

Council

Supplementary Agenda

Date: Wednesday, 10th December, 2025
Time: 11.00 am
Venue: The Tenants' Hall, Tatton Park, Knutsford WA16 6QN
(postcode for Sat Nav WA16 6SG)

6. **Notices of Motion** (Pages 3 - 6)

To consider any Notices of Motion that have been received in accordance with the Council Procedure Rules.

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Notice of Motion – Adlington New Town**Proposed by Cllr Fiona Wilson and Seconded by Cllr Mike Sewart****Introduction**

This Notice of Motion is brought forward because we object to the Independent New Towns Task Force's (NTTF) proposition to establish a New Settlement of up to 20,000 homes on land at Adlington. We recognise that the decision maker is the Secretary of State, not the Council.

Additionally, we are concerned at how this proposal was brought forward, with a lack of public consultation on behalf of both the landowner (Belport) and the NTTF.

Cheshire East Council cannot ignore either the fundamental flaws of the proposal or the significant opposition from the people of Adlington, its surrounding parishes and neighbouring towns.

In short, we cannot support the building of a New Town at Adlington and as such we would recommend that the Council's opposition to the proposal should be formalised.

Recommendation

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.
3. That should any further proposals, of a similar nature, be brought forward, that the details of such proposals are referred to the Council's Economy and Growth Committee for consideration.
4. Similarly, in the event of the Adlington proposal moving to the next stage, the formal response to any further consultation should also be referred to the Economy and Growth Committee and the Council's formal response to such matters be agreed via the Economy and Growth Committee.

Reasons for this Notice of Motion

There are several reasons why the proposal to establish a 20,000-home New Town on land at Adlington is unacceptable to us, not least that the proposition is at odds with several of the Government's own planning policies.

There is a recognition that there is a need for additional housing; with a good mix to meet all identified needs including affordable homes, specialist housing; for older and vulnerable adults, starter homes and properties for rent.

However, these new sites should be brought forward in a planned way as part of the Local Plan process with the involvement of our communities, prioritising the use of brownfield sites and the regeneration of older urban areas, helping to revitalise Towns like Crewe and Macclesfield. The Government needs to make it easier for brownfield sites to be bought back into use.

While it is understood that some greenfield land will be needed to meet these additional housing needs, this should not be on land which either has recognised ecological value or would result in the loss of our best agricultural land.

The site at Adlington encompasses many hectares of high-quality grazing land, with several long-established farms. Additionally, the site includes significant areas of woodland; notably there are more trees within the Parish of Adlington than in any other parish of Cheshire East. The site also includes many other areas of land with recognised ecological value. The loss of such assets needs to be carefully weighed against the need for additional housing. The Council also notes the commitment to rurality by the emerging Cheshire and Warrington Combined Authority Shadow Board as part of the Devolution process.

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, which lay in between. The proposed New Town would create a run of continuous built form from Macclesfield to Stockport, which would be at odds with the established purpose of including land within the Green Belt.

Finally, this proposal has been brought forward without any formal involvement of CEC elected representatives or local town and parish councils. Neither was there any formal engagement with the residents of Adlington and surrounding parishes, or other key stakeholders, in advance of the NTTF's decision being made public. This is despite the NTTF report suggesting that the 12 recommended sites enjoyed 'a degree of local support'.

For all these reasons we would urge the Secretary of State to remove Adlington from the NTTF's list of suggested New Towns and not permit it to progress to the next Stage of the process.

However, should the Minister not agree to our request to remove the site at Adlington from the NTTF's list of suggested New Towns and allows the matter to progress to the next stage, then Cheshire East Council, in drawing up its submission to any consultation, would require that if any site in our Borough was eventually considered, infrastructure would be provided to ensure that:

- a) The provision of any New Town has a focus on providing affordable and social housing, as well as good employment opportunities.
- b) Primary health care (GPs), hospitals, education and community services and facilities must be provided concurrent with the provision of any new homes.

- c) That within the development there is provision of quality public open space, sporting and leisure facilities, as well as a range of retail outlets to serve residents needs within walking distance, together with sustainable and affordable public transport, linking into the wider network.
- d) Drainage and flood protection should be installed to reflect the current environmental experience.
- e) Any proposal should look to maximise the protection of, and enhance where possible, the biodiversity of the location whilst also looking to ensure long-term food security.

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