

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	David McGifford – Chief Officer		
AGENDA ITEM REPORT TITLE	12 CEC Environment & Communities Meeting Call for Sites		
Background	Cheshire East Council Environment and Communities Committee – Thursday, 13 November, Agenda Item 7: Local Plan Update Cheshire East Council is reviewing progress on the Local Plan in light of national planning reforms. The Committee will consider launching a further “call for sites” and delegate authority for future decisions on the Local Plan. Purpose of the Local Plan The Local Plan guides where development, infrastructure, and services should go, supporting priorities in the Cheshire East Plan and Local Transport Plan. It ensures development is coordinated and supported by the right infrastructure. Call for Sites 2024 A total of 365 sites were submitted across the borough for potential housing and economic use. These have been mapped and recorded. This report highlights potential Congleton sites that may come forward for further assessment, although no decisions or commitments have yet been made. Appendix 1 (see below) lists the potential sites in the Congleton Boundary and includes sites in neighbouring parishes as Congleton will still be the main service centre. You can view the mapped site on this link: National Planning Reform The Government’s reforms are introducing major changes: • Housing requirement has increased to 2,603 homes per year (including a 5% buffer), creating a five-year land supply shortfall and triggering the “tilted balance” in planning decisions – favouring approval of sustainable housing proposals unless material harm is identified. • Introduction of “Grey Belt” land – areas within the Green Belt that make a limited contribution to its main purposes – may open new development opportunities. • A Green Belt Review is underway to identify Grey Belt locations and assess the performance of existing Green Belt land.		

Financial Implications	None related to this report.
Environmental Implications	None related to the report. The environmental impact of any new development would need to be assessed for each application.
Equality and Diversity	None related to this report. Equality and diversity of any new development would need to be assessed for each application.
Decision Requested	None. This paper is for information purposes.

REF	Site Name	Address	Size (ha)	Submitted Uses
HE 39	Land off Higginson Close	Higginson Close, Congleton	0.64	Housing
HE 53	Land adjacent to Buxton Rd	Buxton Rd Congleton CW12 3PH	13.08	Housing
HE 110	Land West Of Padgbury Lane	Congleton, CW12 4LP	1.97	Housing
HE 151	Land of Waggs Rd	Congleton CW12 4BU	4.06	Housing
HE 159	Land North Of Banky Fields	Banky Field/ Waggs Rd CW12	2.05	Housing
HE 327a	Land at Beech House	Buxton Rd, Congleton	1.7	Housing (Inc C2)
HE 327b	Land South of Tommys Lane	Tommys Lane	0.98	Housing (Inc C2)
HE 327c	Land at Bank Place Farm	Tommys Lane	3.77	Housing (Inc C2)
HE 327d	Land North of Brookhouse Lane	Brookhouse Lane/Bromley Farm	0.89	Housing (Inc C2)
HE 350	Land at Belbro Farm	Padgbury Lane Congleton	1.37	Housing
Total Hectares			30.51	

SITES LISTED AS CONGLETON SUBMISSIONS TO THE CALL FOR SITES 2024 BUT IN FACT RELATE TO NEARBY PARISH

Somerford				
HE 32a	Land off Chelford Road	Chelford Road, Congleton, CW12 4ZG	14.17	Housing /Commercial Housing/Industry/C
HE 163	Land east of New House Farm	Holmes Chapel Road, CW12 4SN	39.83	ommercial
HE 296	Land at Sandbach Rd	Congleton, CW12 4SQ	5.02	Housing
Astbury				
HE 13	Land at Whetstone Edge Farm	Congleton, CW12 4TE	8.39	Housing
HE 113	Land North of Sandbach Road	Sandbach Road, Congleton, CW12 4TE	5.7	Housing
HE 189	Land South of Sandbach Rd	Sandbach Rd, Congleton CW12	5.43	Housing
Hulme Walfield & Somerford Booths				
HE 43	Land North of Dane Valley Roundabout	Wolstenholme Elmy Way	6.65	Housing
HE 190	Land to the west of Giantswood Lane	Giantswood Lane	5.59	Housing
HE201	Land East of Hallgreen Lane	Hallgreen Lane, CW12 2LY	9.3	Housing
Eaton				
HE 150	Land of Macclesfield Rd	Macclesfield Rd, CW12 2NB	7.45	
HE 236	Land West of Macclesfield Rd	Congleton, CW12 2NA	2.91	Housing
Total Hectares			110.44	