

STATEMENT BY EDWARD TIMPSON MP AT PUBLIC INQUIRY
INTO 900 HOME PLANNING APPEAL BY HADDON PROPERTY
DEVELOPMENTS LTD – 31 JANUARY 2017

I have supported the objections of my constituents since 2013, when I was first invited to meet them to discuss these proposals. Since then I have enabled their Action Committee to meet the Planning Minister, written to Cheshire East Council, the Planning Inspector and hundreds of constituents to further their cause. This is a reflection of the importance placed locally on this application.

In considering this appeal, I would ask that you consider the following:

- a. Both of these appeals are intrinsically linked, if you find against one of them, then it follows that both of them must be refused.

- b. We know that there have been draft local plans in 2014, 2015 and 2016. The Cheshire East Local Plan has been carefully and thoroughly scrutinised and in December 2016 the council received a letter from the Local Plan Inspector which endorsed **all** of their planned sites. It also supported the Council's approach to achieving a 5 year supply of housing land as well as their position on Green Belt and Green Gap policies. The positive letter and supportive response from the Inspectorate allows the Council to progress the Local Plan Strategy through to its latter stages and formal adoption this year. The next step will be a final stage of formal consultation on the Inspector's recommendations, starting early this year. It is of direct relevance to this application that the Gorstyhill site is not and never has been on Cheshire East Council's emerging Local Plan. Accordingly, due to the imminent adoption of the Local Plan it is clear that **significant weight** should be put on its restrictions.

- c. All of the owners of the 716 houses at Wychwood Village and Wychwood Park have written into their deeds there would be a maximum of 725 properties built between the 2 sites. These covenants mean that there is not one legal agreement, but over 700 obligations for planning

purposes to prevent further development. Furthermore, Cheshire East Council put the S106 in place at the time the sites were developed with the intention of protecting the home owners from exactly the sort of unplanned and unsustainable development we are discussing today.

- d. As the local MP for nearly 9 years I have had numerous approaches from my constituents to help them prevent any unwanted planning application, but I have not experienced the sheer volume of objections these particular plans have provoked –I stopped counting at 2,000. The dismay, the distress this issue has caused and the years of residents being unable to sell their houses, people’s lives literally being put on hold is unacceptable!

When residents bought their houses they did so with the guarantee that the ecology and wildlife around them would be respected. They bought them in the confidence that their covenants and the S106 would be guaranteed by the Local Council. They are aware that these proposals do not feature in the Local Plan or the Neighbourhood Plan and therefore the National Planning Policy Framework offers them protection.

I would urge the Inspector to reject these appeals.

A handwritten signature in blue ink that reads "Edward Timpson". The signature is written in a cursive, slightly slanted style.

Edward Timpson MP