

Poynton Town Council 17/6471M Land off Hazelbadge Road, Poynton

1. The proposal is an overdevelopment and over intensification of use causing a deleterious harm to the character, appearance and environmental quality of this area. The development is therefore contrary to guidance within section 15 of the NPPF 2018 (concerning the natural environment) and Policies SE1, SE3, SE4 and SE5 of the Cheshire East Local Plan Strategy, and Saved Policies in the Natural Environment section of the Macclesfield Borough Local Plan.
2. The proposed development would have an adverse impact on the permanence, character and openness of the North Cheshire Green Belt which are its essential characteristics. This arises from both the proposed layout and the threat to retained Green Belt areas shown in this proposed development. The development is therefore contrary to guidance in section 13 of the NPPF 2018 (concerning Green Belt land) and Policies PG3, SE1 and SE4 of the Cheshire East Local Plan and Saved policies GC1 and NE16 of the Macclesfield Borough Local Plan.
3. The proposed development is unsustainable as it is contrary to policy LPS 48 of the Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. This policy applies wholly to this site. The application fails to respond to the site principles of development set out in LPS 48. In particular, the application fails to address key matters of infrastructure, impact on local and site amenities and flood risk and mitigation.
4. The proposals do not adequately address the adverse impact that the construction works will have on the school, in terms of noise, dust or the danger from construction traffic.
5. The proposed development would lead to an unacceptable increase in traffic at the junction of Hazelbadge Road and Chester Road into the proposed new estate and would create highway safety risks for residents, school children and their parents/guardians, with increased traffic accessing the proposed housing development along a congested and narrow road.
6. In view of the impact of the A6 MARR Road and forthcoming Poynton Relief Road on the local highway network, this site should not be considered for development until both roads are completed, open to traffic and future traffic patterns in the local area have been established.
7. The proposed development is contrary to sustainable environment policy SE1 Design of the adopted Cheshire East Local Plan as the strategic part of the Development Plan in July 2017. The application is unneighbourly in that the access road will have a serious detrimental impact on adjacent properties.
8. The proposed development is contrary to sustainable environment policies SE3, SE4 and SE5 concerning matters of biodiversity and geodiversity, landscape and trees, hedgerows and woodland. of the Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. There would be an unacceptable loss of trees, hedgerows and woodland which contribute to residential amenities and make a positive contribution to the character of the local area.

9. The proposed development is contrary to infrastructure and developer contributions policies IN1 and IN2 of the Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. The application submission makes no attempt to assess social and community infrastructure needs to be generated from this development.
10. The proposed development is contrary to Policy SE 12 concerning pollution, land contamination and land instability of the adopted Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. There is some risk about run-off of surface water from the site which would drain towards Poynton Brook which has suffered serious flooding in recent years.
11. The application fails to comply with the Borough Council's Statement of Community Involvement. No efforts or actions have been taken to respond to the strong objections of the local community to a major housing development on this site which relates to both the strategic release of this site and the more detailed site planning now being proposed.
12. The development would have an adverse impact on the Poynton Brook wildlife corridor as identified by the Cheshire Wildlife Trust in the submitted Poynton Neighbourhood Plan 2018. The corridor has been mapped in accordance with paragraphs 174 and 175 of the NPPF 2018.
13. The planning application provides both insufficient and contradictory information to allow a full and informed assessment of the development now being proposed. In particular, there is a lack of clarification on how transport and connectivity issues will be taken into account and sustainability issues dealt with. Planning applications for the development of Local Plan Strategic sites should comply fully with the Local Plan guidelines which have been through full consultation and examination over recent years. The criteria set out for the development of each site in the Local Plan should be adhered to by both the developers and the Borough Council.