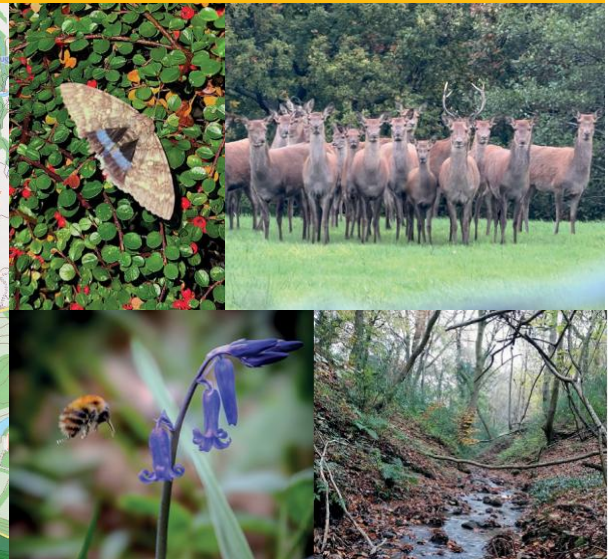
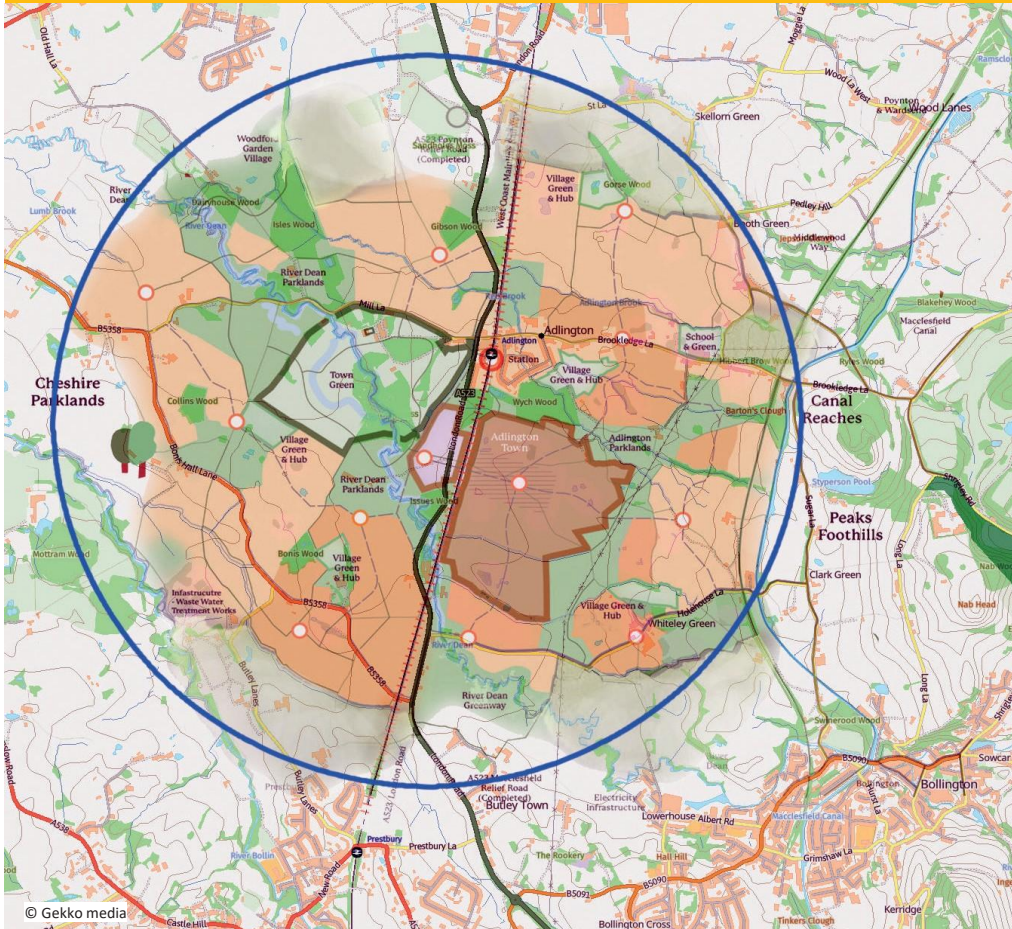




Proposed new town could turn Cheshire Green Belt into a 20,000-home development

November 2025



A private property developer's proposal, not a council plan

Adlington has been named as one of 12 potential new town sites by the Government's New Towns Taskforce. The proposal, led not by local councils but by a property developer, would see up to **20,000 homes** and commercial spaces across 1,000 hectares of protected Green Belt and farmland in rural Cheshire. This will have a devastating effect on local towns/villages, wildlife and already over stretched infrastructure.

This would fundamentally change the landscape between Poynton, Bollington and Macclesfield, and threaten local farms, river valleys and wildlife habitats.

What's the reality of the proposal?

- Around **20,000 new homes** – enough for **50,000 people**
- Across nearly **1,000 hectares of productive farmland and countryside**
- Includes land prone to flooding and areas over former coal workings

- **No future infrastructure will support a town of any scale**
- **Devastation of our Green Belt and wildlife habitats**
- **Proposed by private developer Belport Adlington Ltd, not Cheshire East Council**

Find out what this means for our communities — and how you can help stop it.

The Adlington proposal did not come from Cheshire East Council or local communities. It originated with Belport Adlington Ltd, a property developer that bought the Adlington Hall Estate in 2023. Belport submitted the site to the Government's New Towns Taskforce, which has now listed Adlington as one of 12 possible locations for a new town.

Local people, town/parish councils and MPs were not consulted and learned of the proposal only when it was announced at the Labour Party's annual conference in September 2025.

What the property developer says

“ It will help solve the housing shortage. ”

“ The site is strategically located near Manchester. ”

“ It’s greenfield land that’s easy to develop. ”

“ It will include parks, trails and sports pitches. ”

“ Any development would include improvements to local infrastructure. ”

But we know

Cheshire East already has a strong housing market and low unemployment. The claimed ‘shortage’ arises from a change in government targets, not from real local demand.

That means it would effectively extend the Greater Manchester conurbation deep into rural Cheshire, erasing open countryside between towns and villages.

It’s *Green Belt* – valuable farmland, wildlife habitat, and flood-prone land above old coal workings.

However attractive the promises, it would replace open countryside with urban development and permanently change the character of the area.

Any new roads would need to link into the current road network which is already over capacity and unfit for the existing volume of cars within South Manchester and Cheshire East. The A34, A6, M60 and the regular flooding on the new A555 already causes major congestion. Potentially adding another 28,000+ cars to this area would make this road network impossible to navigate.

Adlington railway station is already operating at full capacity with no space for extra local and regional trains.

One strong voice. Can you help?

To make sure this proposal is challenged, we need to **assemble clear evidence** and a **strong local voice** before the Government progresses it further. The Town and Parish Councils are seeking help from residents with relevant experience including planning, infrastructure, environmental science, farming, and water management, as well as anyone who can assist with research, communications or community outreach. See QR code or visit the website below.

What you can do

- Write to your MP
- Sign Tim Roca MP’s petition
- Write to the Minister of State (Housing and Planning) Matthew Pennycook
- Contact your Parish or Town Council to offer help or find out more
- Join the Stop Adlington New Town group – see below
- Provide high-quality photos or drone footage of the area at risk
- Share this information and encourage others to get involved



This is not just about Adlington. It’s about protecting the rural heart of Cheshire, its farmland, wildlife and open spaces, for future generations.

For more information visit



<https://stopadlingtonnewtown.co.uk>



Produced by Poynton and Bollington Town Councils and the Parish Councils of Adlington, Mottram St Andrew, Pott Shrigley and Prestbury with the support of CPRE (the Campaign to Protect Rural England) Cheshire Branch.