

Good morning, Chair & Councillors thank you for allowing me to speak:

I am here today to urge you all to support the Motion regarding housing targets.

For example; in Sandbach there have been significant increases in new builds, services are stretched and our roads are constantly grid-locked. Note there has not been a transport study carried out here since 2016.

The Middlewich bypass will dump more traffic onto Sandbach, and much more when the 1,950 locked-in new homes are built there. Large HGV's vehicles get off at J17 and use Sandbach bypass to get to Crewe rather than J16, that is a fact.

We are now left in the ridiculous position of needing a bypass to circumnavigate the bypass!

Where will the funds come from for the required transformation of our infrastructure? This cannot come from S106 monies alone.

The Cheshire East Council Housing Completions Report states Sandbach has had 3,248 completions from 2010 to 2024. Out of the key service centres towns we have had many more builds in comparison to all other towns with the exception of Congleton which has a much larger population and a new bypass.

In just the last 6 months alone we have seen 217 new houses approved and 840 have been put through for outline planning permission to date.

By accepting the new target the Council finds itself disadvantaged from the outset, at the whim of speculative developments with the potential for substantial costs fighting appeals without a local plan.

To be very clear this not about stopping new homes, it's about making sure they are allocated fairly across all areas, built in the appropriate places, in a managed time-frame, with infrastructure to match, not forced on communities by developers applying pressure, offering sweeteners and taking advantage of the current situation.

As elected Councillors you will be voting today to ask the Government to lower the housing target and to ask for a grace period to get neighbourhood and local plans properly developed.

I am asking that you vote cross-party with consideration for all the residents of Cheshire East. Lastly, I'd like to call on Councillors to request a named VOTE. Thank you for listening.