CHESHIRE EAST COUNCIL LOCAL PLAN SCOPING CONSULTATION

LAND AT MERE HILLS FARM, CHELFORD

ON BEHALF OF MRS GILL HUGHES

1 September 2026

Our Ref: CLR383

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CONTENTS

1 INTRODUCTION 1
2 THE PROMOTED SITE 2
3 SCOPING CONSULTATION 5
4 RECOMMENDATIONS & CONCLUSIONS 10

APPENDICES

APPENDIX 1 – SITE LOCATION PLAN I
APPENDIX 2 – CONCEPT MASTERPLAN II

1 INTRODUCTION

1.1 Background

1.1.1 Claremont Planning is instructed by Mrs Gill Hughes to prepare and submit representations to the Local Plan Scoping Consultation that has been launched by Cheshire East Council. This Scoping Consultation forms the first stage of consultation to inform the emerging Local Plan. These representations relate to the land owned by Mrs Gill Hughes, located at Mere Hills Farm, off Pepper Street and Chelford Road, Chelford.

1.1.2 The promoted site was first identified to the Council through the Call for Sites exercise undertaken by the Council in March 2026. Through the Call for Sites submission, the promoted site was identified to comprise a suitable, available, and deliverable development opportunity that would utilise grey belt land adjacent to the sustainable village of Chelford. The Call for Sites submission also identified the opportunity presented by the promoted site to deliver new infrastructure to address identified infrastructure deficiencies at the settlement. This includes the opportunity to provide a new, expanded, GP Surgery for the settlement and new premises for local businesses. The Call for Sites submission further demonstrated that there are no technical constraints to the promoted site's development.

1.1.3 By virtue of the promoted site's suitability for development and the delays experienced by the Council in progressing the Local Plan Review, Mrs Hughes has sought to bring the site forward for development through the submission of a speculative planning application in May 2026. The application was validated by the Council under application reference 26/2010/OUT in June 2026. At the time of writing, the application remains pending consideration.

1.1.4 It is respectfully requested that artificial intelligence is not used for the purposes of reviewing and analysing the content of these representations.

1.2 Scope of Submission

1.2.1 The structure of these representations has been broadly aligned with the structure of the Scoping Consultation. Firstly, Chapter 2 of this Report provides an overview of the promoted site and its planning context, alongside identification of the proposals for the promoted site that are currently being considered by the Council under planning application reference 26/2010/OUT. Chapter 3 of this report provides a response to the Scoping Document published by the Council. The response follows the chronology of the Scoping Document. For ease of the Council's review, the headings used throughout Chapter 3 align with those contained within the Scoping Document.

2 THE PROMOTED SITE

2.1 Site Context

2.1.1 Chelford is a village and civil parish of around 1,200 residents located within the administrative area of Cheshire East Council. The village is located approximately 20km to the south-west of Manchester City Centre, and less than 10km to the west of Macclesfield. Whilst the land outside of the defined village extent falls within the designated Green Belt; the surrounding landscape is otherwise unconstrained by specific landscape or ecological designations that would otherwise constrain growth.

2.1.2 Chelford is well-served by existing public transport infrastructure that positions the settlement as a sustainable commuter town for those working in nearby Macclesfield or Manchester. The presence of a train station contributes strongly towards the sustainability credentials of the settlement, with Northern Rail services towards Crewe and Manchester Piccadilly departing hourly. The village is also served by the No.87 bus service which operates along the A537 / Knutsford Road.

2.1.3 Chelford also benefits from a variety of local amenities which include a Primary School, convenience stores, butchers, and a Public House, all of which are located within a short walk of the site. Further services available within the settlement include a dentist, florist, a gym, hairdressers, an equestrian shop and a café, demonstrating the varied service offering provided at the settlement. The service offering and availability of public transport within the settlement has informed the identification of Chelford within the adopted Local Plan as a Local Service Centre, further evidencing the sustainability of the settlement and its suitability to accommodate new development.

2.2 The Promoted Site

2.2.1 The promoted site comprises an irregular shaped parcel of land extending to approximately 13.93 hectares, located at the junction of Chelford Road and Pepper Street which form the northern and eastern boundaries of the site respectively. A site location plan is provided at **Appendix 1** of this Report.

2.2.2 The promoted site is presently cultivated for agricultural purposes, but has been assessed as poorer quality Grade 3b agricultural land. The frontage of the site is occupied by a contemporary agricultural building which serves the agricultural uses of the site for agricultural crops and the cultivation of Christmas trees.

2.2.3 To the south of the Site is a woodland area, designated as a Local Wildlife Site 'Stockin Moss' which functions as part of a wider wildlife corridor. With regards to other statutory designations, there are no specific designations impacting the Site in respect of biodiversity or heritage. The nearest Listed Building is the Mile Post, located circa 100m to the north-west of the site and is Grade II listed. The official list entry identifies that this asset comprises a cast iron marker of an old 'acorn open book' design.

2.2.4 The site is located entirely within Flood Zone 1, being at a low risk of fluvial flooding. Isolated areas of the site are subject to higher (1 in 30 chance of flooding) surface water flood risk. These areas of higher surface water flood risk are principally concentrated along the site's Knutsford Road frontage and elsewhere on site corresponds with existing pond features that are located

within the southern part of the site. These small areas of higher surface water flood risk are capable of being suitably addressed through the implementation of a sustainable drainage scheme.

2.3 Planning Context

2.3.1 The planning history of the promoted demonstrates that the Council has previously been receptive to the development of new built form on the site. This is evident in respect of planning application reference **12/3631M** which related to the proposed change of use and erection of new dwellings, garage, and the creation of an associated domestic curtilage on land off Pepper Street alongside the demolition of the dwelling house and outbuildings associated with Mere Hills farmstead and restoration to agricultural land. Application reference **12/3631M** was originally refused by the Council in November 2012, but was allowed at appeal in March 2013.

2.3.2 More recently, the Council has granted planning permission for the development of an agricultural storage building for produce, machinery and equipment that was approved under application reference **24/2397M** in July 2024.

2.3.3 The adopted Local Plan established the principle for the settlement's expansion to deliver residential growth, confirming the sustainability of Chelford as a location for growth. The adopted Site Allocations and Development Management Policies Document designated two sites adjacent to Chelford as Safeguarded Land; CFD1 – Land off Knutsford Road, Chelford and CFD2 – Land East of Chelford Railway Station. Both of the safeguarded land sites at Chelford have since been brought forward for the development of 20 dwellings (application reference: 25/1234/FUL) and 103 dwellings (application reference: 25/1584/FUL) respectively. Both of the safeguarded land sites benefit from a committee resolution to approve, and Section 106 negotiations are ongoing.

2.4 Promoted Use

2.4.1 The promoted site at Mere Hills Farm is commended to the Council as representing a sustainable development site at which to meet the borough's housing need, as well as addressing identified infrastructure deficiencies. Due to the delays experienced by the Council in progressing the Local Plan Review, a speculative planning application was submitted to the Council in May 2026 and validated under application reference 26/2010/OUT in June 2026. A copy of masterplan proposals for the site is enclosed at **Appendix 2** of this Report.

2.4.2 The promoted site is being pursued through an outline planning application seeking the site's development for residential use, including self-build plots; Use Class E commercial provision including provision of a new GP Surgery; and the change of use of the existing barn to Use Class E(g)(iii). Two points of vehicular access to the site will be provided through the upgrading of the existing vehicular access which presently serves the agricultural barn, and delivery of a second point of access further to the west off Chelford Road.

2.4.3 The Concept Masterplan, a copy of which is enclosed at **Appendix 2**, broadly illustrates how the proposed land uses are envisaged to be accommodated on site. It demonstrates how noise sensitive residential uses can be set back from the Chelford Road frontage to provide adequate separation between the road and the residential environment whilst also facilitating the retention of existing grassland and wetland habitat area on site. The Concept Masterplan also illustrates how the proposed commercial and employment uses could be directed to the north-eastern corner of the site, ensuring that the facilities provided will be easily accessible to existing residents of the settlement.

2.4.4 The promoted site is capable of suitably accommodating approximately 150 residential dwellings that will include the provision of 45% affordable housing of a policy compliant tenure mix. The residential offer to be made by the site would also include the provision of self-build plots that would be located within the proposed residential area of the site.

2.4.5 The proposals for the promoted site have been driven by the imperative to provide much needed new community infrastructure for the settlement. A key element of this offer is the provision of a new, expanded, GP Surgery for the village at the north-eastern corner of the site. The size of the proposed GP Surgery offer has been informed by engagement with the GP Partners of the existing Chelford Surgery and the NHS Integrated Care Board. Accordingly, it is envisaged that a GP Surgery with a minimum floorspace of 450sqm would be delivered, whilst there is also an opportunity for the Surgery to be delivered as a landmark two-storey building with a maximum floorspace of 934sqm.

2.4.6 The proposals for the site also include the provision of new community use buildings, which could be used to provide a new premises for the existing Chelford Village Pre-School alongside new employment floorspace provided through the conversion of the existing agricultural barn. It is envisaged that the converted barn would provide a new premises for a local car mechanic and repair business that is seeking new premises at the settlement.

2.4.7 The edge of settlement location of the site and the imperative to ensure sustainable access into the village is positively responded to by the masterplan proposals and vision for the site. The proposals will deliver improved pedestrian linkages from the existing built up area of the settlement, as well as within the promoted site itself. This will include the provision of a new pedestrian footpath that will link into the existing footpath onward route into the village, and how this will be extended across the site to connect into the bridleway located to the south-west of the site, thus enhancing access into the countryside for existing residents at Chelford, and future occupants of the development. New bus stops are also proposed to be provided to the east of the site along Chelford Road, to promote the use of sustainable non-car modes of transport by residents.

2.4.8 Additionally, the masterplan proposals for the site also demonstrate how any development realised on the site would incorporate the provision of substantial green infrastructure and landscape buffers. The proposals also incorporate the provision of substantial public open space, in excess of adopted policy requirements.

3 SCOPING CONSULTATION

3.1 Purpose of the Scoping Consultation

3.1.1 Paragraph 1.6 of the Scoping Document identified that the Council had previously undertaken an Issues and Options consultation in 2024, the responses to which the Council confirms will be taken into consideration as the Local Plan progresses under the new Plan-making system. The Council's acknowledges that, given the time that has passed since the previous Issues and Options consultation, new issues may have arisen that will require consideration. Whilst this acknowledgement is supported in principle, it is maintained that the Council should be treating this Scoping Consultation as a fresh start on the Local Plan. As the first formal stage of plan-making under the statutory new system, the Scoping Consultation provides the opportunity for the issues facing the Borough to be identified with regard to contemporary considerations and in light of national planning priorities, given the publication of a significantly revised National Planning Policy Framework in August 2026. Whilst the previous Issues and Options consultation completed by the Council might provide a helpful starting point, this should not be relied upon for the identification of the issues that are now presented to the Borough.

3.2 New Local Plan

3.2.1 Paragraph 2.1 of the Scoping Document identifies several matters that could be addressed by the Local Plan. Whilst the matters identified are relevant, it is recommended that the Council clearly distinguish between those matters that the Local Plan is statutorily required to address and those matters for which discretion applies in respect of their inclusion. This is relevant in respect of Policy PM2 of the revised National Planning Policy Framework (the Framework) which establishes that Local Plans should provide a spatial strategy which sets out specific proposals for accommodating development needs.

3.3 Why Prepare a New Local Plan

3.3.1 Paragraph 2.3 of the Scoping Document recognises the requirement for Local Plans to be reviewed at least once every five years, which is supported in accordance with Policy PM2 of the Framework.

3.3.2 Paragraph 2.4 of the Scoping Document however continues on to identify the benefits that will be achieved by the adoption of an up-to-date Local Plan. These benefits are articulated with reference to the benefits that will be provided to communities in achieving certainty on the types of development that are acceptable. It is considered that the 'benefits' identified are somewhat negative, and do not reflect the positive approach that is required of Local Plans by Policy PM15 of the Framework. Instead, the Council should recognise that the greatest benefit associated with the new Local Plan is the mechanism that the Local Plan will provide to ensure that sufficient development is delivered to meet the Borough's identified housing needs, and the coordination of growth to ensure that development is delivered at sustainable locations. The land at Mere Hills Farm represents one such suitable location to meet housing needs that should be positively considered by the Council through the Local Plan Review. These representations have established the sustainability of Chelford as a location for growth, whilst the credentials of the

promoted site as an opportunity to deliver approximately 150 new homes that would be supported by much needed new community infrastructure have also been established.

3.4 Context for the new Local Plan

3.4.1 Paragraph 3.2 of the Scoping Document identifies that a number of changes have been made to the national planning system, that will have significant impacts on how the Council's plans for further development in the Borough. Whilst it is appreciated that the Scoping Consultation was launched prior to the publication of the revised Framework, it remains essential this is recognised and positively addressed by the Council as the Local Plan progresses.

3.5 Increase in Housing Requirements

3.5.1 Paragraphs 3.3 through to Paragraph 3.7 of the Scoping Document seeks to address the changes made by the Government to the standard method for calculating local housing need. Under the revised standard method calculation, the Council is required to plan for the provision of 2,530 new dwellings per annum. This represents a substantial increase when compared to the adopted Local Plan requirement of 1,800 dwellings per annum. Whilst it is appreciated that planning for this uplifted level of growth might present challenges; it is considered that the approach taken to considering the implications of this for new Local Plan is exceptionally negative. Rather than using the Scoping Consultation as an opportunity to identify how the Council might positively respond to this challenge, Paragraph 3.7 of the Document instead concentrates on identifying how the application of the presumption in favour of sustainable development has made it *"more difficult to refuse planning applications for housing, even if they are not in line with local wishes".* This narrative wholly conflicts with the requirement of Policy DM14 of the Framework which requires Local Plans to provide a positive approach to delivering growth which, as a minimum, seeks to meet the area's objectively assessed housing needs.

3.5.2 The Council should recognise that suitable, available, and achievable sites for development, which could contribute positively towards meeting the emerging housing requirement have been identified to them through the 2026 Call for Sites. This is evident in respect of the promoted site at Mere Hills Farm, Chelford which has been identified as providing a sustainable development opportunity to deliver approximately 150 dwellings alongside new community infrastructure to serve the settlement, including a new GP Surgery. It has been demonstrated that there are no technical constraints to the site's development, and the site is immediately available for development as evidenced by the submission of a speculative planning application. The opportunity presented by the land at Mere Hills Farm should be positively received by the Council, and confirmed through the site's allocation in the emerging Local Plan to assist in further facilitating the site's delivery.

3.6 Changes to Green Belt Policy

3.6.1 Paragraph 3.11 of the Scoping Document identifies the mechanism provided by the Framework to amend Green Belt boundaries through the Local Plan review process. In view of the challenges already experienced by the Council in meeting the revised standard method housing requirement, it is considered highly likely that the exceptional circumstances required by Policy GB3 of the Framework to alter the Green belt boundaries are likely to exist. In this regard, the Council should also recognise that Policy GB3 of the revised Framework establishes that exceptional circumstances to justify the release of suitable land for development around train stations do not

need to be demonstrated. This is particularly relevant in respect of the promoted site at Mere Hills Farm, Chelford which is located in good proximity to Chelford Train Station and comprises grey belt land by virtue of its location adjacent to the village of Chelford. The promoted site at Mere Hills Farm should therefore be positively assessed by the Council and recognised as an opportunity to release poorly performing land from the Green Belt at a sustainable location close to a train station.

3.7 Supplementary Planning Documents

3.7.1 Paragraph 3.20 of the Scoping Document identifies that the Council is considering whether to incorporate the context of their existing Supplementary Planning Documents into the new Local Plan, or whether this would be better addressed through future supplementary plans. In order to ensure that the new Local Plan is consistent with the revised Framework, it is recommended that the Council address the detailed matters covered in the adopted Supplementary Planning Documents through the preparation of supplementary plans. Policy DM2 of the Framework is clear that Local Plans should include additional policies only where these would assist in supporting the delivery of allocated sites. Policy PM4 subsequently identifies that supplementary plans are the appropriate mechanism for addressing specific issues, such as setting out locally specific design standards.

3.8 Local Plan Period

3.8.1 Paragraph 5.1 of the Scoping Document confirms that the new Local Plan is proposed to cover a 15 year period from adoption of the Local Plan. This aligns with the requirements of Policy PM2 of the Framework. However, it should be recognised that Policy PM2 of the revised Framework advises that Plans should cover a period of at least 10, rather than 15 years, from the date of adoption unless longer time period would help support the delivery of longer-term infrastructure or strategic growth. In light of the revised guidance provided by the Framework, consideration should be given to whether the 15 year plan period that is currently proposed remains the most appropriate period for the Plan to cover.

3.9 Creating a Vision and Objectives

3.9.1 Paragraph 5.3 of the Scoping Document identifies that the visions and objectives to be identified by the Local Plan will be prepared to reflect the Council's Corporate Plan. This is objected to, as the Council's Corporate Plan does not represent an appropriate form of evidence on which to base the emerging Local Plan strategy. Notably, the Council's Corporate Plan covers a period of only four years, from 2025-2029. Paragraph 2.9 of the Scoping Document identifies that consultation on the proposed Local Plan is not envisaged to be completed prior to Summer 2028 such that the Council's Corporate Plan is mostly likely to be out of date by the time the Local Plan is adopted. As such, it is not considered to be appropriate for the long-term objectives set out in the Local Plan to be based upon Council's Corporate Plan which instead looks ahead over a much shorter period of time and indeed will become out of date before the emerging Local Plan is even adopted.

3.10 Housing and Employment Sites

3.10.1 Paragraphs 5.10 – 5.12 of the Scoping Document identify that the Council is proposing to embark on the assessment of sites that have been submitted to the Council through the Call for Sites process in order to identify proposed allocations. The promoted site is included in the Council's

online register as 'Land North of Pepper Street' and is identified for mixed-use development and regeneration. The promoted site has been assigned the reference CFS26 489. It is strongly recommended that the Council recognise the opportunity that is presented by the promoted site to deliver a sustainable new residential community at Chelford. Through these representations, the Call for Sites submission, and the technical information provided in support of planning application 26/2010/OUT; it is established that the site presents a suitable, available, and achievable opportunity for development, with no technical constraints to delivery. The speculative application that is currently under consideration demonstrates Mrs Hughes's commitment to bringing the site forward for development at the earliest opportunity, such that the site could make a good contribution towards meeting housing needs in the early years of the Local Plan post-adoption. It is therefore respectfully requested that the credentials of the promoted site are recognised and that the land at Mere Hills Farm is identified as an allocation in the emerging Local Plan.

3.11 Spatial Distribution

3.11.1 Paragraphs 5.24 – 5.26 of the Scoping Document identifies the requirement for the Local Plan to provide a strategy for the distribution of development across the Borough. A range of factors are identified by the Scoping Document as being likely to influence the proposed distribution of development which include housing demand and availability as well as house prices and affordability ratios. It is not considered that house price and affordability ratio information represents appropriate data sources to inform the emerging spatial strategy. House prices are driven by the economic market and the planning system has little material impact on these, such that growth should not be directed with the intention of influencing house prices. The Council are respectfully reminded of the provisions of the Framework, specifically Policy TR1, which identifies that development should be located where it can support sustainable patterns of movement and make effective use of existing or proposed transport infrastructure. Additionally, the Council are also reminded of the requirement of Policy PM14 of the Framework which requires Local Plans to set out an appropriate strategy to enable the delivery of sustainable development. These requirements set out by the Framework should be the key informants used to determine the emerging spatial strategy, and the Council will be required to demonstrate at Examination how the objectives of the Framework have been met by the emerging Local Plan in this regard.

3.11.2 The promoted site at Mere Hills Farm represents a highly suitable location to support the Framework's objectives with respect to the spatial delivery of growth. These representations have identified that Chelford represents a sustainable location for growth, benefitting from a variety of local services and amenities within the village centre. The existing services and facilities provided at Chelford are easily accessible by sustainable modes of transport from the promoted site, whilst Chelford Train Station which provides services towards Crewe and Manchester Piccadilly can be accessed within a short walk from the promoted site. Chapter 2 of this report also provided an overview of the proposals for the site that are currently being considered under planning application reference 26/2010/OUT. This summary confirmed that the proposals include the provision of new community infrastructure that will further enhance the sustainability of Chelford in the longer term, such as through the provision of a new GP Surgery to provide future-proofed healthcare for the settlement. The existing sustainability credentials of Chelford, and the further benefits that will be realised through the development of the land at Mere Hills establish Chelford as a sustainable location to receive further growth under the emerging Local Plan's emerging spatial strategy.

3.12 Recreation and Community Facilities

3.12.1 Paragraph 5.121 of the Scoping Document identifies that an emerging theme for the new Local Plan will include strong protection for community facilities whilst Paragraph 5.123 of the Scoping Document continues on to identify that a specific focus on ensuring facilities for rural communities will be included within the emerging Local Plan. Possible approaches identified within the Scoping Document include supporting community hubs and encouraging the flexible use of existing buildings. These approaches are supported in principle. The proposals for the promoted site that are currently being considered under planning application reference 26/2010/OUT include the provision of new buildings for community use, and premises for local businesses. The contribution that will be made by the promoted site to achieving the Council's emerging aspirations should be recognised and consolidated through the promoted site's allocation within the emerging Local Plan.

3.13 Design

3.13.1 With regards to design considerations, Paragraphs 5.135 and 5.136 of the Scoping Document identify that the Council is considering whether to include a spatial assessment of design and placemaking issues and policies relating to density and efficient land use within the Local Plan. As set out at Section 3.7 of these representations, in order to ensure that the new Local Plan is consistent with the revised Framework, it is recommended that the Council address detailed design matters through the preparation of supplementary plans. Policy PM4 of the Framework specifically identifies that supplementary plans are the appropriate mechanism for addressing and setting out locally specific design requirements.

3.14 Engagement Strategy

3.14.1 Paragraphs 6.51 to 6.56 of the Scoping Document identifies that the Council will place an emphasis on engaging positively with site promoters at each stage of the Local Plan's preparation. This is considered to represent a positive approach to plan-making, and recognises that the input of developers, site promoters, and landowners is essential in ensuring that the Local Plan can be found to be sound and evidenced based, by providing a strategy that allocates sufficient land to meet the borough's identified housing need. Claremont Planning, on behalf of Mrs Hughes, are committed to engaging positively with the Council at every possible stage of the Local Plan review process.

3.15 Use of Artificial Intelligence

3.15.1 Paragraph 6.57 of the Scoping Document identifies that the Council may use artificial intelligence to assist with the administration and analysis of consultation responses, preparation of summary reports, and other engagement activities. Although it is appreciated that artificial intelligence will not be used to determine policy; the use of artificial intelligence to review and analyse consultation responses is strongly objected to. It is not considered that artificial intelligence has sufficient capabilities to properly understand the nuances of the planning and development process and to use artificial intelligence for this purpose risks that responses to consultation exercises will be misinterpreted or recorded incorrectly. It is therefore respectfully requested that artificial intelligence is not used for the purposes of reviewing and recording these representations.

4 RECOMMENDATIONS & CONCLUSIONS

4.1 Recommendations

4.1.1 Claremont Planning is instructed by Mrs Gill Hughes to prepare and submit representations to the Council's Local Plan Scoping Consultation in relation to her land at Mere Hills Farm, Chelford.

4.1.2 The promoted site was first identified to the Council through the Call for Sites exercise undertaken by the Council in March 2026. Through the Call for Sites submission, the promoted site was identified to comprise a suitable, available, and deliverable development opportunity that would utilise grey belt land adjacent to the sustainable village of Chelford. The Call for Sites submission also identified the opportunity presented by the promoted site to deliver new infrastructure to address identified infrastructure deficiencies at the settlement. This includes the opportunity to provide a new, expanded, GP Surgery for the settlement and new premises for local businesses. The Call for Sites submission further demonstrated that there are no technical constraints to the promoted site's development.

4.1.3 By virtue of the promoted site's suitability for development and the delays experienced by the Council in progressing the Local Plan Review, Mrs Hughes has sought to bring the site forward for development through the submission of a speculative planning application in May 2026. The application was validated by the Council under application reference 26/2010/OUT in June 2026. At the time of writing, the application remains pending consideration.

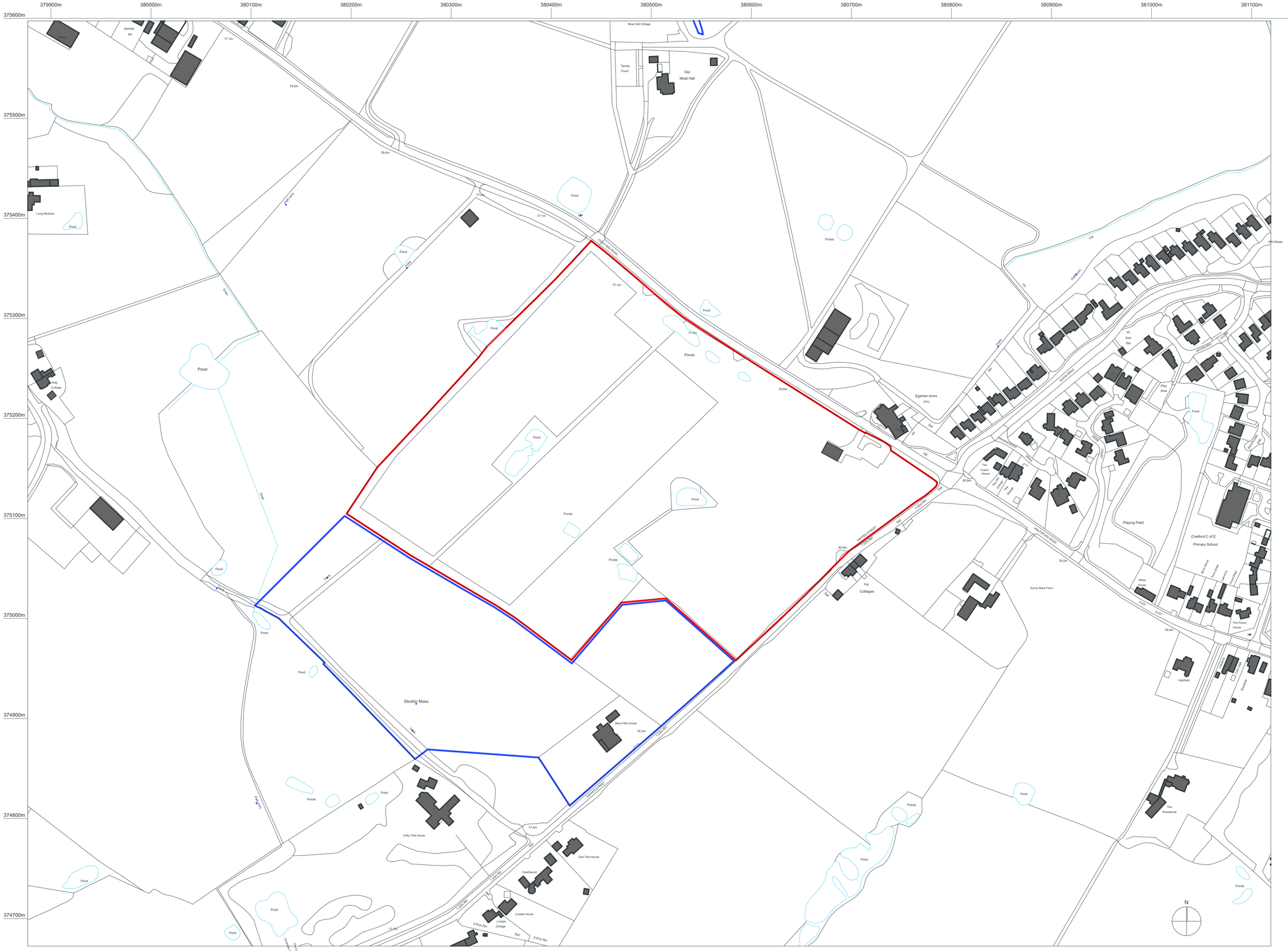
4.1.4 These representations acknowledge the high-level nature of the scoping consultation. Notwithstanding this, it is considered that the Scoping Document places too great an emphasis on the implications of the existing housing land supply shortfall on the Council's ability to resist residential development. As set out throughout these representations, this is not considered to represent the positive approach to Plan-making that is required by Policy PM14 of the Framework. It is imperative that the Council clearly identify their commitment to addressing the existing housing shortfall and ensuring that the emerging Local Plan provides a robust and sustainable approach to delivering growth during the emerging Plan period and it is not considered that the Scoping Document presently achieves this.

4.1.5 The Scoping Document also outlines the Council's intention to use artificial intelligence in the analysis of the responses received to the consultation. These representations have strongly objected to this, and it is concerning that the use of artificial intelligence is intended to replace the review of responses by appropriately qualified officers with the necessary technical expertise. It is therefore respectfully requested that artificial intelligence is not used for the purposes of reviewing these representations.

4.2 Conclusion

4.2.1 The Council are therefore respectfully requested to receive these representations positively, and ensure that they are taken into consideration as the Local Plan is further progressed.

APPENDIX 1 – SITE LOCATION PLAN



BANDARCHITECTS

Project:

LAND AT MERE HILLS FARM
CHELFORD
CHESHIRE

For Gill Hughes

Date:

14.05.2026

Revision:

-: first issue 03.07.25
Rev 1: 23.09.25
Rev 2: 16.02.2026- updated prior to outline planning
Rev 3: 14.05.2026- updated prior to outline planning

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SITE LOCATION PLAN

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APPENDIX 2 – CONCEPT MASTERPLAN



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Project:

LAND AT MERE HILLS FARM CHELFORD CHESHIRE

For Gill Hughes

Date:

14.05.2026

Revision:

-: 23.09.2025- first issue
1: 23.10.2025- renamed drawing
2: 06.02.2026- updated following consultation and design coordination
3: 16.02.2026- updated prior to outline planning
4: 17.02.2026- updated prior to outline planning
5: 28.04.2026- updated following pre app
6: 29.04.2026- revisions following comments
7: 14.05.2026- revisions following highways mods

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