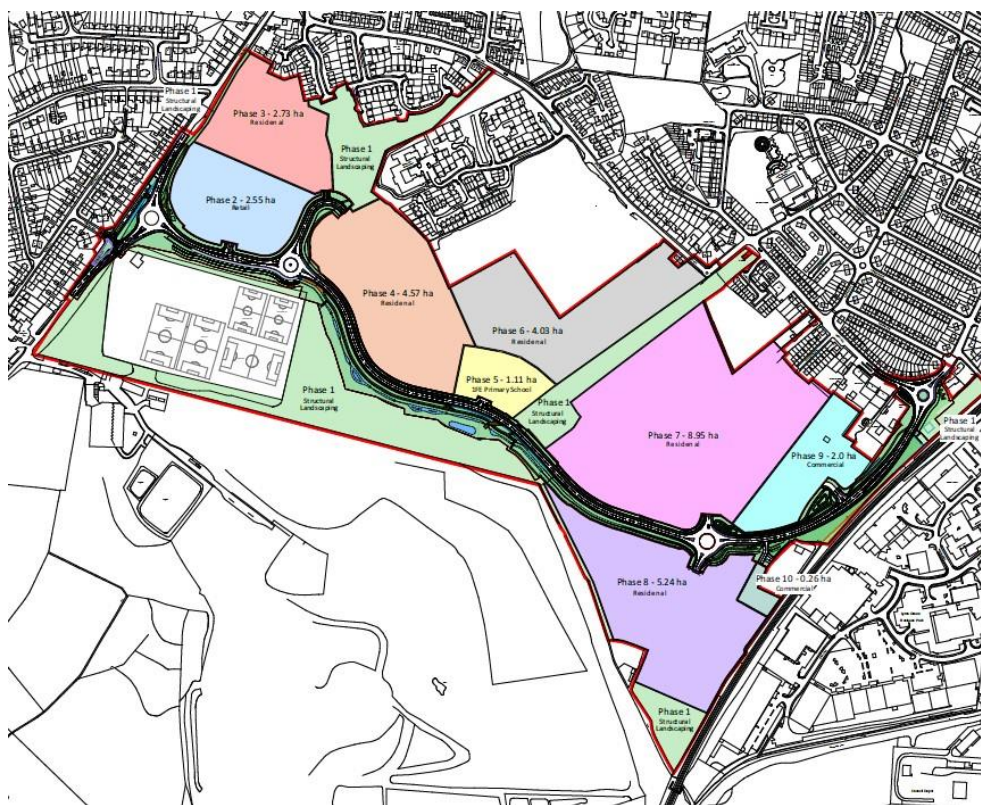


South Macclesfield Development Area Update 01/02/22

The area between Congleton Road, Moss Lane, the West Coast rail line, and Danes Moss has been in Cheshire East Council's Local Plan for over 20 years.



Cheshire East Council is under pressure from national government to build thousands of new homes. In 2019 it gave itself outline planning permission to develop almost 1000 houses, with commercial development, on land next to Congleton Road. A summary of the project, dated 10/04/2017, can be found [here](#), but note there has been some revision. Another 150 files can be found here [17/1874M](#).

The Council is now applying for permission to construct a link road between Moss Lane and Congleton Road, plus other infrastructure. Even amongst those who accept the need for more affordable housing, there is concern about the environmental cost.

As it stands, the proposal will destroy or damage huge volumes of peat on the site and will have a devastating impact on wildlife. It will also increase traffic levels on Moss Lane, from London Road to Ash Grove, and will have limited facilities for cycling.

The consultation period for this application included the Christmas break and closed on 7th January but you can email [your local councillors](#) and the [Strategic Planning Committee](#) who will be making the decision to approve or reject the proposals.

You may wish to join the [Save Danes Moss Facebook Group](#)

The application details are on: <http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=19/1796M>

An outline permission does not allow development until the details have been approved; these are known as "reserved matters". The council is now applying to itself for approval of many reserved matters in a series of separate applications.

The first of these reserved matters applications was made in April 2019 but the public consultation period was announced in mid-December 2021, closing on 7th January 2022. Since this included the Christmas period people may have found it difficult to register their views.

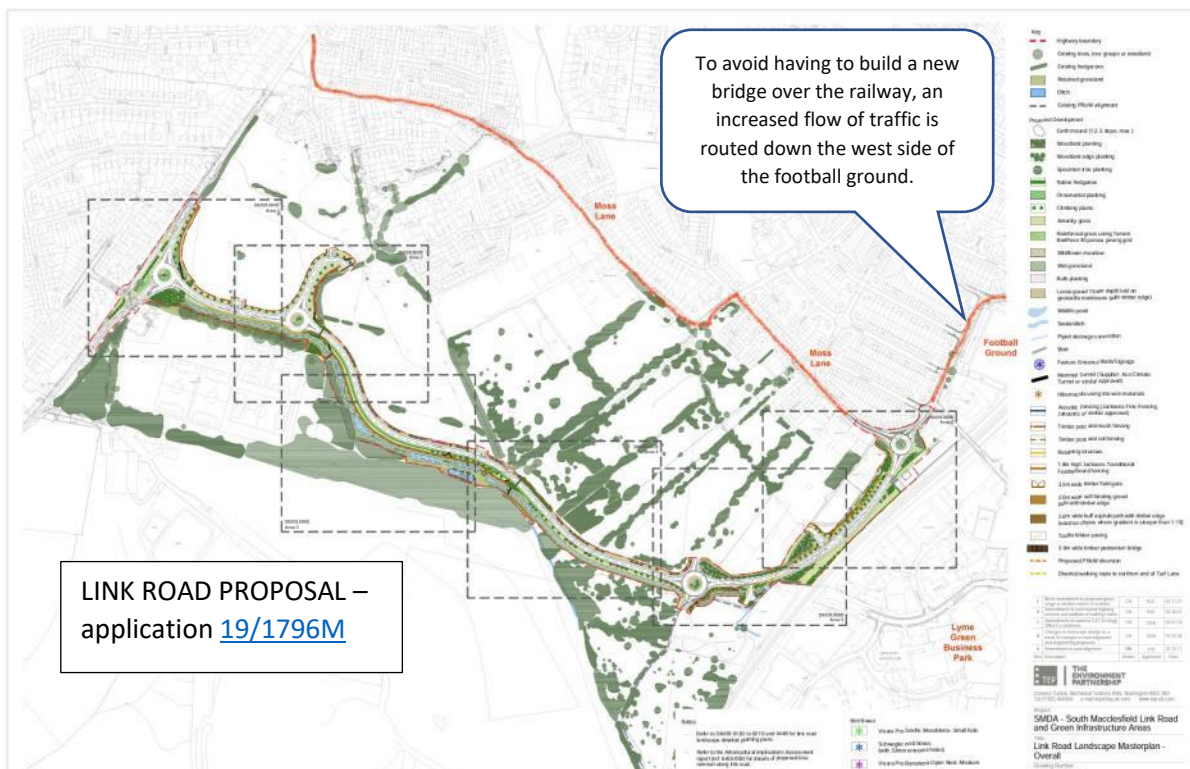
The site sits on top of very large quantities of peat which would be destroyed or damaged by the link road. This will have huge impacts on climate change, natural habitats, and local wildlife - including a nationally rare bird species that nests on the area.

The link road proposals fail on many issues including:

1. Failure to consider climate change impacts;
2. Failure to evaluate impacts on the substantial peat deposits and groundwater on site;
3. Failure to implement an Environmental Impact Assessment of critical issues;
4. Failure to adequately assess impacts on habitats and wildlife;
5. Failure to provide effective mitigation measures for impacts on wildlife;
6. Failure to consider adequate active travel facilities;
7. Failure to provide a cost-effective landscape scheme that maximises environmental benefits;
8. Failure to observe the letter and spirit of Cheshire East Council's Local Plan (specifically policy LPS13), the Carbon Neutrality Action Plan, the Green Infrastructure Plan, the Environment Strategy, and other council policies.



Henbury – this is what destroyed peatland looks like.





Ian Coppack explains the situation, with aerial footage of the Moss site and Henbury.



<https://www.youtube.com/watch?v=LpVaDChf7ZQ>

[Read the position of Cheshire Wildlife Trust](#)

Cheshire
Wildlife Trust