



Sandbach Cheshire

Case Study: Residential Sector

The Project

In 2010 Richborough Estates submitted a planning application for residential development on an 18 acre greenfield site in Sandbach. Cheshire East Council's Local Plan demonstrated a need for sustainable development within the area and it was recognised that the supply of preferred brownfield sites was falling. The site was considered to be highly sustainable due to its close proximity to public transport facilities and local amenities involving recreation, shopping and employment.

The Approach

- The Richborough Estates team undertook a forensic examination of the Council's five year housing land supply and concluded that there was a significant shortfall
- A public consultation was held to address feedback from the local community, which revealed concerns over access routes and traffic congestion
- Despite receiving a recommendation for approval from the Planning Officer, Cheshire East Council refused the application
- Subsequently, an appeal against the decision was lodged which was recovered by the Secretary of State (SoS) for the Department of Communities and Local Government (DCLG)
- The SoS dismissed the appeal against the Inspector's recommendation to approve the application
- The decision was challenged successfully and the SoS redetermined the application and granted permission for the scheme
- Cheshire East Council legally challenged the SoS's decision, but this was successfully defeated in the High Court

The Result

- Approval secured for 269 residential units including a mix of house types and sizes, to meet the needs of Cheshire East Council's local plan
- In securing planning permission, the Richborough Estates team pioneered events which lead to the conclusion that Cheshire East could not demonstrate a five year housing land supply
- Improvements to roads and highways for the community, including traffic calming measures
- New footpaths and cycle ways, a new bus shelter, new public open spaces and children's play areas
- The site's canal bank, which is a natural area for ecology, was retained
- The site was sold to Bovis Homes in 2013



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- 269 units including affordable housing
- Creation of new footpaths and cycleways
- Improvements to local highways
- New public open spaces and play areas
- Wildlife preservation

