

100  
YEARS



Campaign to Protect  
Rural England  
Cheshire

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06/03/2026

Cheshire East Council  
Head of Planning and Housing  
Development Management  
PO Box 606  
Municipal Buildings  
Crewe  
CW1 9HP

Dear Sir/Madam,

**APPLICATION 25/4533/FUL, FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT (USE CLASS C3) INCLUDING ACCESS, LANDSCAPING, PARKING, SERVICING AND ANCILLARY INFRASTRUCTURE, LAND OFF CREWE ROAD, WINTERLEY**

I am writing to you on behalf of the Cheshire branch of CPRE (the Campaign to Protect Rural England).

CPRE campaigns for a thriving and beautiful countryside including a sustainable 'brownfield first' approach to meeting development needs which achieves a balance of economic, social and environmental objectives. Since our formation in the 1920s we have promoted many aspects of the modern planning system e.g. the introduction of the Green Belt, hedgerow protection regulations and special landscape designations. With about 400 members in Cheshire (both individuals and organisations) we represent an important community voice in our local branch area.

CPRE Cheshire wishes to object to application 25/4533/FUL for the following reasons:

CPRE Cheshire supports the Haslington Parish Council's comments in their entirety and residents' cogent reasons for objecting to the application.

**LOCATION WITHIN OPEN COUNTRYSIDE**

Winterley is a small community which has already been subject to a substantial amount of new housing development, in a village which has virtually no infrastructure and relies heavily on vehicle use. The proposed site lies outside the defined settlement boundary, within open countryside and on farmland. It conflicts with Policy PG6 of the Cheshire East Local Plan Strategy against building within open countryside. The restrictions which allow development in open countryside have no application in this case. It is notable that permission for 54 affordable dwellings, (application 25/1757/FUL) on land lying within a short distance of this site, was granted in December, 2025. CPRE supports the principle of affordable housing in sustainable locations in villages, but given the excessive amount of housing development already approved in Haslington and Winterley, further housing is not required.

It is stated as part of the application that 9% of the site is classified as Best and Most Versatile land and the majority of the site, 62%, is said to constitute grade 3b under the Agricultural Land Classification. CPRE's view is that even Grade 3b ("moderate" quality) land is still of value for growing crops. This is therefore a further factor weighing against the current proposal.

#### SUSTAINABLE DEVELOPMENT

CPRE supports the principle of 'brownfield first' in the efficient use of land, rather than the development of land in the open countryside. Other brownfield sites could have been explored for this purpose.

Haslington Parish Council has expressed concern that the needs of local residents have not been adequately considered, and whether take-up rates locally have been addressed. There is little opportunity for residents to downsize or to be provided with bungalows in this proposal.

With the lack of local services and infrastructure, a proposal of this size will place further considerable pressure on local services such as the medical practice and the primary school in Haslington.

I should be grateful if the Council would take into account these comments when determining the application.

Yours faithfully,

Jonathan Clarke

Branch chair