

YOUR VOICE MATTERS!

Cheshire East Local Plan Scoping Consultation-Response Guidance

To help you shape your comments or written response, before responding take a moment to answer these questions in your own words:

- **Why does Adlington matter to you personally?**
- **What specific issue affects you or your family?** (traffic, services, countryside, farming, wildlife, etc.)
- **What infrastructure concerns do you want the council to assess?**
- **What cumulative impacts around Adlington should be considered?**
- **Why should working farms or productive farmland be protected?**
- **What wildlife, habitats or ecological features matter to you?**
- **Why do you support a brownfield-first approach?**
- **What should happen before Greenbelt or countryside is released?**
- **How will you make sure your response is in your own words? Include personal stories, memories and ideas if you have them?**

and consider the below key Issues you may wish to raise:

1. Infrastructure Must Come Before Development

Ask the council to demonstrate that essential infrastructure can support future growth:

- Roads, junctions and congestion
- Rail capacity (not just station proximity)
- Bus services and public transport
- School places
- GP surgeries, hospitals, dentists
- Water supply and wastewater
- Drainage, sewerage and flood risk
- Digital infrastructure
- Waste services
- Emergency and community services

Key point:

Development around Adlington must not be assessed site-by-site. The cumulative impact of multiple sites must be properly evaluated. Ask what happens when the combined impact of multiple sites is considered.

2. Five-Year Housing Land Supply

- Cheshire East currently cannot demonstrate a five-year housing land supply.
- You may wish to comment on:
 - Whether this increases the risk of speculative development
 - Whether the Plan identifies enough deliverable housing land
 - Whether an interim statement is urgently needed

3. Brownfield-First Approach

- Support a brownfield-first strategy
- Redevelopment of brownfield land
- Regeneration of historic industrial sites

YOUR VOICE MATTERS!

Cheshire East Local Plan Scoping Consultation-Response Guidance

- Re-use of empty buildings
- Protection of Greenbelt land where alternatives exist
- Before any Greenbelt or farmland is released, ask the council to show that all suitable brownfield opportunities have been fully assessed.

4. Protect Farms & Productive Farmland

Farmland is not “empty land”. It is:

- A finite resource for food production
 - Essential to farming businesses and rural livelihoods
 - A key part of landscape, hedgerows and field boundaries
 - Habitat for wildlife
 - Integral to the character of Adlington
-
- **Once farmland is built on, it is permanently lost.**
 - Assess the agricultural value of land before considering its release.
 - Consider the effect on existing farming businesses and the viability of remaining farms.
 - Consider food production, landscape, hedgerows and field boundaries.
 - Show that suitable brownfield and previously developed land have been properly considered first.

5. Wildlife, Biodiversity & Ecological Corridors

Ask the council to look not only at individual protected species but also at the wider network of and ecology of interconnected habitats that local wildlife relies on.

- Hedgerows and mature trees
- Ponds, streams and watercourses
- Farmland habitats
- Wildlife corridors and connectivity
- Habitat fragmentation
- Cumulative ecological impacts

6. Greenbelt & Countryside Protection

The countryside around Adlington provides:

- Openness and landscape character
- Separation between settlements
- Farming and food production
- Wildlife habitat
- Recreation and wellbeing
- The identity of the village

“The countryside around Adlington is not simply undeveloped land. It is working farmland, wildlife habitat and an important part of the character of our village.”

7. Flooding & Climate Resilience

YOUR VOICE MATTERS!

Cheshire East Local Plan Scoping Consultation-Response Guidance

You may wish to raise:

- Flood risk
- Surface water management
- Drainage capacity
- Natural flood management
- Rivers and watercourses
- Climate resilience

8. Heritage & Local Character

Consider:

- Historic buildings and mills
- Conservation areas
- Local identity and village character
- Landscape protection

9. Sustainable & Proportionate Growth

A site being physically large enough to hold houses does **not** make it a sustainable place to live. Real sustainability depends on whether people can work, travel and access essential services without overwhelming local infrastructure.

Ask whether growth:

- Is proportionate to each area
- Reflects genuine local need
- Is supported by adequate infrastructure
- Is appropriately distributed across the borough
- Is genuinely sustainable in terms of transport and access to services
- **Public transport & active travel**

Can buses, trains and safe walking/cycling routes genuinely support hundreds of new residents?

- **Schools, shops & healthcare**

Are local services already stretched, and can they absorb further demand?

- **Traffic & carbon emissions**

Will the development increase car dependency and congestion?

- **Flood risk & water resources**

Can drainage, water supply and wastewater systems cope?

- **Biodiversity & farmland loss**

YOUR VOICE MATTERS!

Cheshire East Local Plan Scoping Consultation-Response Guidance

What happens to wildlife networks, soil carbon and productive farmland?

Station Nearby ≠ Rail Capacity

The new National Planning Policy Framework (NPPF) (Aug 2026) gives a default “yes” to development near rail stations, but **a station does not guarantee the railway can cope.**

- Lines ARE already **full and constrained**
- More trains will cause **pathing conflicts**
- Higher frequency needs **major upgrades**
- Longer trains require **platform extensions**
- Extra stops will **slow regional and national services**

Proximity is not capacity. Sustainable transport depends on the railway, not just the station.

10. Employment & Local Economy

You may comment on:

- Balance between housing and employment
- Support for existing businesses
- Future economic growth
- Mixed-use developments

11. Community Facilities

- Consider:
- Leisure facilities
- Libraries
- Community centres
- Open space
- Children's play areas

12. Council Transparency & Evidence

You may wish to ask:

- How sites are selected
- Whether supporting evidence is clear
- Whether enough information has been published
- Whether sufficient time has been provided for public feedback

13. Community Engagement

Highlight the need for:

- Listening to residents
- Engagement with Town and Parish Councils
- Involvement of local campaign groups
- Ongoing, meaningful engagement throughout the plan process

14. Transport & Travel



SAVEADLINGTON.CO.UK

Prepared by Supporters of the Adlington Greenbelt

YOUR VOICE MATTERS!

Cheshire East Local Plan Scoping Consultation-Response Guidance

Consider:

- Walking and cycling
- Public transport
- Rail capacity (not just station proximity)
- Bus services
- Connectivity between communities
- Whether existing transport infrastructure can support proposed growth

15. Design Quality

You may wish to raise:

- Good property design
- Attractive developments
- Ample green spaces
- Walkable neighbourhoods
- Safe streets

16. Health & Wellbeing

Consider:

- Access to green space
- Recreation
- Mental wellbeing
- Healthy communities
- Air quality