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YEARS



Campaign to Protect  
Rural England  
Cheshire

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Jonathan Clarke

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Development Management  
Cheshire East Council  
Delamere House  
Delamere Street  
Crewe  
Cheshire  
CW1 2LL

27<sup>th</sup> May 2027

Dear Sir or Madam,

**Application 26/1203/PIP - Permission in Principle for up to 5 dwellings, land adjacent to 64 Audley Road, Alsager.**

I write on behalf of CPRE Cheshire Branch to object to the above application on the following grounds:

The site is outside the settlement boundary of Alsager and is within a designated area of Green Belt, apart from the access point. Due to its location within the Green Belt, it is subject to Policy PG3 of the Cheshire East Local Plan Strategy. The proposals do not fall within the criteria for the exceptions to inappropriate development in para. 154 of the NPPF and Policy PG3.

It is submitted by the applicant that the site is, in effect, grey belt land. In the Green Belt assessment carried out in 2015 by Cheshire East Council the land was designated as falling within the parcel of land AS09 (land south of Fanny's Croft, Audley Road) which was assessed as having a significant contribution to the Green Belt, playing an important role in preventing the extension of the ribbon development of Audley Road further southwards, CPRE contends that the site plays an important role in separating the settlements of Alsager and Radway Green.

CPRE Cheshire understands from local residents that great crested newts may be present. Any development therefore must comply with the statutory responsibilities concerning their protection and their habitat.

I trust that these comments will be taken into account when the decision is made.

Yours faithfully,

Jonathan Clarke,  
Chair of CPRE Cheshire Branch