

The site

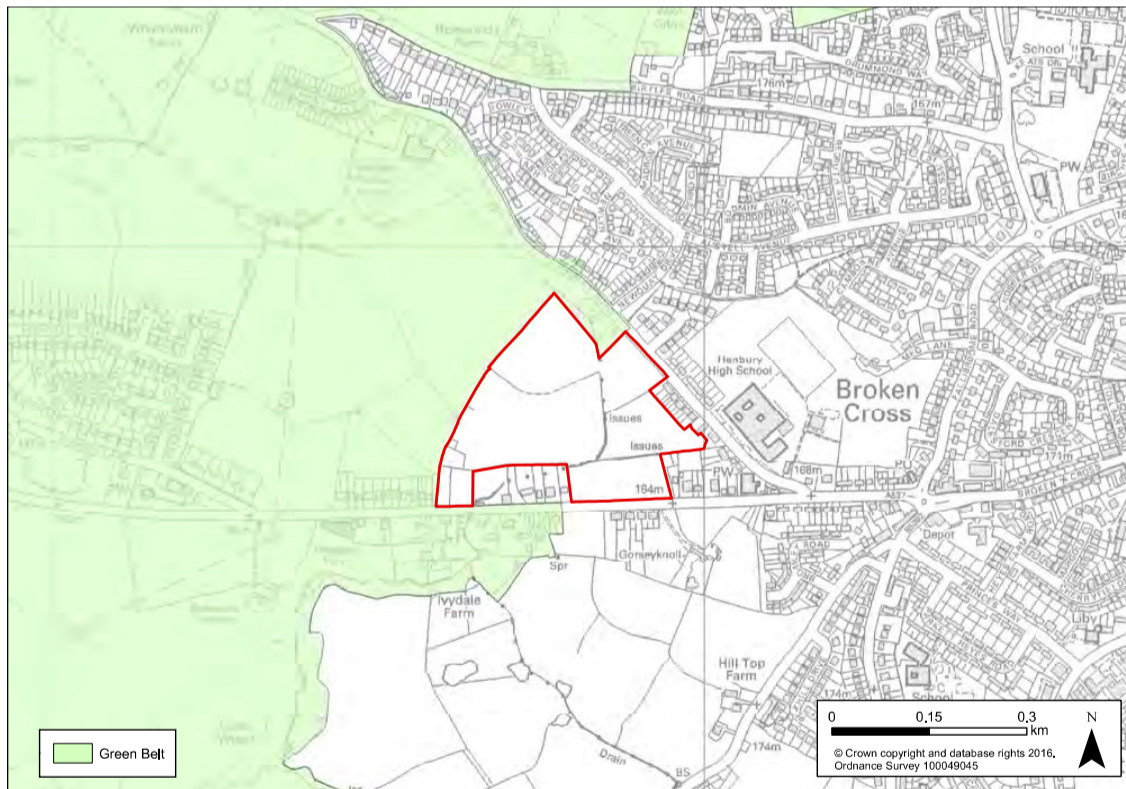


The application site boundary

The site is approximately 5.4 hectares in size and is located to the West of Macclesfield on the urban fringe. It is bordered by Whirley Road and residential development to the North and East, Chelford Road and individual residential properties to the South and open fields to the West. The site is positioned in a sustainable location, within an accessible walking distance to a range of existing shops, services and other facilities in the local area.

The land forms part of a wider area which is allocated for residential development under Site CS41 of the Cheshire East Local Plan Strategy. The emerging policy, which is due to be adopted at the end of July, states that the site will deliver:

- Around 150 new dwellings, including affordable housing;
- Provision of public open space and green linkages to existing footpaths and rights of way;
- Incorporation of natural features such as trees, the existing pond and landform features;
- A readily recognisable Green Belt boundary, that will endure in the long term, along the western edge by tree planting and landscaping along the existing hedge line extending to the existing pond;
- Pedestrian and cycle links to new and existing residential areas, shops schools and health facilities; and
- Provision/contributions towards local infrastructure.



From Cheshire East Local Plan Strategy - Figure 15.17a Land between Chelford Road and Whirley Road.



View of the site along Chelford Road



Existing wetland area to the north-west



Existing hedgerow on site



Whirley Road