according to the NPPF, it is suitable land to consider for development – or it is Green Belt and therefore special circumstances must be proved. We maintain that for all the reasons given in our original submission (Appendix 1) - and later in this correspondence – the land is not grey belt and that special circumstances have not been proved.

This Turley submission also claims there is an under supply of market housing, but this bald statement

gives a misleading impression. The housing completions and supply data on the CEC website shows net completions across the borough between the start of the Local Plan on April 1st 2010 and March 31st 2025 stood at 27,423. In Macclesfield, there were 2,615 net completions.

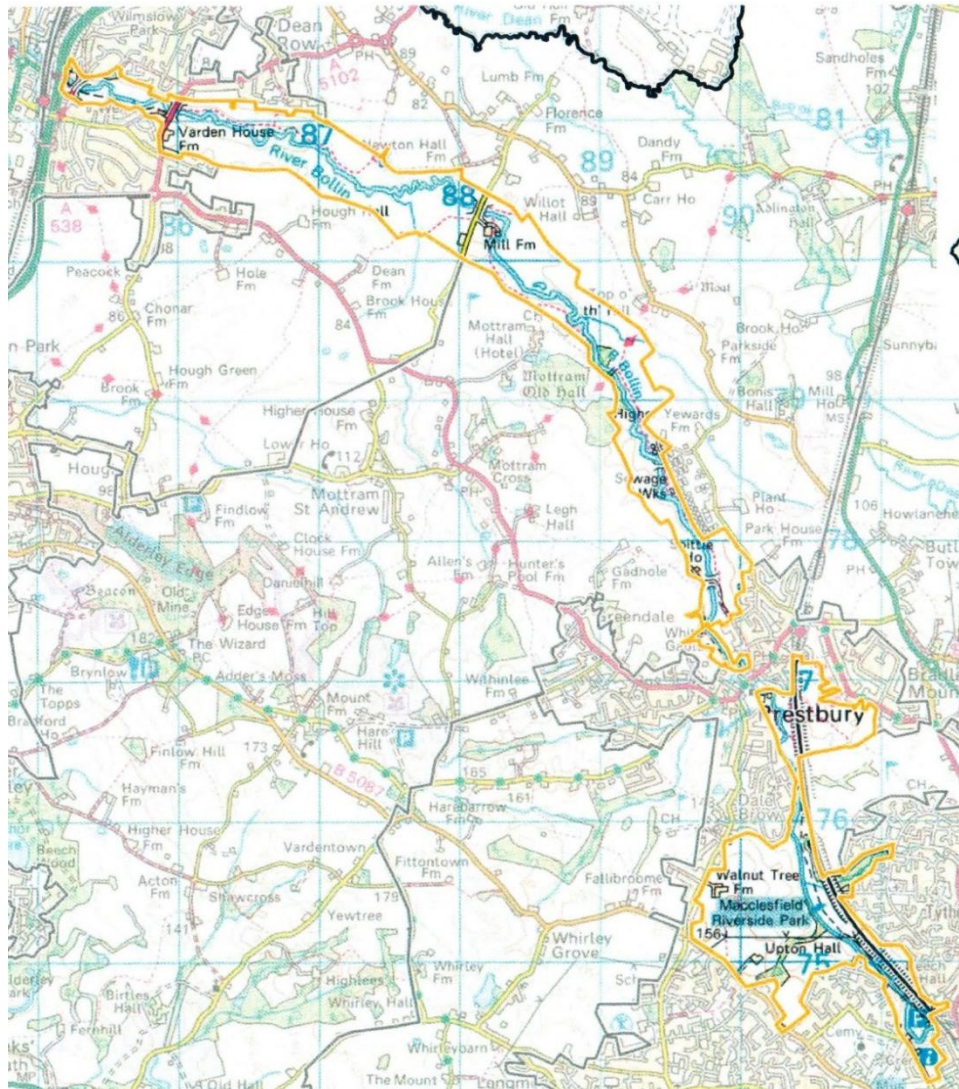
The most recent housing monitoring update on the same part of the CEC website is dated April 2025, but it only looks at figures up to 2024 – when there were 25,378 completions across the borough – and the housing delivery test table [Table 3.3 – see copy attached as appendix 2] only looks at years 2020-23, but the point is that, at that time, the total number of homes required over those three years was 2,820, whereas the total number delivered was 7,392. That point made, it is accepted that these figures date to prior to the introduction of the new standard method for calculating housing need. That introduction increased CEC's housing target by 152% and reduced its housing land supply from over 11 years to under four. But, according to the BBC, whilst CEC's new homes target is 2,461 pa, 2,141 homes pa were added on average between 2022 and 25: [See Appendix 3]. The difference is only 320 homes pa. The fact of the matter is that housing is being delivered at pace.

Statement of Case by Turley Planning (no authorship but contact given as Anna Relph)

This document admits, in paragraph 2.3, that 10 hectares of the site is Grade 2 agricultural land – nearly two thirds of it. Natural England describe Grade 2 as 'Very good quality agricultural land' which can produce 'a wide range of agricultural and horticultural crops'. There is an issue around food resilience to be weighed here. Most of the site is of such quality it is capable of growing most crops. The remainder is Grade 3 - good to moderate quality agricultural land. These designations should be an important factor in deciding whether the land should be built or not.

Hearing Statement of Landscape Matters by Joanna Ede of Turley Planning

The author of this statement is at pains to talk down the Local Landscape Character Assessment that was applied to this area in the landscape work that LUC did on behalf of Cheshire East Council for its Local Plan – and also to downplay the impact of the proposed development on the Bollin Valley area on the basis that the development does not extend all the way to the river. The argument mounted is that the area proposed for development is of a different character to that close to the river. This is not the case. The river valleys and their wider catchment areas make a crucial contribution to the character of Cheshire East and the map below, (reference LCA 10b – Upper Bollin), taken from the LUC report, (page 117) clearly demonstrates the role that the Upper Bollin Valley south of Prestbury plays in dividing settlements. Also, the entire Bollin Valley Way provides a most important recreational contribution to the lives of those living in the north Macclesfield area. Although there is no intention of imposing on the trail itself, the views from it would be severely impacted.



The summary of the river valleys section of LUC's landscape character assessment says, on page 110: *"The slopes of the valleys are densely wooded and sparsely settled, creating intimate landscapes. In the present day they are important natural habitats and form popular destinations for recreation"*. The full descriptions are on pages 111 -115 (See Appendix 4).

CPRE trusts that this submission is helpful to the Inspector dealing with the Bloor Homes planning appeal.

Yours faithfully

LILLIAN BURNS on behalf of CPRE Cheshire Branch

List of appendices:

1. CPRE comments on application 25/0210/OUT, 8 July 2025
2. Extract from "Housing Monitor Update", Cheshire East Council, April 2025
3. Text from BBC website article "Planning bids for new homes rise in England but building remains low, data suggests", Feb 2026
4. Extract from "Cheshire East Landscape Character Assessment", LUC, May 2018