



SANDBACH
Town Council

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21st January 2026

Tom Evans
Senior Planning Officer
Cheshire east Council
Delamere House
Crewe
CW1 2JZ

On behalf of the Sandbach Neighbourhood Plan Working Group

Dear Tom

Re Neighbourhood Area Boundary Change with Moston Parish and also a change with Haslington Parish

Following earlier correspondence on 26 November 2025 and having received your subsequent guidance I am writing to submit an application for the modification of the Sandbach NP Neighbourhood Area (SNA) to take in the land that was formerly part of Moston Parish and includes Albion Lock. We have received maps on 6 January 2026 from Greg Woolridge from Cheshire East Council (CEC) and have received confirmation from Dave Nixon, Chair of Moston PC, at meetings which he attended in Sandbach on 13 November 2025 and 15 January 2026, that this change has been agreed by Moston PC.

Our neighbourhood area application includes:

- A map, attached, which identifies the area to which the area application relates.
- A statement, below, explaining why this area is considered appropriate to be designated as a neighbourhood area; and

I also confirm that Sandbach Town Council, the organisation or body making the area application, is a relevant body for the purposes of section 61G of the 1990 Act.

The neighbourhood area applied for includes the entire existing parish boundary, which is an established and well understood boundary that both the community and local authority can reference meaningfully. The area is considered appropriate to be designated as part of Sandbach Neighbourhood Area because it equates to the parish area/boundary that has been recognised by CEC and because it is logical and provides consistency to do so.

As a result, this will also mean that an area of land which is currently part of the Sandbach Neighbourhood Area, but is part of Haslington Parish, should be transferred to the Haslington Neighbourhood Area (part of Crewe and Nantwich). We have written to Haslington PC to alert them.

We have been advised by our planning consultant from UVE to tell you that there is a fast-track approach to approving this application which should take two weeks, and so we would like to ask you to use this fast-track approach please. Here are the details:

The Neighbourhood Planning (General) Regulations 2012

Designation of the whole of the area of a parish council

5A(1) This regulation applies where—

- (a) a local planning authority receive an area application from a parish council;
- (b) the area specified in the application consists of the whole of the parish council's area; and
- (c) if any part of the specified area is part of a neighbourhood area, none of that neighbourhood area extends outside the parish council's area.

(2) The local planning authority must exercise their powers under section 61G of the 1990 Act to designate the specified area as a neighbourhood area.

(3) Where this regulation applies, regulations 6 and 6A do not apply.

The Regulations that do not apply relate to the 6-week publicity, which is not required, and determination of the application - the LPA is directed to designate the area by 5A(2).

I look forward to hearing from once the approval has been confirmed.

With thanks



Pete Turner

Town Clerk of Sandbach

cc. Cllr Mike Muldoon – Chair of Planning & Environment Committee
Cllr Dave Nixon – Chair of Moston Parish Council