

Handforth Neighbourhood Plan Supplementary Question from the Examiner and Response of QB

THE HANDFORTH NEIGHBOURHOOD PLAN EXAMINATION – SUPPLEMENTARY QUESTION

From my initial reading of the Handforth Neighbourhood Plan (NP) and the supporting evidence, I have a supplementary question for both the Qualifying Body and for Cheshire East Council.

The Map on page 39 of the NP shows the site for the proposed North Cheshire Growth Village. The land delineated appears to coincide with the area shown on the interactive policies map for Cheshire East. Map 3 of the NP identifies “Proposed increases in urban area of Handforth” with the annotation of LPS 34, LPS 33 and LPS 35. LPS 33 is the North Cheshire Growth Village. The SEA Screening Opinion (Section 2.1) states that the NP does not allocate sites for development and no assessment of potential development sites has been undertaken as part of the NP process. I see that LPS 33 was subject to SEA through the LP.

Therefore, I would be grateful to know whether the red hatched land shown west of the A34 Handforth Bypass as a proposed increased in the urban area is included within LPS 33, notwithstanding the Map on page 39 of the NP, and, if not, what is its status?

In the interests of transparency, may I prevail upon you to ensure a copy of this letter are placed on the Parish Council and Local Authority’s websites.

Response of QB:

Re: Map 3

The smaller of the two parcels of red crosshatched land immediately to the west of the A34, and south of Coppice Way, represents a care village of 108 residences which is currently under construction. Roads and sewers are presently being laid on the site.

The larger of the two parcels of red crosshatched land immediately to the west of the A34, and south of Coppice Way has planning permission for an estate of 175 new homes. Construction work on this site is likely to commence once the care village has been completed. Both sites represent developments by Jones Homes.

Neither of the above two sites forms part of the North Cheshire Growth Village. No planning applications have, as yet, been submitted for the North Cheshire Growth Village (LPS 33).

With respect to your first 10 questions, we are currently in discussion with Mr Evans and hope to respond shortly.

Best wishes,

Roger Small

Chair Handforth Neighbourhood Plan Steering Group