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1st September 2026

Submitted on Council portal and sent via email

Dear Sir / Madam

CHESHIRE EAST LOCAL PLAN SCOPING CONSULTATION – REPRESENTATIONS ON BEHALF OF BELPORT LIMITED

On behalf of Belport Adlington Limited ('Belport'), please find enclosed representations in response to the Cheshire East Local Plan Scoping Consultation (under Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2026).

Belport welcomes the opportunity to engage at this early stage of the plan-making process and supports the Council's objective of preparing an up-to-date development plan that responds positively to Cheshire East's growth aspirations, infrastructure requirements, environmental objectives and housing and employment needs.

Background to Belport and their landholding at Adlington

Belport is a specialist land and property investment, and asset management company focused on the acquisition, development and strategic management of rural land, mixed-use property and energy assets across the UK. Established in 2016, the business works with institutional and private capital partners to identify, acquire and actively manage assets, tailoring its approach to meet long-term investment objectives while responding to evolving environmental, planning and legislative considerations.

In 2023, Belport purchased the Adlington Estate (c. 810 hectares in total). The land encircles Adlington, a small settlement made up of a main line train station, residential housing, a primary school, village hall, car dealer and public house (Grade II Listed). There is also a natural burial ground. To north is Adlington Golf Centre, and further north is Poynton, to the south west is Prestbury and to the south east is Bollington.

Between 2025 and 2026, this landholding was advanced through the Government's New Towns Programme, reaching the stage of formal consideration by the New Towns Taskforce. The proposed settlement sought to create a sustainable, infrastructure-led community comprising new homes, employment space, schools, healthcare and social facilities, local centres and extensive green infrastructure.

The promotion of the New Town reflected Belport's long-term approach to strategic land management, with the proposal demonstrating how a comprehensively planned new settlement could respond to future housing and economic growth requirements whilst delivering supporting infrastructure and environmental enhancements. The proposal highlighted the strategic scale, location and development potential of the wider landholding.

On 23 March 2026, the Government announced that Adlington was "de-prioritised" following a Strategic Environmental Assessment (SEA) of all 12 proposed locations. Despite this, the report issued in March 2026 noted that Adlington as a site, "*with credible development opportunities*" and the Government was "*insofar as possible, supportive of these sites coming forward as large sites through our established programmes and interventions.*"

Notwithstanding the above, Belport continues to regard Adlington as an inherently sustainable and strategically significant location for growth. Adlington benefits from an established settlement context, strong transport connectivity including access to the West Coast Main Line, proximity to key employment centres, and the capacity to deliver development at a scale capable of supporting new infrastructure, services and environmental enhancements with no requirement for land assembly.

Belport remains committed to the long-term stewardship of the land and considers that a comprehensively planned mixed-use development can make a meaningful contribution towards meeting Cheshire East's future housing, employment, infrastructure and community needs. Belport is therefore actively promoting the land for inclusion within the new local plan as a sustainable strategic allocation capable of delivering substantial economic, social and environmental benefits.

These representations build upon the site submissions in 2026 to the Call for Sites process and support the justification for land to be allocated in Adlington. The sites put forward represent well-contained development opportunities that are capable of making an early contribution to addressing the borough's housing shortfall.

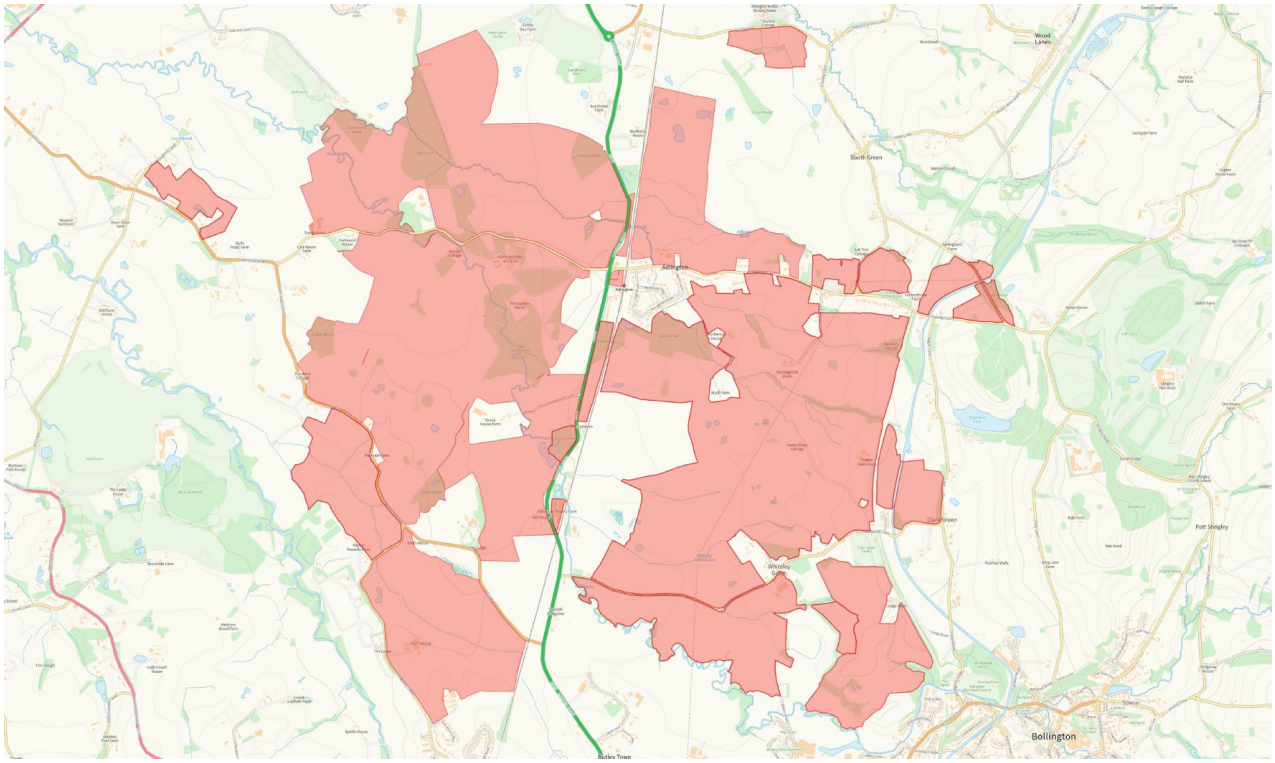


Figure 1: Belport's Adlington landownership

Cheshire East's Current Housing Land Supply Position

The preparation of a new local plan is particularly important given Cheshire East's current housing land supply position and the significant increase in housing need generated through the revised Standard Method.

The Council's adopted Local Plan Strategy identifies a housing requirement of 36,000 dwellings between 2010 and 2030, equivalent to 1,800 dwellings per annum. The Council's latest Housing Monitoring Update confirms that the current Local Housing Need figure is 2,507 dwellings per annum, rising to a five-year requirement of 13,162 dwellings once the required 5% buffer is applied.

Whilst Cheshire East has historically achieved strong rates of housing delivery, the Council's latest assessment identifies only 8,780 dwellings on deliverable sites capable of contributing towards the five-year supply position. This equates to just 3.3 years of housing land supply against the current requirement, significantly below the five-year benchmark required by national policy.

The Council's own evidence therefore demonstrates a current shortfall of approximately 4,382 dwellings against its five-year housing requirement. This position highlights the scale of the challenge now facing Cheshire East and reinforces the importance of identifying sites of a strategic nature that are capable of delivery through the plan period.

The emerging plan must therefore respond positively to both the current housing land supply deficit and the substantially increased housing requirement generated by the revised Standard Method, which the Council has identified as approximately 2,530 dwellings per annum in Scoping Consultation materials.

Against this backdrop, it is Belport's view that the Council will need to undertake a comprehensive reassessment of development opportunities across the Borough. Reliance on existing allocations, brownfield opportunities and previously identified sources of supply alone is unlikely to be sufficient to address the identified housing requirement. The new local plan will therefore need to consider a broad range of sustainable growth options, including strategic greenfield opportunities, settlement boundary reviews and Green Belt alterations where justified by the evidence, in order to deliver a sound, positively prepared and effective development strategy.

Scope of Representations

These representations respond to a range of issues raised through the Scoping Consultation and are informed by Belport's ongoing promotion of land in Adlington as a sustainable location for future growth. In particular, the representations consider the need for a new local plan, the proposed plan-making approach, the implications of increased housing requirements, and the role that strategic development opportunities can play in supporting the Borough's long-term housing, economic and infrastructure needs.

The representations also address matters relating to the emerging spatial development strategy, including the need for a new local plan, the proposed plan period, its vision and objectives, the assessment and allocation of development sites, the approach to Green Belt policy, settlement hierarchy considerations, transport and infrastructure, spatial distribution of growth, the respective roles of settlements in accommodating future development and the proposed Local plan evidence base.

These representations highlight opportunities to deliver sustainable, infrastructure-led growth that supports the Council's wider social, economic and environmental objectives.

Representations

The following section sets out the response to the sections in the Scoping Consultation website, drawing on the relevant background papers.

The headers of each section below refers directly to the relevant section of the Scoping Consultation questionnaire.

2 – New Local Plan - Why Prepare a New Local Plan

Belport strongly supports the preparation of a new local plan for Cheshire East. The adopted Local Plan Strategy and Site Allocations and Development Policies document were prepared in a materially different policy context, with lower housing requirements, different national planning policy objectives and before significant changes to Government expectations relating to plan-making, housing delivery, sustainable development and Green Belt policy. The requirement to review plans regularly, alongside the current plan period approaching its end, provides a clear and timely justification for the preparation of a new plan.

The Council's acknowledgement that the Standard Method now generates a housing requirement of 2,530 dwellings per annum further reinforces the need for a comprehensive review of the development strategy for the Borough. This represents a substantial increase compared with the housing requirement underpinning the current local plan and necessitates a fresh assessment of how and where growth can be accommodated sustainably across Cheshire East.

The publication of the revised National Planning Policy Framework ('NPPF') (August 2026) further reinforces the need for a new local plan. The Framework places renewed emphasis on a genuinely plan-led system and requires development plans to provide a positive strategy for growth, investment and infrastructure delivery. NPPF Policy PM2 confirms that local plans should identify broad locations capable of accommodating significant new homes, jobs and infrastructure, whilst supporting sustainable patterns of growth over the long term. Cheshire East's new Local Plan should therefore be ambitious in its consideration of strategic development opportunities and ensure that all reasonable options for accommodating growth are assessed.

The new local plan therefore provides an important opportunity to reassess previous assumptions regarding land supply and settlement capacity a. In particular, the Council should ensure that the evidence base considers where existing development boundaries, settlement classifications and Green Belt designations remain appropriate in light of significantly increased development requirements and changing national priorities.

Belport therefore supports the preparation of a new local plan which responds positively to updated national policy, increased housing needs and a changing economic and environmental landscape. The plan should be ambitious, evidence-led and flexible, ensuring that sustainable locations are fully considered and that all available options, including settlement boundary reviews and Green Belt alterations (where exceptional circumstances exist) are assessed through the plan-making process. This will enable Cheshire East to deliver growth in a coordinated, sustainable and plan-led manner whilst providing certainty for residents and communities over the long-term.

2- New Local Plan - Developing the New Local Plan

Belport welcomes the work already undertaken by Cheshire East Council, including the Issues Paper consultation and the Call for Sites process. These early stages are fundamental to ensuring that the local plan is informed by a robust evidence base and identifies a sufficient supply of sustainable and deliverable development opportunities.

As set out earlier, Belport actively engaged in the 2024 and 2026 consultation processes, promoting a range of sites within the Adlington Estate. Those submissions demonstrated the opportunity for a coordinated approach to delivering homes, employment opportunities, tourism and leisure uses, biodiversity enhancement and strategic green infrastructure improvements centred on Adlington, and detailed the ability of short to medium term delivery.

Belport supports the Council's ongoing programme of evidence base preparation, including transport modelling, Green Belt assessment and infrastructure planning. The revised NPPF places significant emphasis on proportionate, up-to-date and justifiable evidence to underpin strategic choices and requires plans to be positively prepared, deliverable and capable of meeting identified development needs. The emerging evidence

base will therefore play a critical role in ensuring that the local plan identifies sustainable locations for growth and is capable of delivering housing, employment and infrastructure requirements throughout the plan period.

In preparing the local plan, the Council should ensure that all reasonable options for accommodating development are assessed objectively and consistently.

In particular, the Green Belt review should reassess settlements and locations that may not have been fully considered through earlier evidence base work in accordance with Annex E of the NPPF. As highlighted in our previous representations, Adlington was not subject to the same detailed Green Belt parcel assessment as a number of higher-order settlements despite exhibiting many characteristics associated with sustainable growth. Annex E sets out that a variation in size of assessment areas may be appropriate, for example, "*the assessment of smaller areas may be appropriate in certain places, such as around existing settlements or public transport hubs or corridors*". The revised NPPF's approach to assessing existing Green Belt land and identifying grey belt opportunities further reinforces the need for an objective reassessment of such locations using current policy criteria rather than historic assumptions.

Belport also welcomes the publication of the local plan timetable and the Council's commitment to early engagement through the scoping consultation. The revised NPPF places importance on effective participation throughout plan preparation, recognising that engagement with landowners, developers, infrastructure providers, local communities and other stakeholders assists in identifying opportunities, constraints and infrastructure requirements at an early stage. Given the streamline timetable for plan preparation under the new regulations, ongoing and meaningful engagement will be essential to ensuring that the emerging strategy remains deliverable, realistic and supported by the necessary evidence.

Belport looks forward to continuing to engage constructively with the Council as the evidence base evolves and site assessment work progresses. This will assist in ensuring that sustainable opportunities, including those associated with the Adlington Estate, are fully considered through the plan-making process and assessed against the requirements of the revised national policy framework.

3 – Context for the new Local Plan - Increase in Housing Requirements

Belport acknowledges the significant increase in housing need arising from the revised Standard Method. The increase from 1,800 dwellings per annum under the current local plan to 2,530 dwellings per annum represents an uplift of approximately 41% and alters the planning context within which the new local plan must be prepared.

It is Belport's view that this figure should be treated as the minimum starting point for plan-making. The final housing requirement may need to be higher to support economic growth ambitions, labour market needs and wider strategic objectives. It is therefore essential that the new local plan adopts a positive and realistic approach to growth.

Policy GB7(1)(h)(i)residential and mixed-use development in the Green Belt within reasonable walking distance of well-connected railway stations where growth can be accommodated sustainably and supported by infrastructure. Adlington benefits from an operational railway station lying on the Stoke-on-Trent to Manchester mainline. It provides access to Manchester in 26 minutes and Stoke in 30 mins with the ability to change at Stoke on to direct services south to London. Adlington station currently benefits from 2 peak hour services in each direction (4 services in total in peak morning and evening hours) and Belport have received advice from transport consultants that it would be possible to increase service frequency at Adlington. Overall, Adlington remains a sustainable and accessible location with established rail connectivity to wider employment and service centres, and should continue to be assessed on its planning merits as part of the Borough's overall growth strategy.

The increased housing requirement also necessitates a fundamental reassessment of the Borough's spatial strategy. Previous assumptions regarding settlement capacity, development opportunities and Green Belt permanence were based on substantially lower levels of growth and cannot simply be carried forward without review.

The Council's current housing land supply position further underlines the importance of preparing a positive and deliverable local plan. Recent appeal decisions across Cheshire East demonstrate the substantial weight that continues to be attached to housing delivery where supply shortfalls exist, as well as increasing consideration of Grey Belt issues following recent changes to national policy.

The new local plan should therefore identify a broad portfolio of sustainable and deliverable sites capable of meeting development needs throughout the plan period in a coordinated and plan-led manner.

3 – Context for the new Local Plan - Changes to Green Belt policy

Belport supports the Council's intention to undertake a comprehensive review of the Green Belt as part of the new local plan. Recent changes to national planning policy have materially altered the context in which Green Belt decisions are considered through plan-making. The revised NPPF recognises that Green Belt boundaries are not completely fixed, and may be reviewed where justified through the preparation of a development plan – particularly where development needs cannot be met through reasonable alternatives. Given the scale of Cheshire East's future housing and employment requirements, it is essential that Green Belt sites, settlements and boundaries are re-assessed through an objective evidence-led process.

The revised NPPF introduces a definition of "Settlement", which is linked to locations being physically separate from the Green Belt. Belport acknowledges that Adlington currently falls wholly within the Green Belt, despite exhibiting many of the characteristics typically associated with a settlement – including a railway station, primary school, village hall and public house. Belport therefore does not consider it appropriate for Adlington's status and future planning role to be constrained by a Green Belt designation that encompasses the entirety of the village.

The emerging local plan therefore provides an opportunity to reconsider the relationship between Adlington and the Green Belt. Belport's position is that the village should be wholly excluded from the Green Belt and recognised as a settlement by definition. This would better reflect Adlington's role as an existing community and would ensure that its role within the settlement hierarchy can be assessed on the basis of its sustainability credentials, level of service provision, accessibility and growth potential. Belport requests this is considered as part of the review of the settlement hierarchy.

Belport welcomes the introduction of the grey belt. The revised NPPF requires plan-makers to identify Grey Belt land and consider development opportunities where appropriate. This reinforces the need for a comprehensive, detailed review of all Green Belt land in the Borough – instead of reliance on historic designations or assumptions regarding permanence.

The Council should therefore ensure that its Green Belt Assessment considers not only the performance of individual land parcels against Green Belt purposes, but also whether existing settlements currently washed over by the Green Belt remain appropriately designated. In Belport's view, Adlington represents a clear example of an established village that should be removed from the Green Belt and subsequently defined as a settlement for the purposes of the local plan. Such an approach would provide a more logical and policy-compliant basis for assessing the village's future role in accommodating sustainable growth and supporting the Borough's wider development needs.

3 – Context for the new Local Plan - Spatial Development Strategy (Cheshire and Warrington SDS)

Belport supports the preparation of a Spatial Development Strategy that positively responds to the Borough's development needs while ensuring that growth is delivered in sustainable and accessible locations on a sub-regional level.

A successful spatial strategy should identify opportunities capable of delivering comprehensive growth, including housing, employment, environmental improvements and supporting infrastructure. The strategy should also

recognise that a range of delivery mechanisms will be required, including urban regeneration, brownfield redevelopment, urban extensions and sustainable growth adjoining existing settlements.

Belport also recognises the importance of strategic planning at both local and sub-regional levels and supports Cheshire East Council's continued engagement with the Cheshire and Warrington Combined Authority in the preparation of the emerging Spatial Development Strategy.

5 – Scope of the new Local Plan - Creating a Vision and Objectives

Belport supports the preparation of a clear and ambitious vision that reflects the scale of change facing Cheshire East over the new plan period. The vision should recognise that the Borough is entering a markedly different planning context to that which informed the current local plan. Higher housing requirements, changing national policy, evolving economic priorities, climate objectives and increasing infrastructure pressures all point towards the need for a proactive and growth-orientated strategy. The vision should therefore provide a positive framework for accommodating growth whilst ensuing that development supports wider economic, environmental and social outcomes.

The vision should place particular emphasis on delivering sustainable economic growth, improving housing choice and affordability, supporting thriving communities, enhancing environmental quality and making effective use of existing infrastructure. These objectives should not be framed as competing priorities, and should seek to identify opportunities where multiple objectives can be delivered simultaneously through comprehensive planning and place-making.

The local plan vision should also promote long-term stewardship and resilience, with growth planned in a manner that addresses immediate development needs, whilst also supporting the long-term success of communities through the provision of infrastructure, green spaces, employment opportunities and environmental enhancement. This will be critical given the scale of growth that is anticipated, and needed, over the plan period.

As such, the measurable outcomes associated with the vision should extend beyond housing and employment delivery, and also consider wider indicators of success – including infrastructure delivery, accessibility, environmental enhancement, affordability and community wellbeing.

Belport's landholding at Adlington, as outlined in the 2024 and 2026 Call for Sites submissions, constitutes an achievable, deliverable and available opportunity to realise many of the objectives that the emerging vision is likely to seek to achieve, including the delivery of new homes, economic growth, environmental enhancement, improved accessibility and long-term stewardship. As such, it demonstrates the importance of ensuring that the local plan vision is supported by a flexible spatial strategy that is capable of recognising and bringing forward sustainable opportunities that can deliver multiple planning objectives in a coordinated and comprehensive manner.

5 – Scope of the new Local Plan - Planning for Growth

Belport supports the Council's recognition that the new local plan must make provision for housing, employment, infrastructure and other development needs necessary to support sustainable growth across Cheshire East. The emerging local plan is being prepared with a significantly different context to that which informed the extant Development Plan. The substantial increase in housing need, changing national policy requirements and evolving economic priorities require a comprehensive reassessment of how growth is planned and accommodated across the Borough. The revised NPPF is clear that development plans should "plan positively for future growth and change", and, as a minimum, seek to meet identified needs through sustainable patterns of development.

Belport supports the Council's commitment to preparing a robust evidence base to inform the amount and distribution of development. However, the evidence should not simply be used to identify constraints – the local plan should proactively identify opportunities capable of delivering homes, employment, infrastructure and environmental improvements in a coordinated manner. The NPPF's overarching objectives outline that plans

should pursue economic, social and environmental objectives in mutually supportive ways so that opportunities can be taken to secure gains across all three themes cohesively.

The local plan should therefore adopt a positive growth strategy that reflects Policy S1 of the NPPF, which requires plans to seek to meet development needs in full unless specific national policy constraints provide a strong reason for restricting development or the adverse impacts would substantially outweigh the benefits. Given the scale of housing need in Cheshire East, this is likely to require a broad and flexible strategy that can draw upon a range of development opportunities across the Borough.

The NPPF also requires local plans to set out a vision, spatial strategy and allocations sufficient to accommodate development needs, whilst identifying the infrastructure required to support delivery. The local plan should therefore provide a clear framework for growth which gives certainty to communities, infrastructure providers and developers, whilst ensuring that such development is directed towards sustainable and deliverable locations.

Identifying and Assessing Sites

Belport supports the Council's commitment to identifying and assessing a broad range of sites through the local plan process. Given the significant increase in housing need and the requirement to plan positively for future growth, it is essential that the Council maintains a sufficiently large and diverse pool of site options throughout the plan-making process. The NPPF is clear that development plans should be informed by an assessment of the land available to meet development needs and that this should include "a thorough site identification process to identify a sufficient range and quantity of potential sites".

Belport therefore welcomes the Council's ongoing Land Availability Assessment work and the preparation of a formal assessment methodology. The assessment process should be transparent, objective and evidence-led, ensuring that sites are assessed consistently against clearly defined criteria. This is particularly important given that Policy PM9 requires an assessment of site availability, suitability, achievability, development capacity and likely delivery timescales, with the ultimate objective being identifying appropriate sites capable of supporting the plan's emerging vision and spatial strategy.

The assessment and methodology should place appropriate weight on other factors, including sustainability, accessibility, infrastructure provision, environmental considerations, deliverability and viability. National policy places particular emphasis on identifying land capable of meeting development needs and supporting sustainable patterns of growth. The local plan should therefore ensure that assessment criteria do not place disproportionate weight on individual constraints without also considering the wider benefits and opportunities that sites may offer in contributing towards housing delivery, economic growth, environmental enhancement and infrastructure investment.

Belport also notes that the revised NPPF places greater emphasis on connectivity, sustainable transport and the role of existing infrastructure in shaping development patterns. Policies S2 and TR1 require plans to direct development towards locations capable of supporting sustainable patterns of movement and making effective use of existing infrastructure. The site assessment process should therefore properly recognise the benefits of locations that are accessible, well-connected and capable of supporting sustainable development objectives.

In this context, Belport's land interests at Adlington represent one of a number of opportunities that should be considered through the assessment process on their planning merits. As demonstrated in the submission to the Council's Call for Sites exercise, the landholding benefits from a combination of scale, accessibility and proximity to existing infrastructure, and has the potential to contribute to a range of local plan objectives.

The success of the new local plan will ultimately depend on the Council's ability to identify a sufficient portfolio of suitable, achievable, available and deliverable sites capable of coming forward throughout the plan period. Belport therefore strongly supports an evidence-led approach to site assessment, which reflects the requirements of NPPF Policies PM8 and PM9, and positively identifies opportunities capable of contributing towards the Borough's long-term growth objective. Belport welcomes the opportunity for continued engagement to demonstrate how their landholding at Adlington can help the Council achieve these goals.

5 – Scope of the new Local Plan -Settlement Hierarchy

Belport supports the Council's review of the settlement hierarchy and considers it fundamental to the development of a sound spatial strategy. The settlement hierarchy should be reviewed objectively and informed by up-to-date evidence relating to sustainability, accessibility, infrastructure capacity, service provision and future growth potential.

The review provides an opportunity to move beyond a predominately historic assessment of settlements and instead focus on their functional role within the wider Borough. In particular, greater weight should be given to factors such as public transport connectivity, access to employment opportunities, availability of community infrastructure and the ability of settlements to support sustainable patterns of development.

This approach is consistent with the objectives of NPPF Policies TR3 and S5, which place increased emphasis on directing development towards sustainable and well-connected locations. Settlements with strong rail accessibility should therefore be given greater recognition within the hierarchy than may previously have been the case under earlier national policy frameworks.

Adlington performs an important functional role within the Borough. The presence of a rail station, primary school, village facilities and connections to neighbouring settlements demonstrates that Adlington operates as a sustainable community. These characteristics should be afforded appropriate weight when considering the settlement hierarchy.

Belport considers that the hierarchy should form an evidence-based framework for identifying where growth can be accommodated most sustainably. This will be particularly important given the scale of development now required and the need to ensure that a sufficient range of locations are capable of contributing towards the Borough's housing and economic needs.

The hierarchy should be closely aligned with the settlement boundary review, Green Belt assessment and spatial distribution work to ensure that strategic decisions are informed by a consistent and robust evidence base.

5 – Scope of the new Local Plan - Transport and Infrastructure

Belport supports the Council's commitment to aligning growth, transport and infrastructure through the preparation of the new local plan. The scale of development required across Cheshire East means that infrastructure considerations must be central to the development of the spatial strategy. Decisions regarding the location and distribution of growth should be informed by infrastructure capacity and connectivity from the outset, ensuring that development is directed towards locations where existing infrastructure can be utilised effectively and where future investment can be delivered in a coordinated and sustainable manner.

The emphasis placed within the revised NPPF on a vision-led approach to transport planning is particularly relevant. National policy increasingly supports the concentration of development in sustainable locations that benefit from good public transport accessibility and which can reduce reliance on private vehicle travel, helping residents access employment, services and wider economic opportunities.

Policy GB7(1)(h)(i) of the NPPF provides explicit support for residential and mixed-use development within reasonable walking distance of a well-connected station, whilst Policy L3(2)(c) establishes minimum density expectations for development in such locations. These policies demonstrate the Government's intention to maximise growth opportunities around highly sustainable transport hubs and promote the efficient use of land where strong public transport connectivity exists.

Belport supports this approach and considers that the emerging local plan should place significant weight on accessibility, connectivity and public transport provision when assessing the suitability of locations for future growth. In the context of the substantial increase in housing need facing Cheshire East, there is a clear

opportunity to prioritise locations that can contribute towards both housing delivery and wider sustainability objectives through their proximity to existing transport infrastructure.

Belport's Adlington landholding benefits from an existing railway station, established community facilities, proximity to employment opportunities and connections to Manchester, Stockport, Macclesfield and the wider rail network.

Belport considers that Adlington is a sustainable and well-connected community which warrants full consideration through the Council's settlement hierarchy review and emerging spatial strategy. The village benefits from an established residential population, a primary school, village hall, local businesses, railway station and access to nearby employment centres and higher-order settlements.

The Council's emerging Infrastructure Delivery Plan should take a comprehensive view of infrastructure requirements, including utilities, digital connectivity, education, healthcare, green infrastructure, active travel networks, recreation provision and community facilities. The local plan should ensure that infrastructure planning is fully integrated with site selection and growth distribution decisions so that communities are supported by the facilities and services required throughout the plan period.

Belport supports the preparation of the Infrastructure Issues and Context Report and subsequent Infrastructure Delivery Plan and considers that these documents will be critical in identifying infrastructure constraints, investment priorities and opportunities to support sustainable growth. The emerging evidence base should be used to ensure that growth is directed towards sustainable and accessible locations, whilst providing certainty that the infrastructure necessary to support development can be delivered in a timely and coordinated manner.

5 – Scope of the new Local Plan - Local Plan Evidence Base

Belport supports the Council's commitment to preparing a comprehensive and robust evidence base to underpin the emerging local plan. The NPPF requires plans to be informed by a baseline understanding of the needs, opportunities, constraints and wider context of the area, and that evidence should be relevant, proportionate and drawn from suitable and up-to-date sources. The quality and transparency of the evidence base will be fundamental to ensuring that the local plan is positively prepared, justified and capable of withstanding public examination.

Belport notes and welcomes the extensive list of existing and proposed evidence base documents that will inform the local plan. However, it is noted that whilst the consultation website makes reference to the preparation of a Green Belt Assessment (and national policy clearly supports this), there is no specific Green Belt Assessment within the published evidence base being prepared.

The revised NPPF is clear that the preparation of local plans should be informed by an assessment conducted in accordance with Annex E, which identifies Grey Belt land and informs any Green Belt boundary alterations. Policy GB2 specifically requires local plans to be informed by an assessment which evaluates the contribution that land makes to Green Belt purposes, whilst Policy GB3 requires exceptional circumstances and reasonable alternatives to be properly considered before boundary changes are proposed. Annex E further provides a detailed methodology for undertaking Green Belt Assessments.

Given the importance of this workstream, it is Belport's view that the Council should prepare and publish a dedicated Green Belt Assessment as a standalone evidence base document which should be prepared sufficiently early in the plan-making process to inform strategic decisions regarding site selection, settlement hierarchy reviews and the spatial distribution of development.

Conclusion and Summary

Belport welcomes the opportunity to participate in the Cheshire East Local Plan Scoping Consultation and supports the Council's commitment to preparing a new local plan that responds positively to the Borough's future housing, employment, infrastructure and environmental needs. The scale of the housing requirement now facing Cheshire East, together with the Council's current housing land supply shortfall and recent changes to national planning policy, demonstrates the need for a robust, ambitious and deliverable plan-led strategy.

In this context, Belport's landholding at Adlington represent a significant strategic opportunity capable of supporting the Council's long-term objectives. The land benefits from strong rail connectivity, proximity to economic and employment centres, an established settlement context and the capacity to deliver a comprehensively planned mixed-use development incorporating new homes, employment opportunities, community facilities, infrastructure improvements and extensive green infrastructure. Adlington is therefore well placed to contribute towards the delivery of sustainable growth in accordance with emerging national and local planning priorities.

Belport respectfully requests that Cheshire East Council gives full consideration to these representations and ensures that land at Adlington is assessed thoroughly and objectively through the emerging evidence base, site assessment process and spatial strategy work. Belport looks forward to continuing discussions with the Council as the local plan preparation progresses, and would be pleased to discuss any of the matters raised in these representations, and provide further information to assist the Council.

Yours sincerely



Hannah Blunstone
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For and on behalf of CBRE Limited

cc. Mr A Davis – Belport Adlington Limited

Ms A Hare – Belport Adlington Limited