Land to the south of Congleton Road, Gawsworth

Public Consultation



Consultation Information

Welcome. Thank you for taking the time to visit our website regarding the proposals for residential development on land to the south of Congleton Road, Gawsworth.

Here you'll find the information about what the proposed development consists of and the opportunity to provide any comments. Once you've had chance to review the information, we'd be grateful if you could please fill out a feedback form and provide any comments by 16th November 2026.

We want to create a high-quality new neighbourhood that benefits both new and existing residents. We are committed to listening to local people throughout the process.

If you have any questions on the information presented on the website, please do not hesitate to contact us on the details below:

Email: planningconsultations.uk@avisonyoung.com

Telephone: 0161 228 100

Feedback will be recorded and responded to in the planning application. The deadline for comments is **16th November 2026.**

Thank you!

Who we are

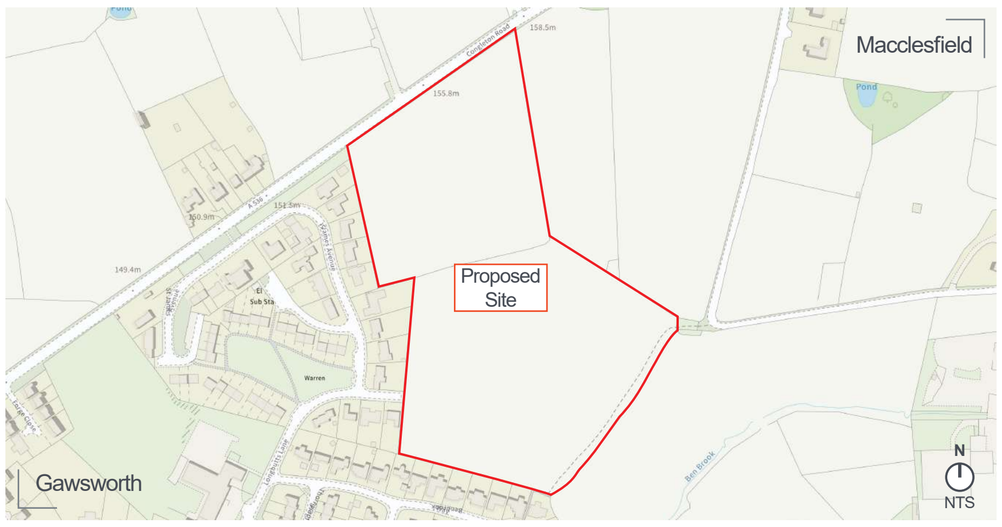
These development proposals for the site are being prepared on behalf of the landowner. The project team consists of an array of professionals with years of experience of working on similar scale applications in the local area and include:

- Avison Young: Planning Consultants
- AEW: Architects
- CW Studio: Landscape Architects
- Astute: Transport
- Urban Green: Ecology, Trees & Biodiversity
- Hannan: Sustainability
- Integra: Ground Conditions & Drainage
- Redmore Environmental: Qir Quality
- Hepworth Acoustics: Noise
- Donald Insall: Heritage

Our Objectives:

The proposed development, if approved, will ensure the following sustainable benefits are delivered:

- Delivering a mix of family housing to improve the offering for future residents;
- Provision of affordable housing of the range and type to meet the identified needs;
- Provision of accessible open space and new play space for existing and future residents;
- Improved on site biodiversity, including increase in tree planting and variation of soft landscaping;
- Increase job creation during construction phases of development;
- Increase in local expenditure to support the local economy; and
- Improved connectivity to promote walking and cycling in the local vicinity.



Sustainable Design

Natural Environments

Green Infrastructure

Sensory-friendly

Contemporary Design

Community engagement

Inclusive Design

Context aware

AVISON YOUNG

Land to the south of Congleton Road, Gawsworth

Project Location

Gawsworth

Site Location

The site area that will be subject to the planning application is shown in red across the page. The site is located to the eastern edge of Gawsworth, with access off Congleton Road (A536) to the north. The site is irregular in shape and measure approximately 5.39 hectares. The site consists of two large, irregular shaped fields, currently used for agricultural purposes and are bordered by low lying hedgerow and trees.

The site benefits from good strategic highway links to the village of Gawsworth to the west and via Congleton Road to Macclesfield to the north and Congleton to the south, two major towns within a ten minute drive of the site. As the site is within close proximity to two major town settlements and Gawsworth village, it benefits from good access to a number of existing amenities. Within Gawsworth village these amenities include Gawsworth Primary School, Village Hall, recreational and outdoor play space and local convenience store (Gawsworth Hub). Within Macclesfield there are far greater provisions including supermarkets, retail parks, shopping centres, primary and secondary schools, food and drink establishments and healthcare.

Site Context

With an area of 53,900m² (5.39 ha), the site is currently an undeveloped agricultural field used for corn cultivation. The site is characterised by a sloping topography, with notable changes in level and localised depressions, particularly within the southern portion of the site. A public right of way runs along the site boundary, while existing residential development adjoins the south-western and western edges of the site.

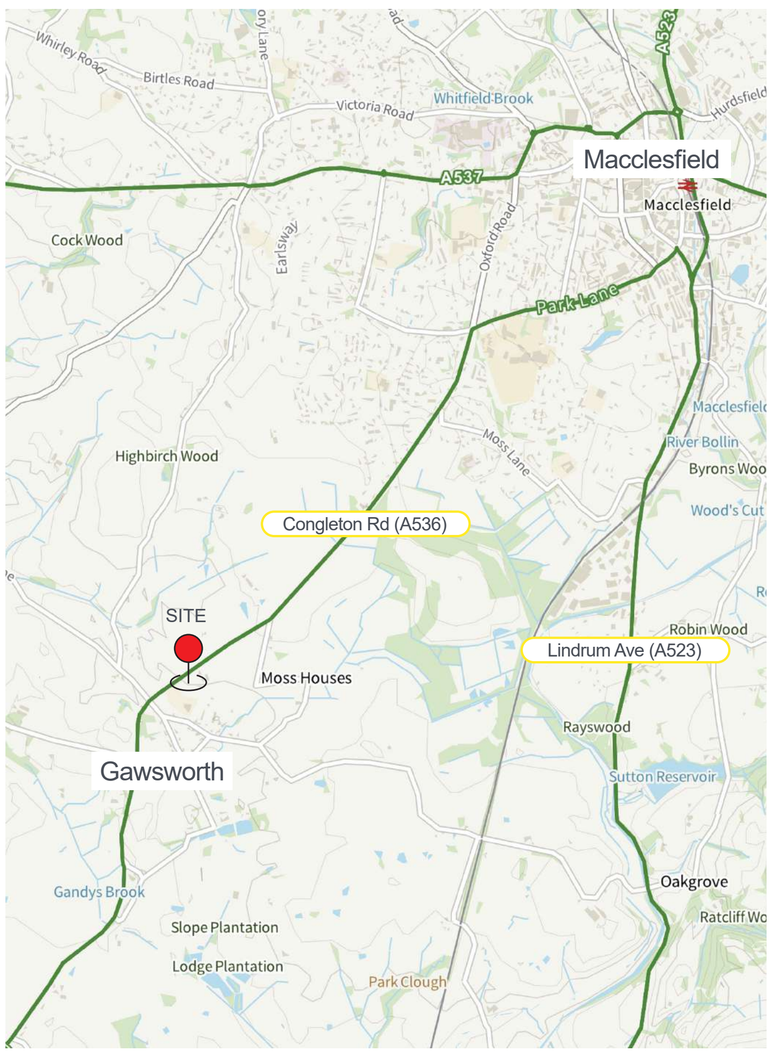
Principle of Residential Development

The site is situated on the edge of Gawsworth, with the entirety of the site falling within a Green Belt designation in the Local Plan. The National Planning Policy Framework (NPPF, 2026) sets out under Policy GB7 development which is considered appropriate in the Green Belt, including the use of grey belt land.

Avison Young have carried out an initial Grey Belt Assessment of the site and confirmed that it would fall under the definition of Grey Belt, and therefore, development of the site would not be considered inappropriate development in the Green Belt and would contribute positively towards meeting housing requirements across Cheshire East. These findings have also been shared with Planning Officers at Cheshire East Council through pre-application discussions.

The principle of residential development is therefore considered acceptable in this location, providing other technical policies of the Development Plan are also met.

Site Access



Existing Site



Site Location

Existing Site



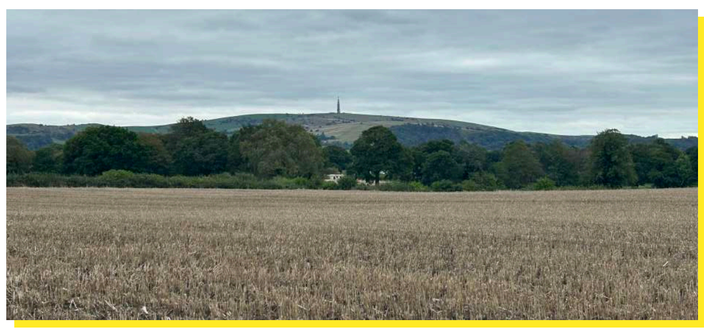
Planning Context

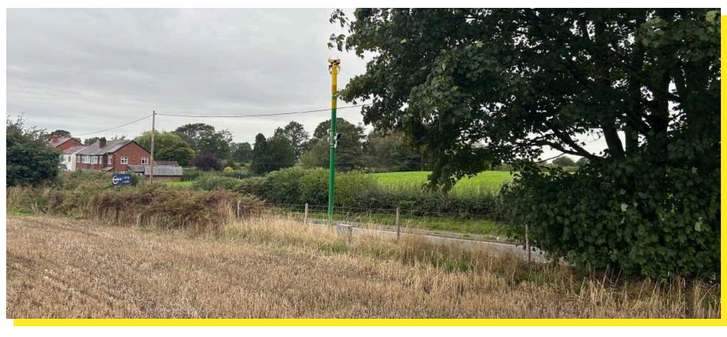
The site off Longbutts Lane is located within Gawsworth and within the Green Belt.

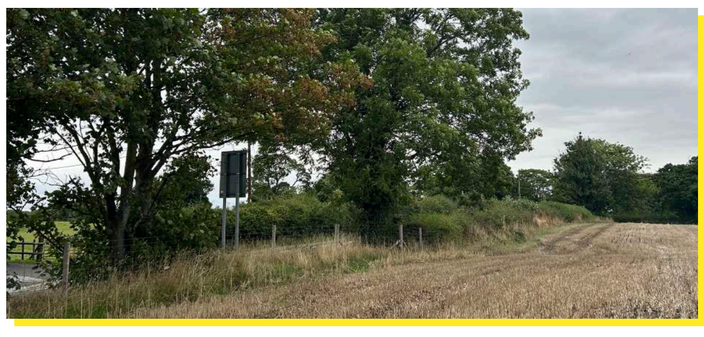
- 01 Be sensitively integrated into the landscape and ecological context and provide a diverse and resilient landscape setting;
- 03 Provide c.100 new dwellings utilising the larger site or c.50 new dwellings on the smaller site, to meet the identified housing need established through the Government's Housing Methodology (December 2024);
- 04 Not harm the urban setting and respect the rural landscape through sensitive design and influence by the visual impact assessment;
- 05 Is entirely suitable, achievable and deliverable for residential development in accordance with the NPPF;
- 06 Has no identified technical or environmental constraints that will prevent its delivery; and

Existing Site Photos & Approaches









Land to the south of Congleton Road, Gawsworth

Illustrative Masterplan

Proposed Site Plan



Schedule of Accommodation

Open Market (55%)

Bedrooms	Storey	Count
2 Bed Bungalow	1	5
2 Bed	2	10
3 Bed	2	29
4 Bed	2	10
5 Bed	2	2
		56

Affordable (45%)

Bedrooms	Storey	Count
2 Bed Bungalow	1	3
2 Bed	2	27
3 Bed	2	13
4 Bed	2	3
		46

Total

Open Market	56
Affordable to rent	46
	102

Proposed Areas

Overall Site = 53,900 m² // 5.39 ha // 13.3 ac

Proposed Site (layout shown is indicative only)

The key aspects of the site plan are described below:

1. Primary vehicular access from Congleton Road (A536).
2. Secondary access from Longbutts Lane for pedestrians, cyclists, and emergency vehicles only.
3. Existing Public Right of Way along the southern boundary retained and enhanced through landscape improvements.
4. Resident and visitor parking distributed throughout the site. Visitor parking focused around central garden squares and key junctions.
5. Landscaped green corridor providing integration with Gawsworth.
6. Strategic tree planting throughout the site and at key arrival points.
7. Building positions arranged to maintain suitable easements from neighbouring properties.

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Proposal

Sketch Street Scene



Street Scene

Design Evolution

Over the past few months, Avison Young as Planning Agents alongside AEW Architects and the design team have been working-up proposals for residential development on the site.

The main priority for these layouts has been to retain existing hedgerows and trees and develop around them. Within these constraints, the proposal has been developed as an extension of the existing urban grain. The development includes three new open garden squares, as well as a large landscaped green corridor extending from Congleton Road and connecting two public rights of way. Along the western boundary, where the site sits highest in relation to neighbouring properties, fully accessible single-storey bungalows have been concentrated within the north-west corner of the site. This responds to the areas of greatest potential impact on adjacent development. The development faces outwards towards the surrounding countryside and provides active frontage along the open spaces, helping to create a safe and welcoming environment for the local community.

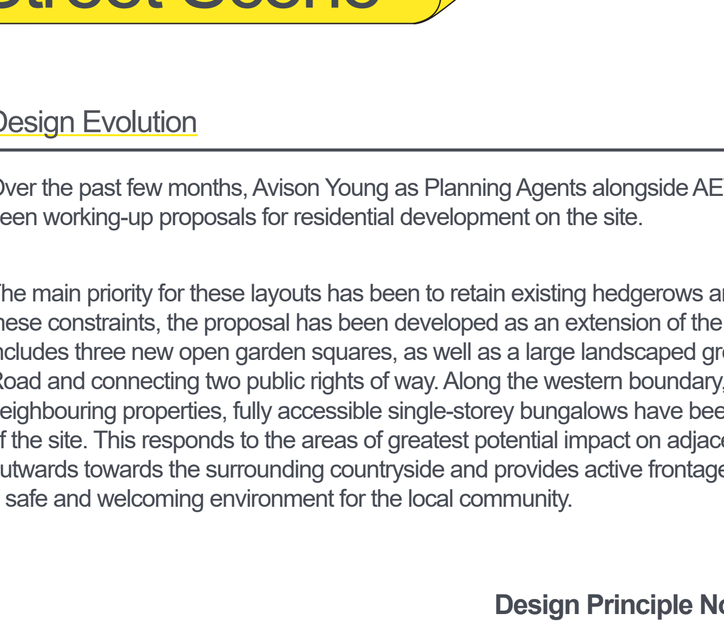
Why does it look like this?

A village of roofs

The house types have been designed specifically for Gawsworth village, drawing on key design cues from properties in the area. Many local properties feature low or dropped roof lines with full or partial dormers, which we have reinterpreted in our proposals. The recessed porches and spaces beneath the dwellings on Wardle Crescent provide a further local reference. These have informed a key feature of the house types, creating sheltered spaces that reflect the character of their context.

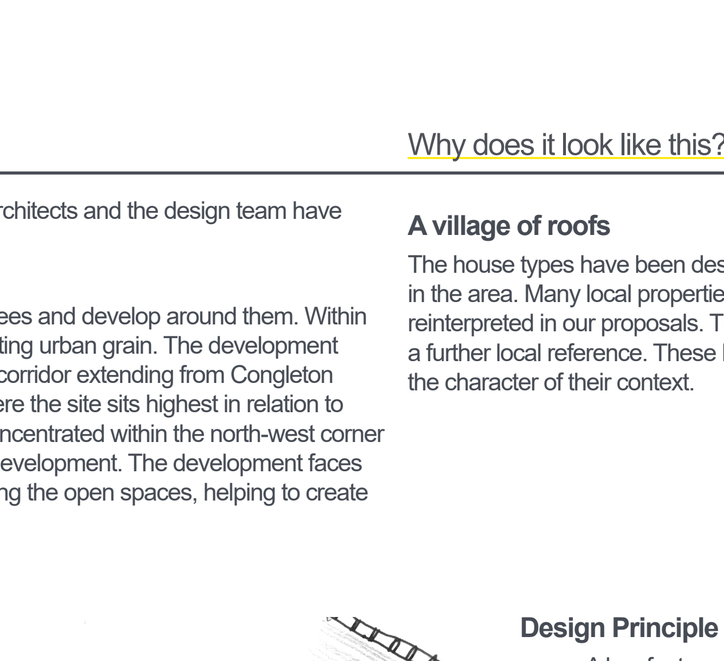
Design Principle No.1

A key feature of this development which we believe can be re-imagined into our proposed housetypes is the recessed porch. This provides a sheltered space as well as some architectural interest to the facade.



Design Principle No.2

A key feature of this development which we believe can be re-imagined into our proposed housetypes is the dormer.



Design Principle No.3

Bringing the roof material down to the facade of the first floor to give the illusion of a lower roof. With principle no.2, this has been illustrated in our initial thoughts on how this could be interpreted in the proposals.



Land to the south of Congleton Road, Gawsworth

Design Details

Technical Assessments

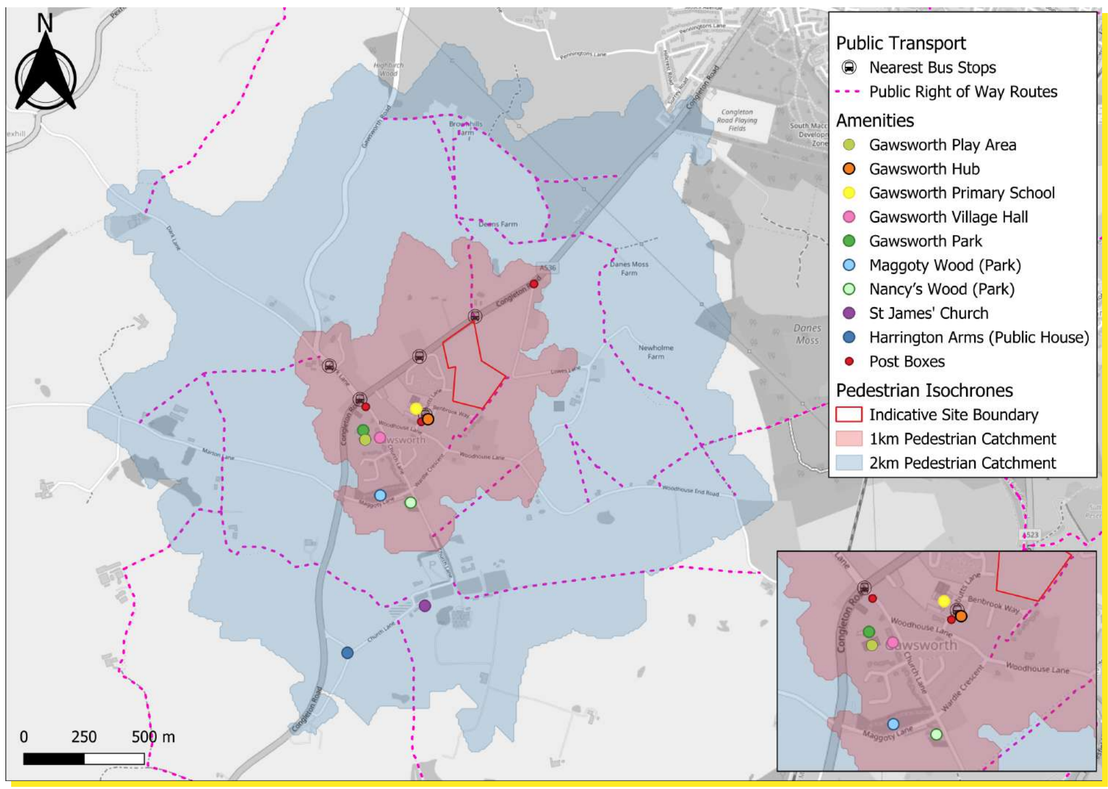
The application will be supported by a comprehensive suite of technical work undertaken by the project team to ensure that they comply with the principles of sustainable development at a national level and all relevant local plan policies within the Council's Development Plan, ensuring there are no harmful effects that cannot be mitigated against. A summary of the key technical considerations is set out below.

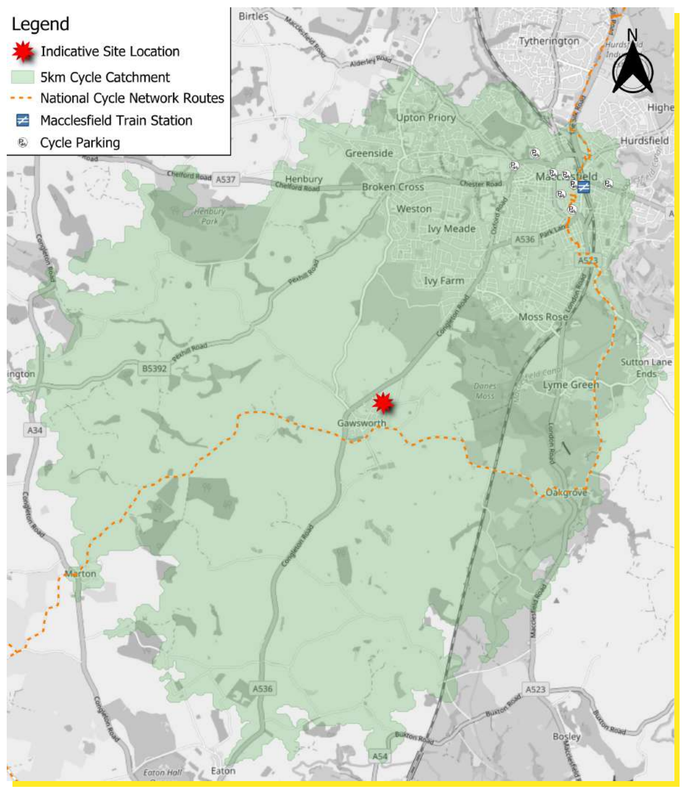
Assessments on visual amenity, heritage impact, ground conditions, air quality, noise, energy & sustainability will also be submitted as part of the full planning application.

Highways

The impact of the residential development on the local roads is being assessed by Astute Transport Planning & Design and the results will be published in the Transport Assessment for the application. A Speed survey has already been undertaken along Congleton Road, and a traffic survey has been undertaken at the A536 Congleton Road / Church Lane / Dark Lane junction. Based on the result of the surveys and the proposed trip generation based on the number of residential dwellings, it is evident there is existing capacity on the highways networks to accommodate these dwellings and associated new vehicles movements.

Vehicle access to the site is proposed directly from Congleton Road to the north, with a separate pedestrian, cyclist and emergency vehicle only access off Longbutts Lane to the southwest. The layout also incorporates connections to the existing Public Rights of Way route and the bus stops on Congelton Road to promote sustainable modes of transport like walking, and the use of public transport. Each dwelling will also have sufficient car and cycle parking in line with local planning parking standards.







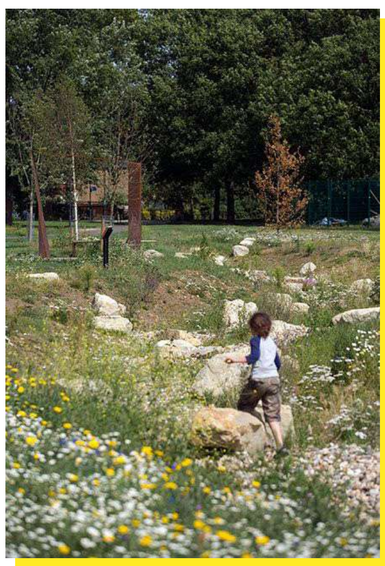


Drainage/ Flooding

Managing flood risk is an important part of the planning process. The site is located within Flood Zone 1, meaning low risk of flooding, nevertheless a site-wide drainage strategy is being prepared to ensure the development does not increase flood risk on or around the site.

We have worked with our consultants to develop these principles into designs. For the proposed roads and infrastructure, this will include landscaped drainage features and a water storage basin to help control runoff during periods of heavy rainfall. In other areas of the site, rainwater will be allowed to soak naturally into green spaces where appropriate.

The proposed drainage arrangements will reviewed with the Lead Local Flood Authority, and are consistent with the drainage principles required through national and local planning policy guidance.







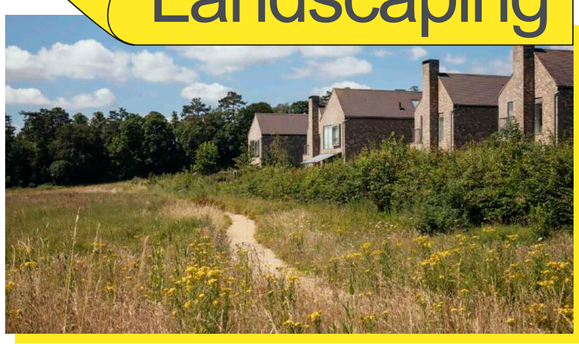
Landscaping, Ecology, Trees & Biodiversity

Creating a green, attractive neighbourhood is an important part of the plans for the site. We have worked with our Landscape Architects to develop proposals that include new planting, green spaces and walking routes, while retaining and enhancing existing trees and habitats where possible.

Detailed ecology and tree surveys have helped shape the design, and the plans will deliver a 10% increase in biodiversity, providing more opportunities for wildlife and creating a greener environment for residents.

Landscaping









What's next?

Your views

We are committed to ensuring that any development brought forward on this site reflects the feedback provided by local people. As such we would be very grateful for any feedback you're willing to give via the feedback form link on our webpage.

This stage of public engagement will close on 16th November 2026. We will then review all feedback received before taking the proposals forward. We will continue to keep local people updated and welcome feedback as plans for the development progress.

What happens next?

We recognise the value of local knowledge and are committed to keeping residents informed as plans develop. After the consultation period ends, we will carefully review the comments and feedback received from local people and stakeholders. This feedback will help inform the final proposals before a full planning application is submitted to Cheshire East Council.

Once the planning application is submitted to Cheshire East Council there will be a statutory consultation period run by the Council, where local residents will have another opportunity to comment on the proposals.

It is currently anticipated that an application will be submitted within the next two months, with a potential determination date in March 2027.

Contact us

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Thank you!