

Welcome

Help shape emerging outline proposals for land west of Tollgate Drive and Moorsfield Avenue, a new community of high-quality homes, green spaces, and a new country park for Audlem.



The Emerging Outline Proposals

Muller Property Group is preparing an Outline planning application for up to 127 high-quality homes in a range of sizes and tenures, catering to diverse housing needs, with a 30% affordable homes provision.

The masterplan is landscape-led, preserving the vast majority of existing trees and hedgerows while introducing new planting to enhance the natural environment. A new country park will provide recreational opportunities for current and future residents, whilst contributing to local biodiversity.

Thoughtfully designed public spaces, green corridors, and improved pedestrian connections will enhance accessibility to previously restricted open spaces and link the development to the village and surrounding areas.

Our Outline planning application is designed to meet the local needs of residents while respecting the local character. This consultation provides an overview of our initial proposals and allows you to share your thoughts before we submit our application.

Meeting Housing Needs in Cheshire East

There is a well-documented housing shortage across the UK, and Councils are required to allocate land to meet local housing needs. Cheshire East Council is currently unable to demonstrate an adequate supply of housing, highlighting the need for well-planned, sustainable development.

The Government's new housing need figures have increased the borough's housing need from 977 to 2,584 per annum. (incl. 5% buffer) The latest Housing Monitoring Update report from Cheshire East Council confirms the five year housing land supply figure is 4.1 years. Independent analysis conducted by external consultants Emery Planning suggests this is much lower at 3.29 years.

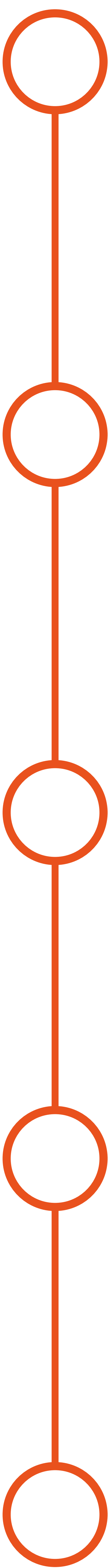
Our proposals contribute to meeting this demand, delivering high-quality homes while enhancing the local area.



Timeline

We are currently preparing an Outline planning application, which we will submit to Cheshire East Council following this consultation. Your feedback is essential in shaping the final plans before submission.

Overall, the process can take a number of years between an outline planning application being submitted and development commencing on site. We have set out a rough guide to anticipated planning timescales in the timeline below, however it is important to note that this is approximate and is very much dependent on local planning authority timescales and matters arising during statutory consultation.



Formal Pre-Application Consultation

March/April 2025

Detailed online consultation on the emerging proposals for Moorsfield Avenue and an opportunity for local people to provide initial comments on local priorities and aspirations as we prepare an outline planning application.

Outline Planning Application

Spring 2025

We will submit our outline planning application for Tollgate Drive and Moorsfield Avenue proposals to Cheshire East Council. Email notifications will be sent to all who have opted-in to receive them advising of the outline planning submission.

Statutory Consultation

Spring/Summer 2025

Cheshire East Council will carry out a statutory consultation on our submitted plans, seeking feedback from statutory bodies such as the Parish Council, the local NHS, education providers and highways authorities, as well as members of the public.

Outline Planning Application Determined

Summer 2025

In line with Cheshire East Council planning timescales, Cheshire East Council will make a decision on the granting of planning permission.

Reserved Matters Planning Applications

Winter 2025

Should outline planning permission be granted, we will then prepare a detailed Reserved Matters planning application. This will involve further consultation with the community on these matters of detail prior to the Reserved Matters planning applications being submitted.

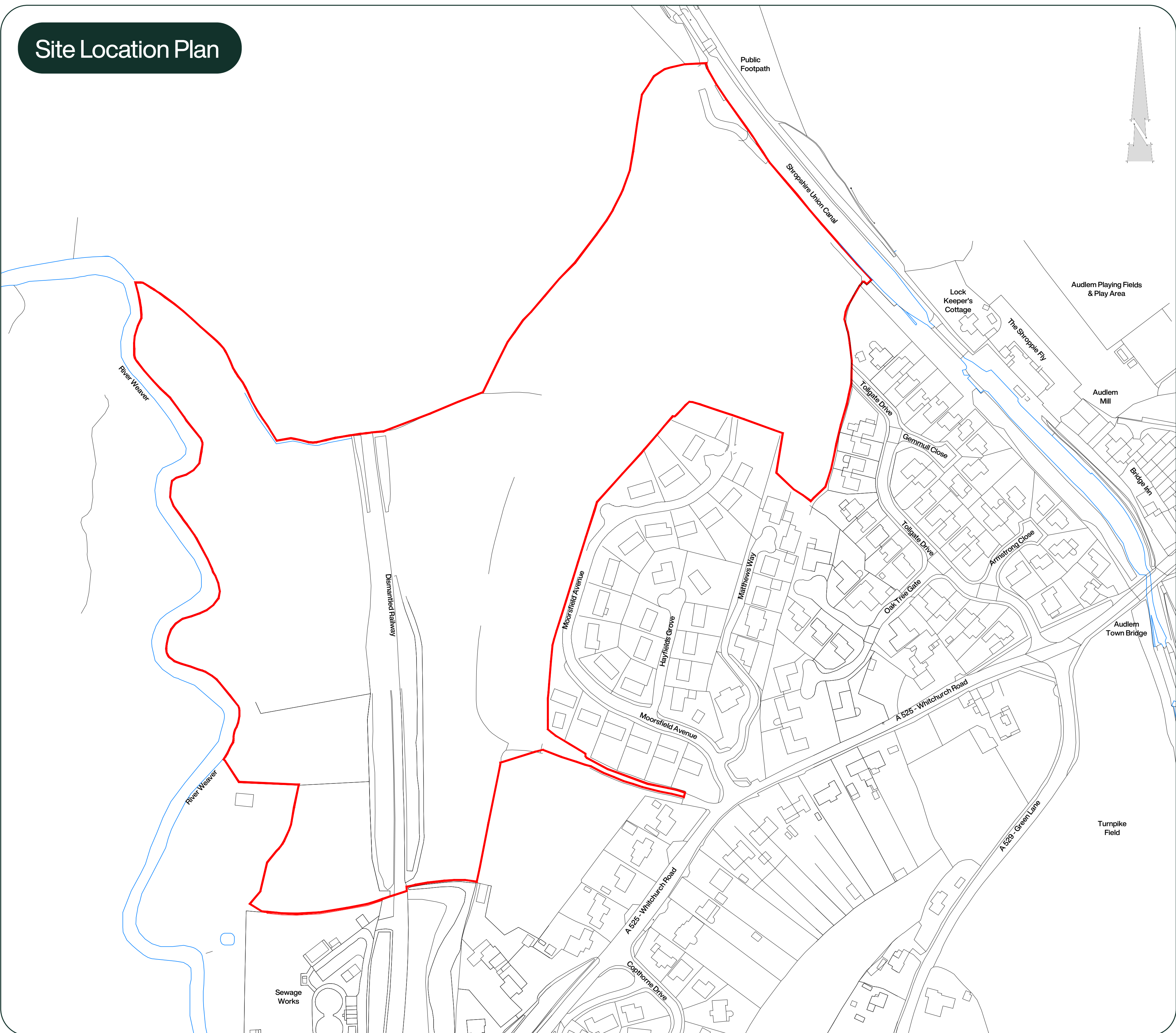


CGI for illustrative purposes only

Planning Consideration

In preparing a planning application for the site, a number of key issues have been considered:

- The Cheshire East Council Local Development Scheme, published in January 2025, sets out the current timetable for the adoption of the new Local Plan, which is scheduled for Quarter 3 of 2028.
- Audlem Neighbourhood Development Plan (NDP) 2015 – 2030, published in February 2016. Given that the NDP is more than five years old, and the Council does not have a five-year supply of housing land, the policies of the NDP can no longer be held to outweigh the need to grant permission for housing on sustainable sites.
- The Government’s new housing need figures have increased the borough’s annual housing requirement from 977 to 2,584 dwellings, inclusive of a 5% buffer.
- The most recent Housing Monitoring Update from Cheshire East Council (CEC) reports a five-year housing land supply of 4.1 years. However, independent analysis conducted by external consultants Emery Planning indicates a significantly lower figure of 3.29 years.
- The site is currently designated as Open Countryside under Policy PG6 of the adopted Local Plan.
- The site is not within a National Park, Green Belt, National or Local Landscape designation. There are no statutory ecological designations on-site or nearby.
- The majority of the site is in Flood Zone 1 (lowest flood risk category) with a small part of the site to the west situated in Flood Zone 3 – this area has been identified for Public Open Space, Biodiversity Net Gain enhancements and will provide a niche habitat and wetland area.
- No heritage assets on-site, with only a small portion bordering the Audlem Conservation Area.
- Cheshire East Council has determined that the application will not require a Environmental Impact Assessment
- Detailed Landscape and Visual Impact, Flood Risk and Drainage, and Ecological Assessments have all been prepared to ensure the site layout and store is appropriately and sensitively designed for the location

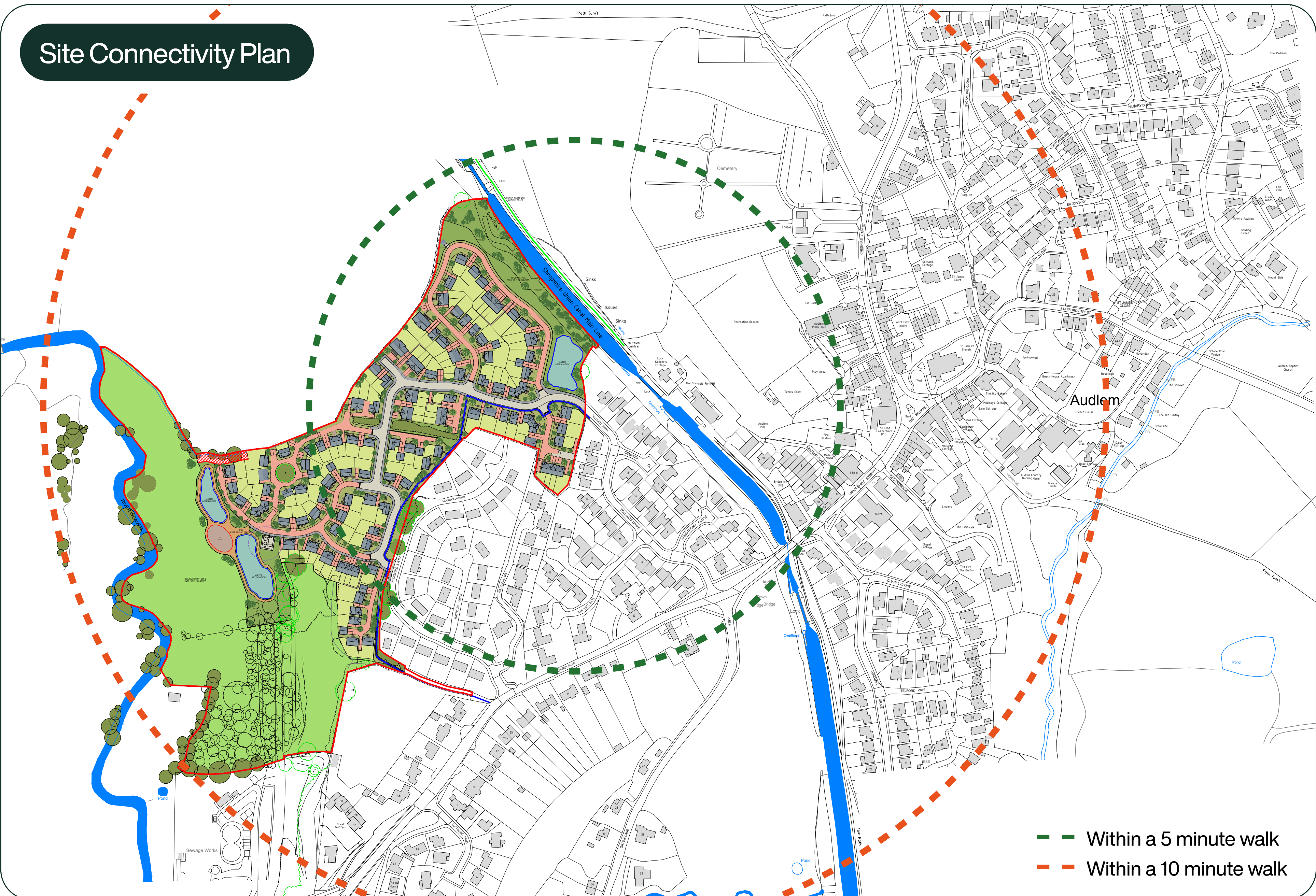


Site Constraints & Opportunities

The site is well connected with the rest of Audlem. There are existing footways along Tollgate Drive and Moorsfield Avenue, and also along the A525 Whitchurch Road to allow a direct pedestrian connection between the site and the surrounding areas of Audlem.

The site is within a 10 minute walk of numerous local ‘day to day’ amenities such as the Co-op convenience store, village shops, local services, bus stops, library, medical centre and pharmacy amongst others.

Buses serve the stops on Whitchurch Road and travel to key destinations such as Crewe and Nantwich.

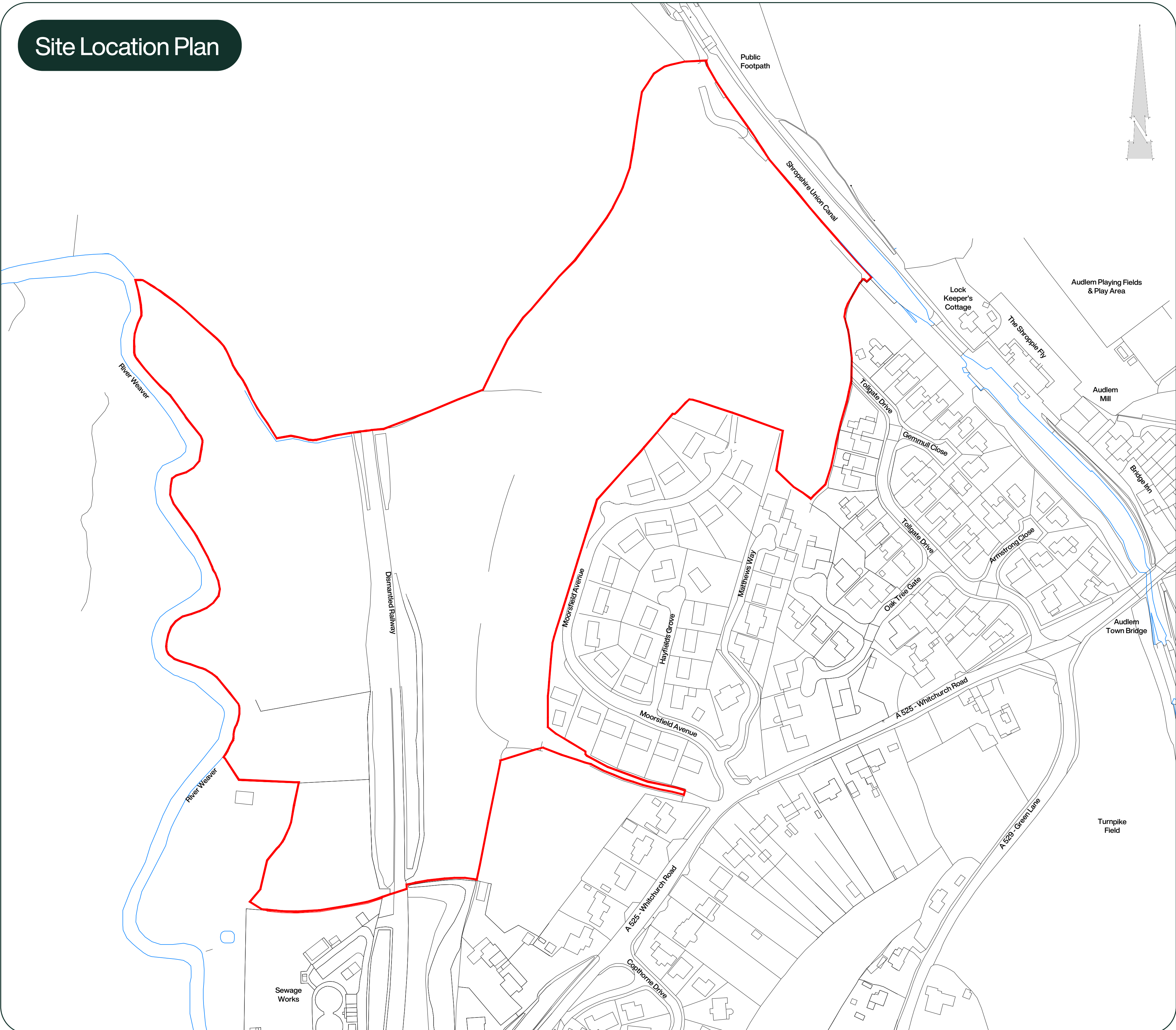


The site is not located within the green belt and has few technical constraints to sustainable development. While currently designated as Open Countryside under Policy PG6 of the adopted Local Plan, the site presents a viable opportunity for sustainable residential development in an edge of settlement location close to the village.

Detailed environmental and technical studies have provided a robust understanding of the site which has helped inform our emerging concept proposals through a thorough design and assessment process.

While the proposals will slightly extend Audlem’s boundary, they will not go beyond the River Weaver. The south-west portion will remain public open space, preserving its semi-rural character.

With strong natural boundaries, limited public visibility, and enhanced landscaping, the development will integrate seamlessly into its surroundings as a sustainable extension of Audlem.



The proposed development site comprises circa 9.16 hectares of greenfield land located on the south-western edge of Audlem, adjacent to the existing built-up development.

The site borders an existing housing development to the south-east, the A525 (Whitchurch Road) runs close to the site to the south-east and the Shropshire Union Canal forms the north-eastern boundary of the site.

The western boundary is formed by the River Weaver and the village centre is located a 300-meter walk to the east of the site.

The site benefits from excellent connectivity to local amenities, including schools, shops, pubs, and a doctors surgery. The A529 provides a direct route into Nantwich and surrounding areas, while the site also has easy access to the M6, and the wider Strategic Road Network.

Our Vision

Our vision for Moorsfield Avenue is to create a high-quality, sustainable residential community that addresses the housing needs of Audlem and Cheshire East.

We aim to deliver a well-designed neighbourhood that seamlessly integrates with Audlem’s character while providing much-needed homes, green spaces, and infrastructure enhancements. By prioritising connectivity, biodiversity, and modern living, we aim to establish a vibrant and attractive community where residents feel a true sense of pride and belonging.

Key Principles Guiding The Vision

Sustainability

A well-connected development promoting walking and cycling.

Community Integration

Enhancing local amenities and fostering a strong neighbourhood identity.

High-Quality Design

Delivering homes that reflect local architectural character and modern living standards.

Environment

Protecting and enhancing biodiversity and green spaces.

The proposed development includes:

➤ A landscape-led development of up to 127 high quality homes in a mix of sizes and tenures to accommodate diverse housing needs.

➤ 30% of the new homes will be affordable homes, providing opportunities for key workers and people on low incomes to secure a home of their own in Audlem.

➤ Opportunities to provide homes for people seeking to downsize into more manageable homes or secure an accessible property.

➤ A 3.3 hectare country park providing opportunities for recreation and habitat enhancement.

➤ Current masterplan indicates circa. 10.58 acres (42816 sqm) of open space provided on site. Offering 8.67 acres (35081 sqm) of additional open space above Policy compliant level.

➤ A 400 sqm Local Equipped Area for Play (LEAP).

➤ A masterplan shaped by the existing landscape, with the retention of the vast majority of trees and hedgerows on the site, augmented by the planting of new trees.

➤ Well-designed public spaces with landscaping and green corridors.

➤ Improved connectivity to green open space on land that has previously been largely inaccessible to the public.

➤ Pedestrian and cycle connections linking to the village centre and surrounding areas.

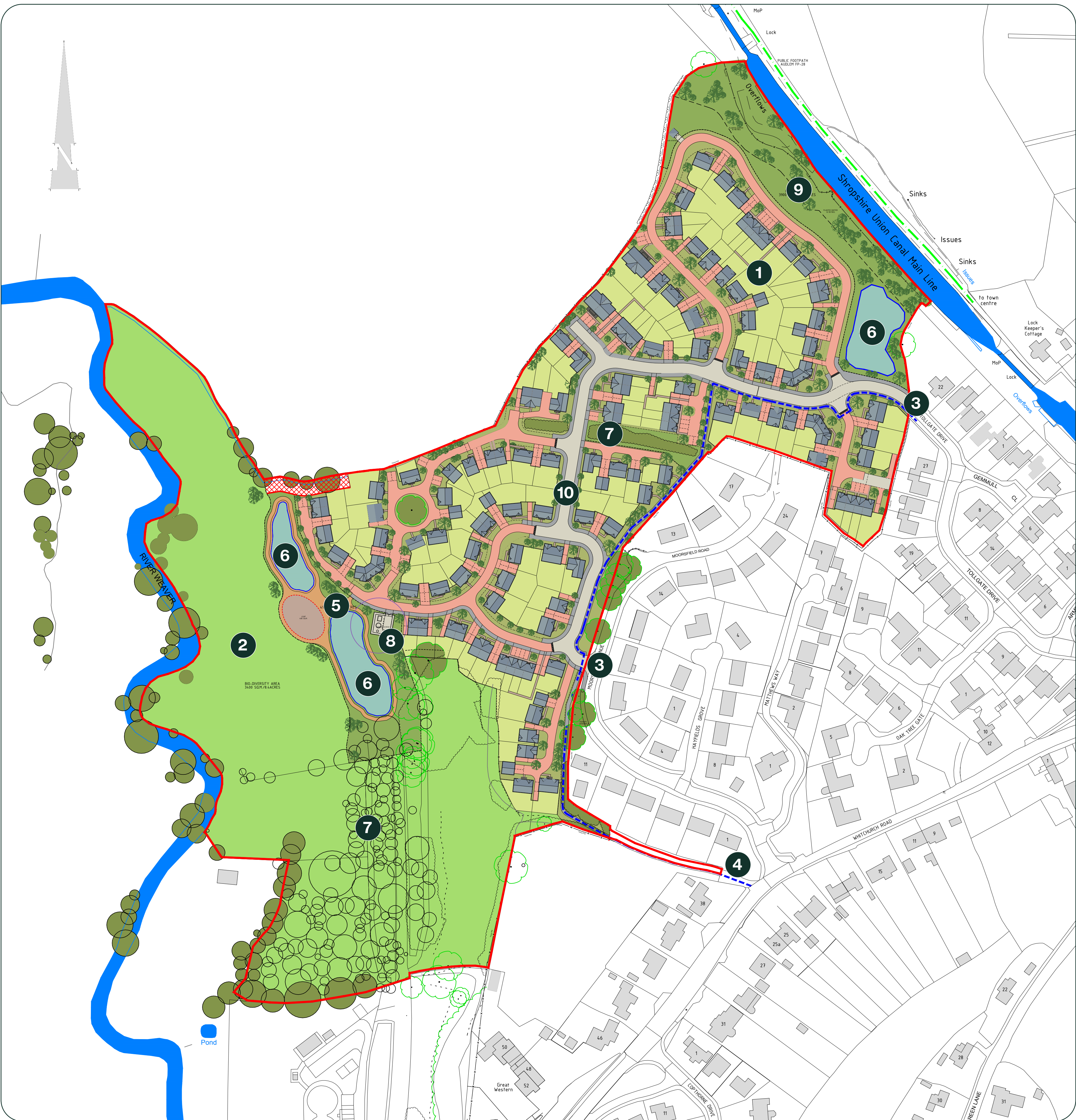
➤ Sustainable drainage systems to manage surface water and enhance local biodiversity.

➤ Investment into local infrastructure and services through Section 106 packages, as well Community Infrastructure Levy (CIL) payments to be generated by the development.



Our Proposals

A comprehensive masterplanning process has been undertaken to ensure that the development is well-integrated, responding to both local needs and planning policy.



We have created an illustrative masterplan of how the proposed development could appear. It should be noted however that this is for illustrative purposes at this early stage in the outline planning process and is subject to change as a result of ongoing consultation and technical work.

- 1

Our current vision will deliver up to 127 much needed new homes, delivered in a mix of sizes, types and tenures, including affordable homes
- 2

Creation of a new dedicated 3.3 hectare country park for existing and future residents to enjoy
- 3

Proposed Vehicle & Pedestrian Access linking to the village centre and surrounding areas
- 4

Proposed Pedestrian Access with improved connectivity to green open space on land that has previously been largely inaccessible to the public.
- 5

Public Open Space and Proposed Children's Play Area
- 6

Sustainable drainage systems to manage surface water and enhance local biodiversity.
- 7

Existing Vegetation & Mature Trees, augmented by the planting of new trees and shrubs.
- 8

Proposed pumping station to facilitate the movement of surface and foul water through the drainage network.
- 9

Public Open Space and landscape buffer comprising trees and under storey planting
- 10

Tree lined streets denote the key routes within the site and help create a green matrix within the development vernacular

The Benefits

Retention of established trees and the introduction of new habitats and ecological enhancements to support local wildlife and ensuring a 10% biodiversity net gain.

New pedestrian links across the site to stitch the new neighbourhood into the existing community and connect to existing footpaths.

A significant investment into Audlem and the wider Cheshire region, providing an economic boost and the creation of new employment opportunities with the construction of the new homes

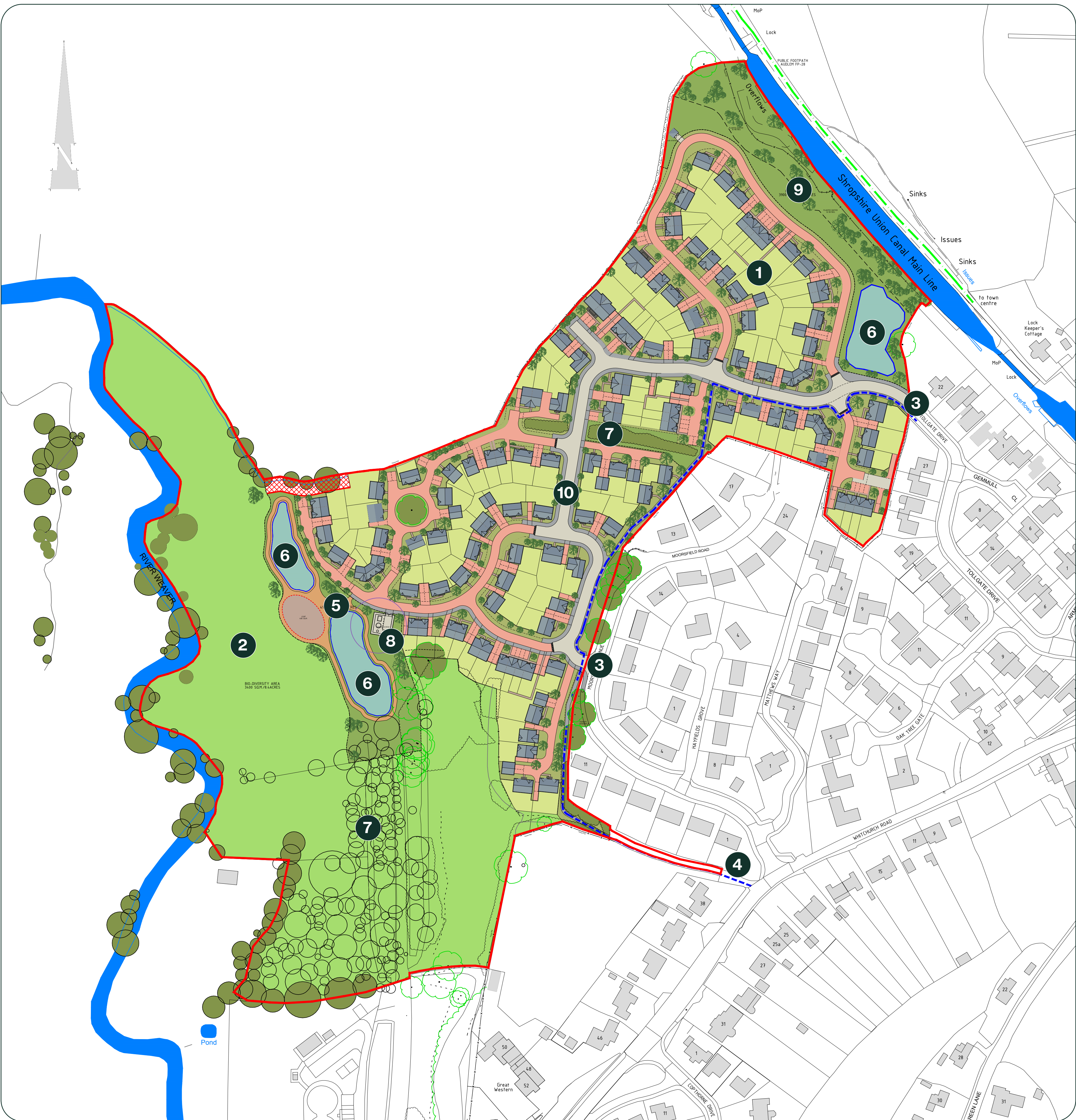
Significant areas of open space including a large new parkland area to the south-west of the site

New play areas delivered throughout the site for children to enjoy.

Meeting local need for new private homes, as well as delivering 30% as affordable

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Green Infrastructure

In addition to housing, the proposals are based around a strong and comprehensive ‘Green Infrastructure’ network of open spaces, incorporating many existing features as well as new landscaping and planting. Our proposals have been carefully designed with areas of green open space for new and existing residents to enjoy.

A key design principle is to ensure that the development (plots, buildings, and public open space) is safe and secure with opportunities for crime and anti-social behaviour being designed out. Buildings will be orientated to face and overlook open green space while public footpaths, cycleways and streets will be designed to be active, animated, and well-surveyed ensuring that they are attractive and safe to use and houses and buildings will be located close to the street edge, with low walls, hedges and railings used to create some enclosure as well as allowing natural surveillance.

- Existing boundary vegetation will be maintained and enhanced with any missing sections infilled with new native planting
- Large woodland/scrub belt to the north of the development adjacent to the Shropshire Union Canal to buffer views from these locations.
- Buffer vegetation adjacent to Moorsfield Avenue to obscure development in this location
- Large public open space/habitat creation area to the south east of the site and adjacent to the River Weaver
- New high-quality landscaping is proposed and will comprise tree planting and grassland planting
- Tree lined streets denote the key routes within the site and help create a green matrix within the development vernacular
- Tree species and planting will be selected to be appropriate to the local landscape character, reflecting the recommendations of the Natural England character area profile and the landscape character assessments.
- New attenuation basins with associated benches and planting.
- Enhancement of the ecological habitats on site to create a species rich habitat.
- Landscape treatments will also aim to provide biodiversity interest and ecological mitigation.

Soft Landscape Strategy

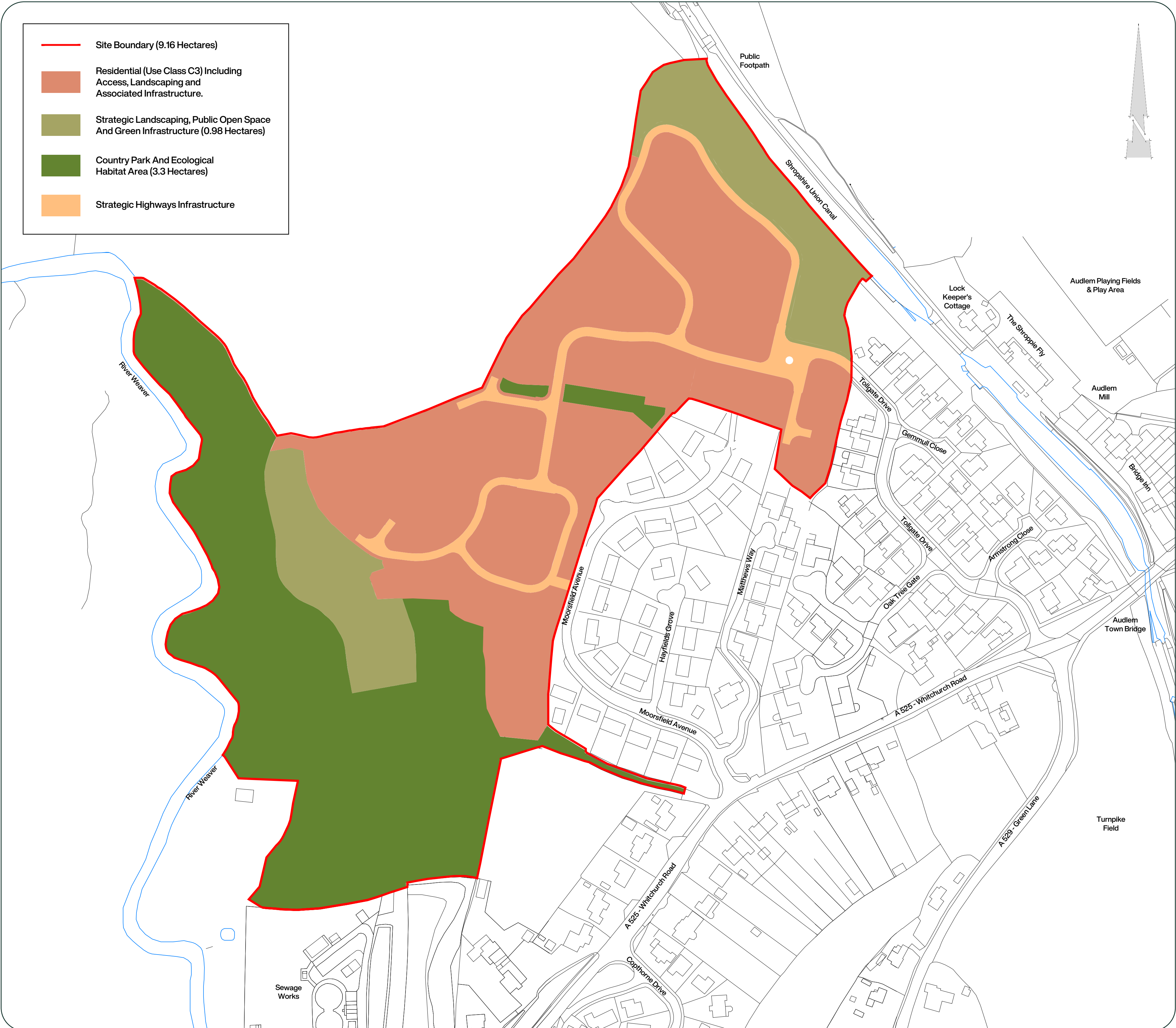
The soft landscaping is designed to maximise opportunities for ecological enhancements and biodiversity net gain, but to also strengthen the local landscape character of the site and in the wider context of the published local landscape character. In the landscape buffer, native species are proposed, whilst in the residential street scene trees are selected for their blossom, autumnal colour and fastigate habit.

The public open space is designed with a variety of native species including flowering and blossoming species to add visual interest and seasonality. The open space is intended to provide recreational space for the community and provide a landscape character in keeping with the local area. Within the POS is the attenuation that will be seeded with wetland mixes, alongside walking paths around the edges to contain the feature within the immediate landscape, the Local Equipped Area of Play (LEAP) is proposed to be located within the Public Open Space adjacent to the proposed looping recreational footpath.

To the south is a fenced off area of meadow grassland, retained woodland and reed grassland for the purpose of having an area of preservation. This is an area of heightened wildlife and vegetative growth, meant to help keep the local flora and fauna thriving with little impact from outside influences. To the north-east is a large native scrub belt that will create a buffer to the Shropshire Union Canal Main Line. The buffer will be interspersed with native scrub and trees to further define the settlement boundary and help mitigate potential views from the canal.

The soft landscape treatment within the residential area will be made up of street trees, ornamental hedgerows, native scrub and amenity grassland.

Ornamental hedging to the front gardens will reinforce and enhance the landscape character of the site and provide soft visual boundaries used to mitigate the built development and hard landscape features.



Highways & Access

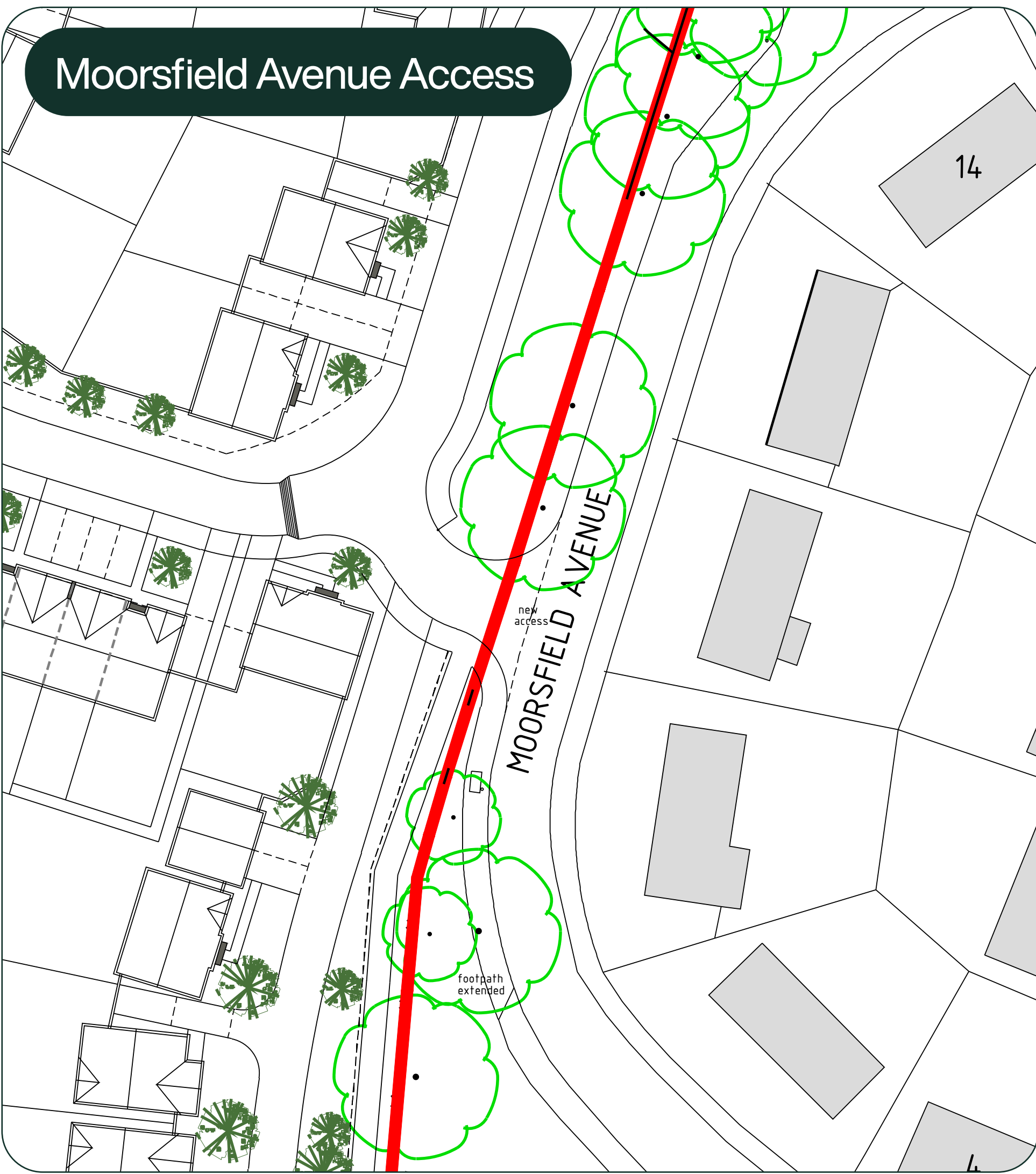
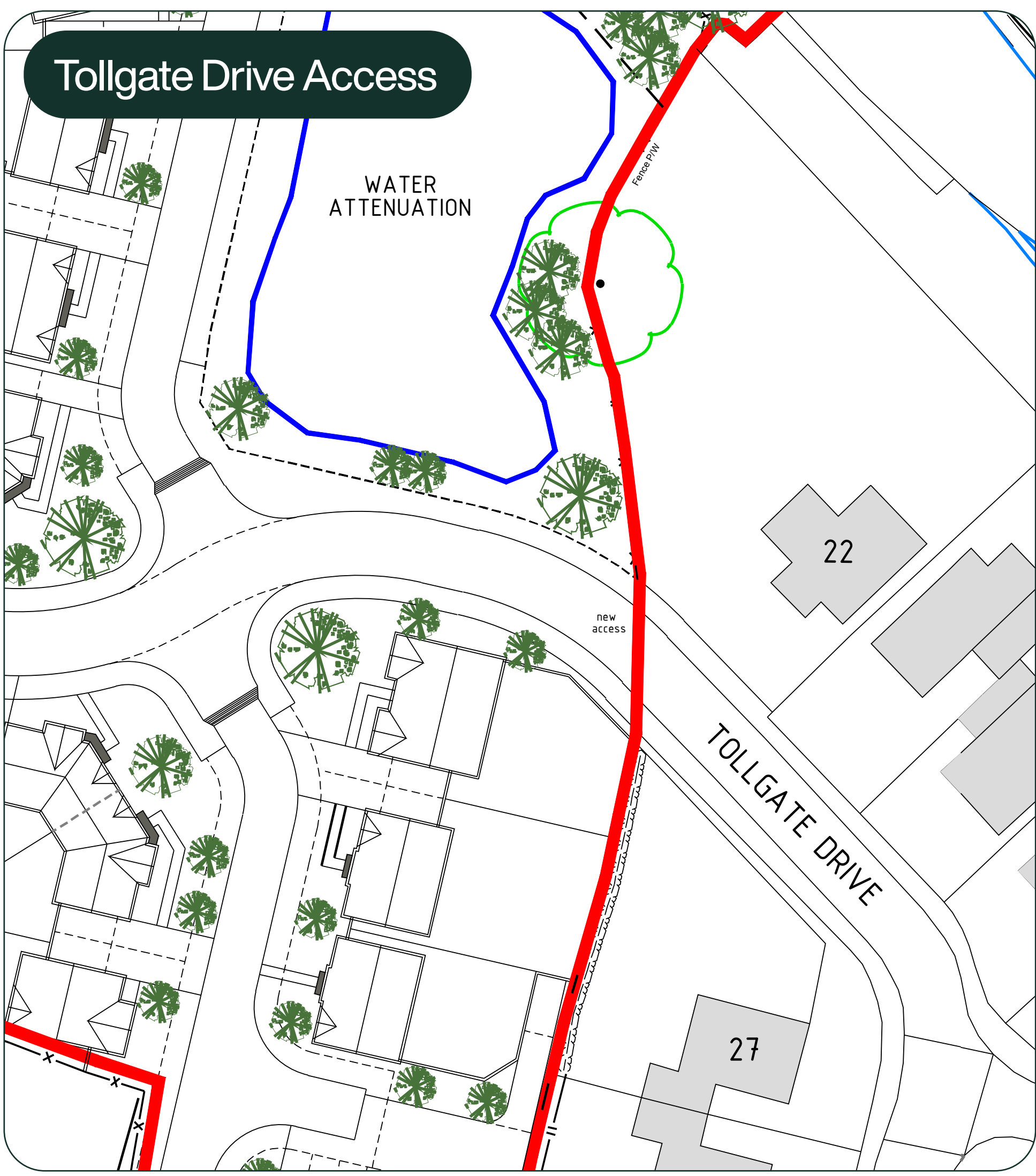
We have carefully considered the feedback received so far, particularly regarding access arrangements. In response to residents' concerns, we are now proposing two vehicular access points to the proposed residential development.

Vehicular access will be via Moorsfield Avenue and Tollgate Drive, ensuring well-connected and sustainable entry points.

While this additional access is not considered essential from a technical perspective, we are including it to address the community's feedback.

Designed with safety and efficiency in mind, the access proposals will support smooth traffic flow while integrating seamlessly with the existing road network.

A network of safe, well-lit pedestrian routes will be incorporated throughout the development, linking homes to open spaces and key local amenities. In addition, there is an existing footpath that runs along the eastern boundary of the site. This will be improved as part of the development proposals to enhance accessibility.



As part of the planning application, a full Transport Assessment will be submitted to understand the development's impact on the local highways network. This will inform any necessary mitigation or improvement measures, which will be funded by the development, and that will be discussed with officers at Cheshire East Council.

It is proposed to provide a Section 106 contribution for the upgrading of pedestrian crossing points between the application site and the village centre, to include dropped kerbs and tactile paving which will substantially enhance the pedestrian network within Audlem for existing as well as new residents.

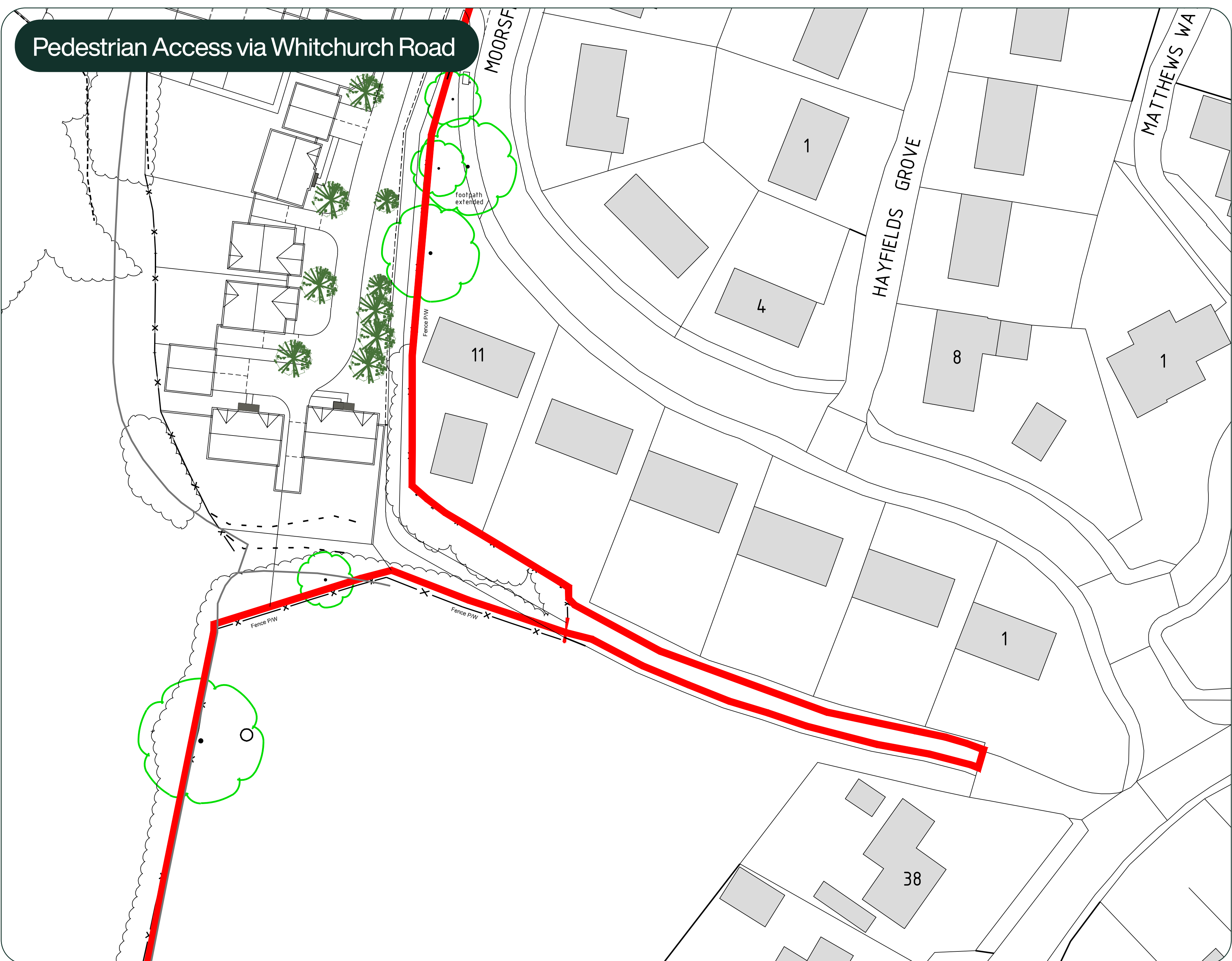
Highways Impact

The initial surveys indicate that the proposals will generate around an additional two-way traffic movement onto the local road network every minute during the busiest hourly periods of the day.

This will not have a material impact on the safety or capacity of the junctions on the local road network.

The detailed traffic impact analysis will be included within the formal Transport Assessment that will support the forthcoming planning application.

This document will consider all elements of travel and ensure that the site will provide safe and suitable access from the local highway network, ensure that the site is as sustainable as possible to allow residents and visitors to have alternatives to travel by non-car travel modes to local amenities and ensure that the impact on the road network is not 'severe'.



House Types

We will be applying for outline planning permission which will set the parameters for the site such as land uses, building heights and the density of the development.

The detail such as the building design and what materials are used will be agreed later at the Reserved Matters stage. This would involve further consultation with the community.

At this stage, a mix of high-quality homes is envisaged, in a range of styles and tenures, and with a design approach that complements the existing character of Audlem. This would include 1 bedroom to 5 bedroom homes, catering to first-time buyers, families, and downsizers. We would welcome your feedback on the types of homes you would like to see prioritised.



Local Infrastructure

In addition to the community facilities being proposed on the site, an important consideration with a planning proposal such as this is to ensure that other key local services receive the investment they need to accommodate housing growth in Audlem.

The development will generate significant investment into local infrastructure such as highways, healthcare and education, and this will be informed by formal consultation carried out by Cheshire East Council with statutory bodies such as the NHS, local education authority and highways authority. This investment will be secured via a Section 106 legal agreement between the development partners and the Council.

Highways

It is proposed to provide a Section 106 contribution for the upgrading of pedestrian crossing points between the application site and the village centre, to include dropped kerbs and tactile paving which will substantially enhance the pedestrian network within Audlem for existing as well as new residents.

Education

A detailed education impact analysis will be included within the formal Education Impact & Mitigation Assessment that will support the forthcoming planning application. The assessment determined that there are very unlikely to be any education infrastructure constraints arising either as a direct result of the Site coming forward or as a direct result of any sites included in the Education Impact & Mitigation Assessment coming forward.

Healthcare

A detailed healthcare impact analysis will be included within the formal Healthcare Impact & Mitigation Assessment that will support the forthcoming planning application. The assessment determined that there is not expected to be any primary or secondary healthcare infrastructure constraints arising either as a direct result of the Site coming forward or as a direct result of any sites included in the Healthcare Impact & Mitigation Assessment coming forward.

Primary Education

According to the current Cheshire East Council pupil yield methodology the Site with up to 119 2+bedroom dwellings could have a primary education pupil yield of 35 places.

In October 2024 Audlem St James' CofE Primary School had 35 surplus places available. On the basis of this local position an expansion of Audlem St James' CofE Primary School will not be necessary as a direct result of the Site coming forward. However, Cheshire East Council may choose to seek partial or full S106 primary education contributions from the Site to create additional primary education places via the potential expansion of Audlem St James' CofE Primary School.

Primary Healthcare

There are no other known residential development sites which are yet to be built which have a significant number of dwellings within the catchment area of Audlem Medical Practice.

Following recent expansion, Audlem Medical Practice has sufficient capacity to accept significantly more new patients than those who are anticipated to arise from the Site without the need for any additional primary healthcare capacity to be added in Audlem.

Secondary Education

According to the current Cheshire East Council pupil yield methodology the Site with up to 119 2+bedroom dwellings could have a secondary education pupil yield of 17 places.

CEC is predicting a surplus of local school places in the immediate future and an ongoing increase of surplus places in the longer-term, with the number of surplus places due to increase significantly from 32 in 2026/27 to 117 in 2030/31. However, in October 2024 Brine Leas School had no surplus places available, albeit it is evident that the school has been able to accommodate more pupils in various year groups above the PAN for that year group which indicates that there has been flexibility in previous years when admissions to the school have been oversubscribed.

On the basis of this local position an expansion of Brine Leas School may be necessary as a direct result of the Site coming forward. CEC may choose to seek full S106 secondary education contributions from the Site to create additional secondary education places via the potential expansion of Brine Leas School.

Secondary Healthcare

It is evident that there are potential for numerous other residential development sites to come forward in the south of the borough whose closest hospital will be Leighton Hospital in Crewe.

Given the improvements and modernisation to Leighton Hospital, there is no current evidence to suggest that following the completion of these projects that in the medium to long-term there will be any reduction in access to local hospital provision in the area relevant to the Site.

Given that local residents will have access to a more modern hospital and new facilities it is highly likely that the quality of hospital care will improve.

Special Educational Needs & Disabilities

According to the current CEC pupil yield methodology the Site with up to 119 2+bedroom dwellings could have a SEND pupil yield of 2 places.

Cheshire East Council has published its Sufficiency Statement for children & young people with special educational needs, this document has identified that CEC needs to increase its specialist provision as children have to be placed in schools outside of Cheshire East. If CEC needs to add capacity in the relevant local area, funds could be made available via S106 contributions for this purpose.

Early Years Education

According to the current CEC pupil yield methodology the Site with up to 119 2+bedroom dwellings could have a nursery/early years pupil yield of 15 places.

As the policy-based approach to assessing the need for additional early years/nursery places is yet to be developed by CEC then prior to CEC being able to seek S106 contributions a methodology to do so would need to be consulted upon, agreed and then formally adopted. On this basis there are unlikely to be any early years/nursery-related infrastructure constraints that could arise as a result of the Site coming forward.

If CEC needs to add capacity in the relevant local area, funds could be made available via S106 contributions for this purpose.

Further Education

According to the current CEC pupil yield methodology the Site with up to 119 2+bedroom dwellings could have a further education pupil yield of 5 places.

As the policy-based approach to assessing the need for additional further education places is yet to be developed by CEC then prior to CEC being able to seek S106 contributions a methodology to do so would need to be consulted upon, agreed and then formally adopted. On this basis there are unlikely to be any further education-related infrastructure constraints that could arise as a result of the Site coming forward.

If CEC needs to add capacity in the relevant local area, funds could be made available via S106 contributions for this purpose.

Community Infrastructure Levy

In addition to this direct investment into schools, healthcare, highways and other local services, the development will also provide Community Infrastructure Levy (CIL) payments to be generated by the development.

Have Your Say

We want to hear from you. Take a moment to read through the proposals, then share your thoughts by adding a post-it note to the board.

Stick your note here, and if you have more to say, feel free to leave longer comments using the forms provided nearby.

Your feedback helps shape decisions — thank you for getting involved!

Alternatively if you have any questions or would like to speak to a member of the project team, please do not hesitate to get in touch via the contact details below:

Email:
contact@moorsfieldavenue.co.uk

Call:
0800 788 0900
Monday to Friday: 9:00am to 5:30pm

Write to us:
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Crewe Road, Alsager, Crewe Cheshire, ST7 2GP

About Muller Property Group

Muller is a privately-owned and family run development company, with a diverse portfolio of schemes across the UK covering residential, healthcare, office, leisure, employment, and retail property.

It is a business with 25 years of expertise in land promotion, planning, and development. We work collaboratively with local authorities, landowners, house builders, care operators, and other end users to bring forward high-quality schemes that meet the evolving needs of local communities.

With the UK's housing shortage continuing to impact affordability and accessibility, Muller is committed to unlocking new opportunities for residential development, ensuring that more people have access to the homes they need.

The business has been based in the Cheshire East Council area since it was formed in 2001, and has a specialist knowledge of the council, it's planning policies and it's political make-up. Throughout the last 40 years Colin Muller has personally undertaken more schemes in Cheshire East than any other single development company.



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MÜLLER

PROPERTY GROUP

Muller Property Group Developments in Cheshire East

- Eaton Place, Alderley Edge
- Cedar Grove, Alsager
- Cranberry Point, Alsager
- St. Mary's House, Alsager
- The Boundary, Aston
- Church Gate, Audlem
- Moseley's Yard, Audlem
- Knowle End, Barthomley
- Churchill Gardens, Brereton Green
- Sydney Road, Crewe
- Princes Gate, Handforth
- Orchard Grove, Haslington
- Vicarage Road, Haslington
- London Road, Holmes Chapel
- St Luke's Park, Holmes Chapel
- Mereside Road, Knutsford
- Trinity Court, Knutsford
- Queen Anne's Court, Macclesfield
- Summer Hill Park, Macclesfield
- The Green, Middlewich
- Augustine's Well, Mobberley
- The Beeches, Mobberley
- Barker Street, Nantwich
- Bishops Manor, Nantwich
- Cedar Court, Nantwich
- Cedar Grove, Nantwich
- Chapel Court, Nantwich
- Chatterton House, Nantwich
- Hospital Street, Nantwich
- Kings Court, Nantwich
- Lakeside, Nantwich
- Lyndon Grange, Nantwich
- Mansion Gardens, Nantwich
- Mayland's Park, Nantwich
- Regents Gate, Nantwich
- St Annes Lane, Nantwich
- The Willows, Nantwich
- Welsh Row, Nantwich
- Arclid Grange, Arclid, Sandbach
- Brindley Park, Sandbach
- Hassall Road, Sandbach
- Old Mill Road, Sandbach
- Huntersfield, Shavington
- Lime Grove, Shavington
- The Old Cornmill, Warmingham
- Queensgate, Willaston
- Deanview, Wilmslow
- Woodland Chase, Wilmslow
- The Spinney, Wistaston
- Churchfields, Wybunbury



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