

Rt Hon Steve Reed MBE MP
Secretary of State for Housing,
Communities and Local Government

BY EMAIL

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DATE: 22/12/2025
OUR REF: NM/MG

Dear Steve Reed

Re: Adlington New Town – objection from Cheshire East Council

We are formally writing to register Cheshire East Council's objection to the proposed New Town at Adlington

On the 10th December 2025, Cheshire East's Full Council considered a notice of motion relating to the government proposed New Town at Adlington, Cheshire. The Council meeting was attended by 71 councillors and over 100 members of the public representing Town & Parish Councils, interest groups and local residents.

The strength of feeling was clear – there are significant concerns about the impact of the New Towns proposal on Adlington and the surrounding areas. Public speakers and councillors alike spoke passionately and articulately during the debate.

The Notice of Motion was brought forward in response to the independent New Towns Task Force's proposition to establish a New Settlement of up to 20,000 homes on land at Adlington. A copy of the notice of motion is enclosed for your reference.

It is important to emphasise that Cheshire East Council is neither the proposer nor the decision-maker for the Adlington New Town proposal. The decision on the proposal rests solely with you as the Secretary of State.

However, we cannot ignore the fundamental flaws in the proposal nor the considerable opposition from the people of Adlington, its surrounding parishes and neighbouring towns.

Following a vote, all 71 councillors present at Full Council unanimously supported the motion.

The Notice of Motion contained two key recommendations:

1. That this Council formally objects to the proposal for a New Town on land at Adlington.
2. This Council requests and authorises the Leader and Deputy Leader to write to the Secretary of State for Housing Communities and Local Government (the decision maker) asserting the Council's opposition to the proposed New Town at Adlington and setting out the reasons for its opposition.

Cheshire East Council is committed to a plan-led approach to development, as set out in the council's adopted Local Plan Strategy, which includes appropriate consultation with local communities.

The Council recognises that to meet all identified needs and to support local communities and businesses, and enable a thriving economy, there is a need for additional housing and a diverse mix of sizes and tenures – including affordable and social homes, specialist housing, homes for older and vulnerable adults, starter homes and properties for rent.

However, the proposal to establish a New Town at Adlington is unacceptable to Cheshire East Council for several reasons, and in some respects, inconsistent with the Government's own planning policies. Our Principal concerns and objections are as follows:

1. Planned Development: New Housing sites should be brought forward through the Local Plan process with meaningful community involvement.
2. Brownfield First: Brownfield sites and the regeneration of older urban areas should be prioritised, supporting the revitalisation of towns such as Crewe and Macclesfield and our Market Towns. Inner town development generates footfall driving vitality and viability. The Government should focus on and make it easier to bring brownfield sites back into use, including providing funding to address viability gaps for both small and large sites.
3. Protection of Greenfield and Ecological Assets: The Adlington site comprises extensive high-quality grazing land, several long-established farms and significant woodlands. The Parish of Adlington contains more trees than any other parish in Cheshire East. The site also includes other areas of ecological significance. The loss of these assets needs to be carefully weighed against the

need for new housing. Vulnerability to flooding is also a concern and drainage / flood protection should be installed to reflect the current environmental experience.

4. **Support for Rural Communities:** The Council is committed to supporting rural communities. Rurality is also a priority for the Cheshire and Warrington Combined Authority Shadow Board as our sub region moves forward as part of the Devolution Priority Programme process.
5. **Green Belt Protection:** Adlington and its neighbouring parishes have been within the North Cheshire Green Belt for many years. The primary purpose of the Green Belt is to prevent the coalescence of larger settlements and to preserve the identity of the towns, villages, and hamlets. The proposed New Town would create a continuous built form from Macclesfield to Stockport, contrary to the established purposes of the Green Belt.
6. **Road & Rail Capacity:** This is a significant concern. A comprehensive sustainable transport strategy will be required to mitigate the currently high risk that the site becomes car dependent. The government would need to ensure that necessary infrastructure is prioritised, fully in place before development is commenced, with improvements to address capacity issues on the whole rail line, including the West Coast Main line.
7. **Health Facilities/ Healthcare** – concern exists on the provision of health facilities and capacity of healthcare, with the impact on existing Hospitals in Macclesfield and in Stockport, and therefore a new hospital would be essential but this doesn't appear to have been considered.
8. **Education** – The proposal needs to provide infrastructure and facilities for both primary and secondary education to a timeline that does not place pressure on adjoining schools and towns. The proposals do not identify that this will be put in place before significant houses are built.
9. **Lack of Engagement:** This proposal has been brought forward without any formal involvement of Cheshire East's elected representatives or local town and parish councils or engagement with residents and other key stakeholders, despite the Task Force report suggesting that the recommended sites enjoyed a degree of local support. Local voices must be heard before any decisions are made.

Finally, at the Lords Built Environment Committee last week, the landowner, Belport, advised the committee that they believed all the infrastructure costs should be shared by both the government and landowner. Clarity on the government position on investment in infrastructure is essential at the earliest opportunity. It is a concern that this government investment in infrastructure would be to the detriment and a deflection of

much needed investment into the built environment of existing town centres nearby, particularly Macclesfield.

For all the above reasons and as a result of the Full Council decision, we urge you as Secretary of State and the key decision maker, to remove Adlington from the New Town Taskforce's list of suggested New Towns.

Thank you for your consideration of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nick Mannion', with a long horizontal stroke extending from the end.

Cllr Nick Mannion
Leader of Cheshire East Council

A handwritten signature in black ink, appearing to read 'Michael Gorman', with a stylized, cursive script.

Cllr Michael Gorman
Deputy Leader of
Cheshire East Council