Dear Local Plan Team,

Please attach the enclosed Further Evidence Addendum and supporting documents to my existing Local Plan representation, ID 1231.

The addendum brings together official evidence received since my previous submissions concerning school-place capacity, primary-care capacity and wastewater infrastructure.

The supporting evidence comprises:

1. Cheshire East Council FOI response 38128429 – school capacity;
2. Stapeley and District school disclosure spreadsheet for FOI 38128429;
3. NHS Cheshire and Merseyside ICB response FOI/02161/CMICB;
4. United Utilities clarified EIR response EIR-933; and
5. United Utilities Appendix A – Stapeley foul-flooding records.

Please confirm receipt and that the addendum and supporting evidence have been attached to Representation ID 1231 before the consultation closes at 5pm on 1 September 2026.

I am still awaiting Cheshire East Council's responses to requests 38128929 and 38129629 concerning highways, traffic and surface-water drainage. I will forward these separately if they are received before the consultation deadline.

Yours sincerely,

Richard Derricutt

FURTHER EVIDENCE ADDENDUM

Stapeley and District infrastructure evidence

Cheshire East Local Plan scoping consultation

Representation: ID 1231
Submitted by: Richard Derricutt
Date: 25 August 2026
Scope: Evidence received after the main response and NPPF addendum

Submission request: Please attach this addendum and the supporting evidence listed in section 6 to my existing Local Plan representation, ID 1231, and confirm receipt before the consultation closes.

1. Purpose and overall conclusion

This addendum brings together official information received after my earlier consultation submissions. It covers school capacity, primary-care capacity and wastewater infrastructure. The evidence does not attempt to replace the Council's technical work or establish that all development is impossible. It shows that cumulative, site-specific infrastructure assessment is required before submitted sites are shortlisted.

Theme	New official evidence	Planning implication
Schools	Both Stapeley primary schools are above assessed capacity; Broad Lane is forecast to rise further above capacity.	Catchment-specific pupil yield, funded expansion and occupation phasing must be established.
Primary care	The ICB holds no Stapeley/Nantwich South capacity assessment and knows of no current planned Church View expansion.	The Council and NHS must quantify demand, premises/workforce constraints, funding and delivery.
Wastewater	Treatment works were below 2025 dry-weather permit values, but 16 foul-flooding records show	Future growth, local sewers, pumping stations, wet-weather performance and resilience require

	recurring operational failures.	assessment.

2. School-place capacity

Evidence received. Cheshire East Council's response to FOI 38128429, dated 24 August 2026, and the accompanying disclosure spreadsheet.

Table 1. January 2026 roll and assessed capacity

School	Pupils on roll	Assessed capacity	Current position
Stapeley Broad Lane CE Primary	209	206	3 above capacity (101.5%)
Pear Tree Primary	212	210	2 above capacity (101.0%)
Brine Leas, including sixth form	1,419	1,486	67 below capacity (95.5%)

Source: Cheshire East Council FOI 38128429, Census worksheet. Percentages are derived from the disclosed figures.

The two primary schools together have 421 pupils against combined assessed capacity of 416. This is already five places above capacity. Capacity at Pear Tree cannot automatically be treated as interchangeable with capacity at Broad Lane because catchment arrangements, admissions, class organisation and physical accommodation may constrain how places can be used.

Table 2. Disclosed primary forecasts including identified housing

Year	Broad Lane forecast	Broad Lane against 206	Pear Tree forecast	Combined against 416
2025	214	+8	209	423 (+7)
2026	220	+14	208	428 (+12)
2027	225	+19	204	429 (+13)
2028	232	+26	206	437 (+21)
2029	225	+19	205	430 (+14)

Source: Cheshire East Council FOI 38128429, Forecasts worksheet. Figures are rounded to the nearest whole pupil; combined figures are derived from the unrounded disclosure.

Broad Lane is forecast to reach approximately 232 pupils in 2028, around 26 pupils or 12.4% above its assessed capacity. Brine Leas remains below overall capacity in the disclosed forecast; the Year 7 to Year 13 forecast peaks at approximately 1,431 against capacity of 1,486, leaving about 55 places.

Table 3. Housing included in the disclosed forecasts

Forecast group	Dwellings identified	Forecast pupil yield	Approximate yield per 100 dwellings
Primary schools	192	55	29
Brine Leas	328	45	14

Source: Cheshire East Council FOI 38128429, Housing worksheet. Per-100-dwelling values are derived and should not be treated as a universal Council formula.

Limitations of the disclosure

The response does not provide the requested number of Reception and Year 7 catchment applicants refused their first-preference school in each of the last three admissions rounds.

The primary forecast is headed '2025 Forecasts' and ends in 2029, rather than clearly covering the next five academic years from the date of the request.

The housing worksheet lists selected developments but does not confirm that it includes every permitted or allocated development in Stapeley and the wider Nantwich South area.

No details of funded school-capacity expansion are supplied, and the response does not expressly state that none is approved.

Planning request - school places

Before sites are selected, the Council should publish a catchment-specific assessment covering completed, permitted, allocated and proposed development; current rolls and five-year forecasts; pupil yield; first-choice admissions pressure; the physical feasibility and cost of expansion; funding; delivery dates; and occupation triggers.

3. Primary-care capacity

Evidence received. NHS Cheshire and Merseyside Integrated Care Board response FOI/02161/CMICB, dated 24 August 2026.

The ICB does not hold a primary-care capacity assessment specifically covering Nantwich South and Stapeley.

Registered patient list sizes are available from NHS Business Services Authority data, but the ICB does not hold practice full-time-equivalent GP figures and directs requesters to published workforce data.

Forecast population growth is based on Local Plan allocations and an assumed increase of 2.3 people per dwelling under the Council's Developer Contributions Supplementary Planning Document.

The ICB routinely requests Section 106 contributions to mitigate effects on healthcare infrastructure where appropriate.

The ICB is not aware of any current planned expansion for Church View Health Centre in Nantwich, although it says this will be reviewed as the Local Plan and further planning applications progress.

Important distinction. The absence of an ICB-held capacity assessment is not evidence that sufficient capacity exists. It identifies an evidence gap that must be resolved through plan-making. For illustration, the ICB's assumption equates 100 additional dwellings to approximately 230 additional residents.

Planning request - primary care

Before selecting sites, Cheshire East Council should work with the ICB and affected practices to publish the registered population and workforce baseline, forecast demand from cumulative development, premises and workforce constraints, required projects, Section 106 or other funding, delivery dates and occupation triggers.

4. Wastewater and foul-sewer evidence

Evidence received. United Utilities' response to clarified EIR request EIR-933, received 25 August 2026, and Appendix A covering recorded foul-flooding incidents.

Drainage catchments and treatment works

Approximately 1,700 properties in the northern part of the parish drain to Nantwich Wastewater Treatment Works through a network including Pear Tree Field, Beechwood Close, Clonners Field and Chater Drive pumping stations.

Approximately 20 properties in the north-west drain to Crewe Wastewater Treatment Works through Old Newcastle Road pumping station.

There are no wastewater treatment works or combined sewer overflows within the civil-parish boundary.

United Utilities states that it has no known sewer-network capacity issues in the parish.

Table 4. United Utilities 2025 Q90 dry-weather-flow assessment

Treatment works	2025 Q90	Permit value	Difference	Below permit value
Nantwich	4,813 m3/day	5,180 m3/day	367 m3/day	7.1%
Crewe	21,099 m3/day	23,300 m3/day	2,201 m3/day	9.4%

Source: United Utilities EIR-933 response. Percentages are derived from the disclosed figures.

These figures show that the 2025 Q90 values were below the existing dry-weather-flow permit values. They should not be described as an allocation of spare capacity for new housing. A Q90 compliance comparison does not, by itself, establish the future capacity of local sewers, pumping stations or treatment processes after committed and proposed growth, or performance during wet weather.

Recorded foul flooding

Table 5. Appendix A incident summary, 30 June 2016 to 15 June 2026

Recorded cause	Records	Recorded effects
Blockage	13	Gardens/drives, highway and areas adjacent to property
Pump failure	1	Foul flooding of highway
Sewer or rising-main leak	1	Foul flooding of highway
Jetting operations	1	Foul flooding of properties

Source: United Utilities Appendix A - Stapeley. The 16 records contain 13 distinct timestamps; repeated timestamps may represent multiple affected properties during one event.

Thirteen of 16 records, just over 81%, were attributed to blockages. Five records occurred during the final twelve months covered, including one entry described as foul flooding of properties in July 2025, three garden or driveway records on 23 December 2025, and another garden or driveway record on 15 June 2026.

The disclosed causes do not demonstrate hydraulic overloading. They do demonstrate recurring operational vulnerability and justify assessment of blockage history, pumping-station resilience, maintenance, wet-weather performance and the consequences of additional connections. Appendix A gives locations only as 'CW5', so it is not possible to determine whether incidents cluster around particular assets or proposed development areas.

Planning request - wastewater

Before sites are selected, the Council and United Utilities should complete a catchment- and site-specific assessment of the ability to collect, pump, treat and discharge wastewater. It should account for committed and proposed growth, wet-weather performance, operational resilience and environmental permit requirements, and identify any upgrades, funding, delivery dates and occupation triggers. Approximate non-personal locations for the recorded incidents should also be provided to allow spatial assessment.

5. Combined action requested

Attach this addendum to Representation ID 1231 and confirm receipt.

Assess completed, permitted, allocated and submitted development cumulatively before shortlisting sites.

Publish the assumptions, catchments, infrastructure baselines, modelling results and site-scoring evidence used.

Identify funded school, primary-care and wastewater measures with responsible bodies, delivery dates and enforceable occupation triggers.

Do not treat the absence of a recorded capacity assessment or the absence of a known current problem as proof that future capacity is sufficient.

Allow the outstanding traffic, highway-drainage and surface-water responses to be added to Representation ID 1231 if received before the consultation deadline.

6. Supporting evidence received and to be attached

Ref	Supporting evidence	Date/status
A1	Cheshire East Council FOI response 38128429 - school capacity	Dated 24 August 2026
A2	Stapeley and District school disclosure spreadsheet for FOI 38128429	Received 25 August 2026
A3	NHS Cheshire and Merseyside ICB response FOI/02161/CMICB	Dated 24 August 2026
A4	United Utilities clarified EIR response EIR-933	Received 25 August 2026
A5	United Utilities Appendix A - Stapeley foul-flooding records	Received 25 August 2026

Evidence still awaited

Cheshire East Council 38128929 - traffic counts, junction capacity, speed surveys and collision information; due 25 August 2026.

Cheshire East Council 38129629 - highway flooding, surface-water drainage, drains/gullies and related investigations or works; due 25 August 2026.

7. Sources and guidance

Environment Agency: calculating dry weather flow at wastewater treatment works

Environment Agency: water cycle studies

Cheshire East Council: previous school-place allocations

NHS Business Services Authority: practice list size and GP count

NHS Digital: general and personal medical services workforce data

Signed: Richard Derricutt
25 August 2026