

Poynton Neighbourhood Plan:

Policies Consultation Frequently Asked Questions

1. When can we expect to see a draft Neighbourhood Plan for Poynton?

We are working towards having a draft Plan ready for local consultation by Autumn 2016.

2. Where does this fit with the progress of the new Cheshire East Local Plan ?

The new Local Plan is unlikely to take effect until early 2017. Meanwhile we have to ensure that our Neighbourhood Plan is compliant with the existing Local Plan, but we also need to anticipate some of the likely aspects of the emerging new Local Plan.

3. So how many homes should we expect to see in Poynton?

The original figure of 200 homes for Poynton was based on the overall Cheshire East figure of 27,000 homes across the Borough. This was increased last year to 36,000, a level that the Inspector seems minded to accept, perhaps as a minimum. We have seen no evidence to support the new Cheshire East figure of 650 homes for the Poynton settlement (Poynton plus north Adlington), but have instead identified a number of brown field sites that could support between 300 and 350 homes - within the Poynton boundary. There are potential employment and housing sites in the north of Adlington, but that is a matter for our colleagues in Adlington as they progress their own Neighbourhood Plan.

4. So where would these 300 to 350 homes be built?

We believe that there are already at least 50 homes that have been built and occupied as a result of planning permissions having been granted since 2010. Given the trend for some older larger properties to be demolished and new homes erected on those sites, we think there could be 100 so called "infill" homes that could be built between now and 2030. In addition we understand that Cheshire East are likely to develop the former Vernon Infants School site, which could lead to up to 75 apartments being created there. The intention of the Sports Club to sell their existing site for housing is publicly known, and this site could accommodate 88 homes.

5. What about development on the Green Belt?

Our Neighbourhood Plan is based on the existing Local Plan, and follows a policy of "brownfield first". Development of the Green Belt is only permitted under exceptional circumstances, but Green Belt boundaries can be amended by a Local Plan.

In preparing for the new Local Plan, Cheshire East commissioned Arup to assess the Green Belt surrounding Poynton, and a small number of sites have been identified as only making 'some' contribution to the Green Belt. These include the triangular plot at the top of Glastonbury Drive, Sprinks Farm off Dickens Lane, and a smallish contained site off Chester Road towards Woodford, and adjacent to the Bird Estate. There is also interest in Green Belt land around and to the rear of Lower Park School, but the Neighbourhood Plan team takes the view that access to such a development via Hazelbadge Road is totally impractical.

6. What is the situation regarding the sale and development of the existing Sports Club site and, if that happens, where will the Sports Club relocate to?

These are questions for the Sports Club to answer, but it would be normal practice for an outline or full planning application to be submitted for the development of the Sports Club site, and this would be for a Cheshire East planning committee to consider on the basis of planning law, and advice from planning officers. Similarly, if the Sports Club have identified an alternative site to relocate to, this would also be subject to a planning application. We understand that this alternative site is the field on London Road North adjacent to Glastonbury Drive, towards Hazel Grove, but this would need to be clarified if or when a planning application is submitted.

7. What about development in Higher Poynton?

Such development is currently constrained by the Green Belt, and the Arup study concluded that the Green Belt around Higher Poynton makes a significant or major contribution to Green Belt principles, as set out in the National Planning Policy Framework. Under the current Local Plan it is protected, unless exceptional circumstances can be proven.