

Persimmon Homes North West
30-34 Crofts Bank Road
Urmston
Manchester
M41 0UH

17th July 2017

Dear Sir/Madam

Re: Land at Hazelbadge Road, Poynton

Further to your recent consultation event at Poynton Civic Hall, 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 on the Hazelbadge Road site for the following reasons:

1. Hazelbadge Road and the junction with Chester Road are totally inadequate to handle the increased traffic - 150 houses will produce at least 300 more cars. Proposed minor improvements to the road and junction will not resolve these concerns.
2. There will be a greatly increased risk from traffic to children attending Lower Park Primary School on Hazelbadge Road, plus increased air pollution.
3. The site is next to Poynton Brook, 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. The western part of the land includes the sites of a former gas works and brickworks. Such uses are associated with contamination by dangerous chemicals, which may persist over many years.

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