

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Planning Committee		
MEETING DATE AND TIME	13 th November 2025 7 pm	LOCATION	Congleton Town Hall
REPORT FROM	Cllr Amanda Martin		
AGENDA ITEM REPORT TITLE	11 Nightingale Land Public Consultation		
Update	Public consultation for Nightingale Land's proposals for a residential development of up to 90 homes at Sandbach Road, Congleton. Site Location: Situated to the west of Congleton, the site (shown outlined in red) lies just outside of the settlement boundary defined in the Local Plan. The site is almost wholly situated within the Newbold Astbury-cum-Moreton Parish, albeit with a small area on the northern boundary of the site which falls within Somerford Parish. The site comprises agricultural fields, with agricultural out-buildings and hardstanding, measuring circa 4.9 hectares in total. Directly to the north and east of the site is land which is currently the subject of planning application 25/2500/OUT. This is a proposal for up to 120 homes, which is presently being determined by Cheshire East Council. It is proposed the site will be accessed through the creation of a new priority-controlled junction onto Sandbach Road. The existing access to the site would be retained for pedestrian access. View the Consultation Leaflet and Proposed site layout at https://www.lanetownplanning.co.uk/sandbachroad/ How to Comment: The consultation period will be open until 14 November 2025. You can submit your comments: By email (preferred): consultations@nightingaleland.co.uk using "Sandbach Road, Congleton Consultation" as the email subject. By Post: Land South of Sandbach Road Consultation, Nightingale Land, Adlington House, Alexandria Way, Congleton, Cheshire, CW12 1LB		
Financial Implications	None related to this report.		
Environmental Implications	None related to the report. The environmental impact of a new housing estate would need to be addressed in the consultation response.		
Equality and Diversity	None related to this report.		
Decision Requested	To form and submit a response to the planning consultation from Congleton Town Council.		