

Turley
1 New York Street
Manchester
M1 4HD

26th July 2017

Dear Sir/Madam

Re: Land at Chester Road, Poynton

I am writing to you on behalf of the Town Council in response to the recent consultation regarding the proposed development of the above land.

Poynton Town Council has consistently opposed all development in the Green Belt around the village. We believe that Cheshire East Council have not justified the "exceptional circumstances" required for building in the Green Belt, and have totally failed to explain how the extra traffic and increased demands on local services, including schools and the NHS, will be accommodated.

This site is very close to the boundary between Poynton in Cheshire East and Woodford in Stockport MBC and Greater Manchester, and the Town Council is concerned that the development will effectively join together Poynton and Woodford in a single conurbation.

The Town Council has specifically opposed development on the Chester Road site for the following reasons:

1. Increased traffic on Chester Road. 150 houses will produce at least 300 more cars on an already very busy road.
2. Apart from the general issue of traffic levels on Chester Road, the Town Council is concerned that any access road to this site will be very close to the complex junction currently being built with the new A6MARR (aka SEMMMS and A555) road.
3. Water frequently ponds on the site and any houses built there must be at risk from flooding. Any anti-flood works may transfer water, and hence the risk of flooding, downstream.
4. We understand that there is asbestos contamination on part of the land from old buildings.
5. Loss of woodland which provides a habitat for wildlife including bats, newts, badgers and owls.
6. There were significant issues with subsidence when the adjacent 'Bird Estate' (Mallard Crescent and roads off) was built.

Poynton Town Council are still considering our final response to the Local Plan. However, we remain opposed to all development in the Green Belt around Poynton.

All comments in this consultation response are without prejudice and may be subject to change.

Yours faithfully,

Liz Osborn
Town Clerk