

Hourigan Connolly  
7 Swan Square  
15 Swan Street  
Manchester  
M4 5JJ

25<sup>th</sup> July 2017

Dear Sir/Madam

**Re: Land at Sprink Farm, Dickens Lane, 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.

The Town Council has specifically opposed development at the Sprinks Farm, Dickens Lane site for the following reasons:

1. Increased traffic on Dickens Lane and in particular the junctions with London Road and Moggie Lane in Adlington which are totally inadequate to handle the increased traffic. 150 houses will produce at least 300 more cars.
2. There will be a greatly increased risk from traffic to children attending the High School and the two primary schools just off Dickens Lane.
3. The entire southern part of the site is bordered by a stream 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.

In addition, we note with surprise your assertion that 'Golf Courses have further eroded the rural character' when there is no golf course within a mile of the site.

The Town Council is also concerned by the general lack of consultation that has been undertaken with respect to this site.

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