Prestbury
Parish Council

Prestbury Parish Council's response to the Cheshire East Local Plan Scoping Consultation. August 2026

Section 1 - Scoping Consultation Introduction

The Parish Council doesn't feel the Cheshire East Council engagement strategy is sufficient and is concerned that the Parish Council hasn't been involved in a more productive way. We also feel there is a need to strengthen and better articulate the information being presented to residents as there seems to be confusion around the whole process.

Cheshire East Council should recognise the extensive local knowledge held by Town and Parish Councils and engage with us on any key aspects that affect our communities.

Section 2: New Local Plan

It would be useful to know what the expected allocation for Prestbury is likely to be in the new Local Plan and would urge Cheshire East Council not to make decisions without the input and local knowledge of Town and Parish Councils.

Section 3 Context for the new Local Plan

Rural villages and settlements are a major part of the character of England and Cheshire East typifies this. The New Local Plan needs to recognise this and preserve as much of our rural landscape and communities as possible.

The Parish Council would like brown field sites to be identified and used in preference to Green Belt. There is a need to ensure the brown field register is up to date and this is a key area where town and parish councils can be urged to input information from their communities.

We also seek assurances of how you plan to protect the Green Belt and would like to have input into any Green Belt Assessment report. (Who is doing it, when are they doing it and what will the scope of work be?)

We would like access to the figures on how many houses have been granted permissions but not yet built and will these count towards the allocation.

Section 4 Baseline information and Spatial Portrait

Connectivity - Prestbury is a small village of relatively narrow streets and no space for added infrastructure. Cheshire East Council must consider such factors when making site allocations across the borough.

We acknowledge there is a train station, but it should be noted the service is only one train every hour in either direction and Prestbury is an ageing train station currently with no DDA compliance.

Many rural and semi-rural communities don't have safe pedestrian access to reach required services. This applies to many parts of Prestbury and we feel strongly that any further potential development needs to be built with a safe pedestrian route and within walking distance of the village amenities.

Economic Contribution – There are concerns about the loss of productive farmland to housing.

Section 5 Scope of the New Local Plan

Housing numbers must not be considered independently from infrastructure capacity. Development should only proceed where there is a clear understanding of its impact upon roads, schools, healthcare, public transport, drainage, utilities, open spaces and community facilities, together with an identified and deliverable mechanism for providing the necessary improvements

It should be noted that large parts of Prestbury are within two Conservation Areas. Prestbury Parish Council is very concerned that any future development protects these areas and this should be addressed in the plan.

Villages like Prestbury need to remain attractive places to live and development should ensure that the character and appearance of such places is preserved.

It should be further noted that not enough is known about the Peak Cluster Pipeline to determine the impact and will the Local Plan consider its potential effect should it go ahead?

We question how losing the Green Belt (with associated issues of flooding and lack of sewage/water infrastructure) helps with 'Adapting to climate change'.

Sufficient engagement could help shape the plan in a positive manner.

Section 6: Proposed Local Plan Engagement Strategy

Prestbury Parish Council feels that the Cheshire East engagement strategy needs to improve. We'd like to stress the importance of Cheshire East Council engaging productively and pro-actively with Town and Parish Councils and residents. Furthermore, the consultation period seemed rushed and further advance notification would have been useful.

We'd like to see copies of all future consultations made available via libraries in addition to online.

As the process develops, we would welcome in person meetings for residents. Prestbury features a significantly older demographic profile than average who may not be comfortable with everything happening digitally/on-line.