

Cheshire East Local Plan

Site Allocations and Development Policies

Issues Paper: Response Form



The Local Plan Strategy will be the first part of the new Local Plan to be put in place. This Site Allocations and Development Policies Document (SADPD) will form the second part of the Local Plan. It will:

- Allocate additional sites for development to make sure that the overall development requirements set out in the Local Plan Strategy are met. These allocations will generally be 'non-strategic' sites, less than 5 hectares in size (or 150 homes). Allocations will be for housing, employment, retail, leisure and other types of development.
- Set more detailed policies to guide decisions on planning applications in the Borough. Land that needs particular protection will be designated, for example because of its importance to wildlife or the historic environment.

The issues paper is the first consultation in the preparation of this document and it identifies a range of matters that the SADPD is likely to address. The consultation seeks your views on these matters and there is an opportunity to tell us if there are any other matters you think the document should cover. The Issues Paper is split into topic areas and includes commentary and specific questions on each issue. Therefore, it is important that this response form is read alongside the Issues Paper for context.

Alongside the consultation on the Issues Paper, we will be also inviting views on a Draft Sustainability Appraisal Scoping Report and also a 'call for sites' exercise. Further information is available online at www.cheshireeast.gov.uk/localplan as well as in Cheshire East libraries and Customer Service Centres.

The 'call for sites' is an opportunity for local residents, landowners, developers and other parties to submit details of sites considered to be suitable and available for development. This information will help to inform land allocations in the SADPD. The Council is seeking to prepare its land availability assessment afresh, to make sure the information is as up-to-date and reliable as possible. We are asking interested parties to **submit sites that are considered to be suitable and available, even if this information has previously been submitted to us.**

Submitting Comments

- The consultation period runs for six weeks from 27 February 2017 to **5:00pm on 10 April 2017**. Comments received after this time will not be accepted and will not be considered.

Online:	Via the consultation portal at www.cheshireeast.gov.uk/localplan
Email:	To localplan@cheshireeast.gov.uk
By hand:	At the Council Offices, Westfields, Middlewich Road, Sandbach CW11 1HZ
By post:	Cheshire East Council, Spatial Planning, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

Please note the following:

- All responses will be available for public inspection and will be placed on the Cheshire East website. This will include your name and post town. Anonymous responses will not be accepted.
- Your personal information will be held and used in line with the Data Protection Act 1998. Your personal data will not be sold on to third parties and we will use the data you give solely for the purpose of preparing the Cheshire East Local Plan or other Spatial Planning Policies.
- Your details will be added to the Local Plan consultation database. If you want to be removed from the database please notify us using the contact details above.

Cheshire East Local Plan Site Allocations and Development Policies Issues Paper: Response Form



Name of consultation document to which this comment relates:

Site Allocations and Development Policies Issues Paper

Please return to:

Cheshire East Council, Spatial Planning, Westfields
C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ or by email to
localplan@cheshireeast.gov.uk

Please return by:

5:00pm, Monday 10 April 2017

This comment form has two parts:

- Part A – Personal Details.
- Part B – Your representation(s).

Comments Form Part A: Personal Details

Personal Details*

Agent's Details (if applicable)

** If an agent is appointed, please complete only the Title, Name and Organisation in column 1 but complete the full contact details of the agent in column 2.*

Title	Ms	
First Name	Liz	
Last Name	Osborn	
Job Title (where relevant)	Town Clerk	
Organisation (where relevant)	Poynton Town Council	
Address Line 1	Civic Hall	
Address Line 2	Off Park Lane	
Address Line 3	Poynton	
Address Line 4	Cheshire	
Postcode	SK12 1RB	
Telephone Number	01625 872238	
Email Address (where relevant)	liz.osborn@poyntontowncouncil.gov.uk	
Your Reference No. (if known)		

Comment Form Part B: Comment

Name and
Organisation:

Poynton Town Council

Office Use Only:

PID:

RID:

The Issues Paper identifies a range of matters that the SADPD is likely to address and its relationship to the Local Plan Strategy. The Issues Paper is split into topic areas and includes commentary on the issue that the SADPD is looking to address and a question(s) relating to that topic area. Therefore, it is important that this form is read alongside the Issues Paper for context.

ISSUE 1 – The Layout of the SADPD

Question 1 (below) should be read alongside Issue 1 of the SADPD Issues Paper.

Q1. How do you think that the SADPD should be laid out?

- Under topic-based chapters such as 'housing' 'employment' and 'transport and infrastructure'; or
- Under chapter headings that reflect those in the Local Plan Strategy?

Feel free to highlight the benefits and disadvantages of each approach:

Poynton Town Council has no preference as there are some practical benefits to both options.

There are arguments for both options. Option a is more a reflection of policy layout in the existing Macclesfield Borough Local Plan. Option b is more aligned to the new Cheshire East Local Plan. It would be impractical to have a Poynton section as many of the policies for some topics would be relevant across the Cheshire East Borough.

ISSUE 2 – Plan Strategy (Sustainable Development)

Question 2 (below) should be read alongside Issue 2 of the SADPD Issues Paper.

Q2. Do you agree with the approach set out in Issue 2 of the SADPD Issues Paper or do you think that further guidance is required in the SADPD specifically regarding sustainable development?

Yes No

Please use the comment box below to explain your answer. If you think that further guidance is required, please explain what that should be:

Poynton Town Council considers that no further guidance is needed at a Borough wide level.

The consultation document concludes that there is sufficient guidance about the principles and practice of sustainable development set out in the Local Plan that it may be unnecessary for any further detailed guidance to be set out in the SADPD. This can be supported as the Neighbourhood Plan offers scope for more detailed interpretation of sustainable development as set out in the NPPF as applied to the Green Belt and areas inset within it.

ISSUE 3 – Plan Strategy (Settlement Hierarchy and Spatial Distribution)

Questions 3a, 3b and 3c (below) should be read alongside Issue 3 of the SADPD Issues Paper.

Q3a. What approach do you think should be taken towards the apportionment of the overall development requirement across Local Service Centres?

Please use the comment box below to explain your answer - in particular, what factors or considerations should guide this distribution and how should it be applied?

Poynton Town Council considers that the amount of development in the Local Service Centres in the north of the Borough be limited due to their Green Belt status and the infrastructure limitations particularly transport along the main traffic corridors crossing the boundary into Greater Manchester. Planning policy constraints including heritage and conservation should also be considered along with physical constraints such as flood risk, landscape character and ecological resources, sustainable development and accessibility along with delivery and viability

There are 13 Local Service Centres set out in the Local Plan which include Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury all lying within the North Cheshire Green Belt, each of which is currently an inset into the North Cheshire Green Belt in the same manner as Poynton. The Local Plan provides that nearly 3800 new homes should be provided across these 13 settlements including the Green Belt Local Service Centres. Over 1000 of these homes would be made through allocations in the SADPD.

Q3b. What approach do you think should be taken towards meeting development requirements across Other Settlements and Rural Areas?

Please use the comment box below to explain your answer.

Poynton Town Council suggests that the need for these smaller settlements lying within the North Cheshire Green Belt be constrained partly arising from that status and the need to retain as much of the Green Belt as possible given the major releases of land for housing development around the main towns proposed in the Local Plan. A similar case can also be made to the answer to question 3a in respect of other matters.

It is important that smaller settlements lying within the North Cheshire Green Belt should retain their status of helping to retain the openness of the countryside in this area. It is understood that Higher Poynton may be one of the smaller settlements affected by this policy. Currently, the Local Plan would require a further 1,250 dwellings to be delivered through the SADPD from a total requirement of nearly 3,000.

At a meeting with Borough Council planning officers in connection with the SADPD on 5th April 2017, it was suggested that the Town Council consider identifying a possible boundary for the definition of Higher Poynton as lying within the 'other settlements and rural areas' for the purposes of monitoring the local plan commitments and completions. A suggested boundary for discussion is enclosed for the purposes of this consultation.

Q3c. Are there any other Issues related to meeting development needs across Local Service Centres and Other Settlements and Rural Areas that should be included in the SADPD?

Yes No

Please use the comment box below to explain your answer.

See 3a.

ISSUES 4, 5 and 6 – Plan Strategy (Green Belt and Safeguarded Land)

Questions 4, 5a, 5b, 6a and 6b (below) should be read alongside Issues 4, 5 and 6 of the SADPD Issues Paper.

Q4. Do you agree with the approach set out for determining whether further adjustments to the Green Belt boundary are required around Macclesfield and the Key Service Centres inset within the North Cheshire Green Belt (Handforth, Knutsford, Poynton and Wilmslow)?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council recommends that all future site allocation to meet the 650 requirement for Poynton be achieved through the Poynton Neighbourhood Plan and to object to the SAPDP proposals for the reasons given above.

This question is of vital importance to Poynton. Of the northern towns, Poynton has by far the largest gap (of 200 units) which the SAPDP is proposing to fill between the strategic site allocations (450) and the total requirement for the town (650). Furthermore, the consultation document proposes as follows:

Where additional sites need to be allocated, they will be selected using a similar Site Selection Methodology that has been used to identify strategic site allocations in the Local Plan.

There are some major problems with this approach. Firstly, it ignores the potential of the Poynton Neighbourhood Plan to make land allocations with some community support to fill the gap of 200, mainly through brownfield development. Secondly, if land allocations are to be made by SADPD, the methodology proposed would see the release of further land from Green Belt to meet the Poynton requirement. Thirdly, the methodology itself (Green Belt assessment work) was a major source of concern to the Town Council and many other participants through the Local Plan process. To repeat the same methodology could see further releases of Green Belt land in the Poynton areas as have occurred with the Strategic Sites choice of preferred sites for housing development.

Q5a. Do you agree with the approach set out for determining whether alterations to the Green Belt boundary are required around the Local Service Centres inset within the Green Belt (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury)?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council considers that the amount of development in the Local Service Centres in the north of the Borough be limited due to their Green Belt status and the infrastructure limitations particularly transport along the main traffic corridors crossing the boundary into Greater Manchester. Planning policy constraints including heritage and conservation should also be considered along with physical constraints such as flood risk, landscape character and ecological resources, sustainable development and accessibility along with delivery and viability

There are 13 Local Service Centres set out in the Local Plan which include Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury all lying within the North Cheshire Green Belt, each of which is currently an inset into the North Cheshire Green Belt in the same manner as Poynton. The Local Plan provides that nearly 3800 new homes should be provided across these 13 settlements including the Green Belt Local Service Centres. Over 1000 of these would be made through allocations in the SADPD.

Q5b. What approach do you think should be taken towards apportioning the remaining requirement for safeguarded land?

Please use the comment box below to explain your answer.

Poynton Town Council is aware that some of the Local Service Centres lying within the Green Belt are known to be preparing Neighbourhood Plan. Whilst the removal of land from Green Belt can only be achieved through a Local Plan, it would seem appropriate for those Neighbourhood Plan to make some contribution to identifying potential areas of Safeguarded Land. Also, land which meets the main purposes of Green Belt should not be taken for Safeguarded Land as the exceptional circumstances required cannot be known for development needs at least 15 years away that is in the period following 2030 as the expiry date of the Cheshire East Local Plan.

Poynton Town Council are aware that Policy PG4 of the Local Plan explains how safeguarded land should be treated and lists the areas of land that are proposed to be removed from the Green Belt and

safeguarded around the Key Service Centres including Poynton (at Woodford Aerodrome). It also suggests the potential need to identify additional non-strategic areas of land to be safeguarded in the SADPD. Cheshire East intends to designate 200ha of safeguarded land within the Local Plan as a whole. The Local Plan identified requirement was 187.4 ha. The remaining 12.6ha of safeguarded land is expected to be identified around the Local Service Centres in the north of the Borough through the SADPD.

Q6a i) Do you agree with the proposed approach to determining whether villages should be 'inset' within or 'washed over' by the Green Belt?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council would object to any inclusion of Higher Poynton within the list of villages as it lacks essential facilities and designation as per the NPPF would detract from the open character of the Green Belt area. Any decisions as to the future designation of Higher Poynton should have regard to the Poynton Neighbourhood Plan and its local consultation already undertaken.

The Borough Council intend to carry out a specific piece of work, a 'Cheshire East Green Belt Villages Study', to address a requirement in the NPPF. It would involve a number of steps:

- defining what constitutes a village for the purposes of implementing paragraph 86 of the NPPF;
- identifying a list of villages to be assessed;
- assessing each village against the test in paragraph 86 of the NPPF; and
- where it is concluded that a village should be excluded from the Green Belt, defining an inset boundary around it that follows its built-up limits and uses physical features that are readily recognisable and likely to be permanent.

If this work finds that a village currently included in the Green Belt should now be excluded from it, the consultation document concludes that this would automatically constitute the 'exceptional circumstances'. This is relevant for Poynton as Higher Poynton may be one of those settlements selected for this study. This approach would again seem to bypass any relevant Neighbourhood Plan work as well as lacking any form of local contribution to the process afforded by neighbourhood planning.

Q6a ii) Do you agree with our interpretation of NPPF paragraphs 86 and 83 in terms of meeting the 'exceptional circumstances' test for altering Green Belt boundaries to exclude a village from the Green Belt?

Yes No

Please use the comment box below to explain your answer.

The village of Higher Poynton lies wholly within the Green Belt and therefore there would be no requirement to alter Green Belt boundaries in this area.

Q6b. Are there any other Green Belt Matters that need to be addressed in the SADPD?

Yes No

Please use the comment box below to explain your answer.

Not known at this stage.

ISSUE 7, 8 and 9 – Plan Strategy (Green Gap)

Questions 7, 8, 9a, 9b and 9c (below) should be read alongside Issues 7, 8 and 9 of the SADPD Issues Paper.

Q7. Do you agree that this is an appropriate way forward for defining Strategic Green Gap boundaries and are there any other issues related to Strategic Green Gaps that should be considered?

Yes No

Please use the comment box below to explain your answer.

Not applicable to Poynton.

Q8. Do you agree that this is an appropriate way forward for identifying Local Green Gaps? Are there any other issues related to potential Local Green Gaps that should be considered?

Yes No

Please use the comment box below to explain your answer.

Not applicable to Poynton.

Q9a. What role should Neighbourhood Plans play in defining Local Green Gaps?

Please use the comment box below to explain your answer.

Poynton Town Council supports the principle of Neighbourhood Plans being able to designate Local Green Gaps in non-Green Belt areas

The section of the consultation document concerned with Local Green Gaps is one of the few in which neighbourhood plans are specifically referred to. It accepts there may be an option to leave the designation of Local Green Gaps to Neighbourhood Plans, where they can be justified in the light of appropriate local evidence. Although this would not apply to Poynton due to its Green Belt location, the principle of encouraging Neighbourhood Plans to promote local designation of Green Gaps is one which can be supported.

Q9b. Should Local Green Gaps-type policies be left to Parish and Town Councils to determine through Neighbourhood Plans, perhaps supported by a 'toolkit' prepared by Cheshire East Council?

Yes No

Please use the comment box below to explain your answer.

See response above to 9a.

Q9c. Should the SADPD include any further policy to support the identification of Local Green Gaps in Neighbourhood Plans? If so, what should it say?

Yes No

Please use the comment box below to explain your answer.

See response above to 9a.

ISSUE 10 – Plan Strategy (Settlement Boundaries)

Question 10 (below) should be read alongside Issue 10 of the SADPD Issues Paper.

Q10. Have we identified the key settlement boundary issues that the SADPD should address?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council supports the need to retain existing Green Belt boundaries in the SADPD except where either the Local Plan (for example through strategic sites) or a Neighbourhood Plan with community support seeks a change for a specific purpose.

One of the purposes of the SADPD will be to identify settlement boundaries around Principal Towns, Key Service Centres and Local Service Centres. In the case of towns bordered by the Green Belt, the consultation document states that it is expected that settlement boundaries will follow the Green Belt boundary. The one exception may be in a case where a Neighbourhood Plan with community support has proposed an amendment to the Green Belt boundary in response to a site specific issue.

ISSUE 11 – Plan Strategy (Jodrell Bank)

Question 11 (below) should be read alongside Issue 11 of the SADPD Issues Paper.

Q11. Do you think that further planning policy guidance regarding the Jodrell Bank Observatory should be included in the SADPD? If you do, what should its scope be?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council supports policies which seek to protect this unique facility.

Due to its global importance, there have been planning policies seeking to control development within the middle part of Cheshire East to the south west of Macclesfield. The SADPD provides an opportunity to review existing policy.

ISSUE 12 – General Requirements

Question 12 (below) should be read alongside Issue 12 of the SADPD Issues Paper.

Q12. Do you think that there should be a single policy or small number of policies that cover a range of requirements generally applicable to all (or at least most) forms of development?

Yes No

If yes, what do you think this should cover? Please use the comment box below to explain your answer.

Poynton Town Council consider that given the variety and number of existing Saved policies in the Local Plan of the former authorities, a number of different policies setting out requirement is preferred. Existing Saved Policies should be retained if they are compatible with the Cheshire East Local Plan and NPPF.

Such policies would replace the Saved policies of the Macclesfield Borough Local Plan including some which are specific to the Poynton area. A range of different types of policies would seem more appropriate as the existing Local Plan cover a very wide range of matters. Whilst some of these may be included in Neighbourhood Plans, it is important that those of continuing relevance to future planning in Poynton are not lost as part of this process.

ISSUE 13 – Natural Environment, Climate Change and Resources

Question 13 (below) should be read alongside Issue 13 of the SADPD Issues Paper.

Q13. Do you think that these are the issues that the SADPD should look to address regarding the natural environment, climate change and resources?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council supports the suggested approach for such policies and others which seek to mitigate the impact of the amount of development proposed for Poynton.

The consultation expects the SADPD to add further policy detail related to: matters such as flood risk and water management, the need for development to be designed in a way that gives it resilience to the effects of climate change and pollution, land contamination and land instability. Further policies may support the more efficient use of energy, and low carbon and renewable energy schemes. It is suggested these issues be addressed in the SAPDP particularly in the light of recent flooding in Poynton and the amount of additional development proposed in the Local Plan.

ISSUE 14 – The Historic Environment

Question 14 (below) should be read alongside Issue 14 of the SADPD Issues Paper.

Q14. What policy detail regarding the historic environment do you think should be included in the SADPD?

Please use the comment box below to explain your answer.

Poynton Town Council consider that the historic environment is a vital part of the heritage of each area within Cheshire East. A range of policies is required to respond to these differences whilst respecting the uniqueness of each settlement and area. Neighbourhood Plan can also play an important role in safeguarding and enhancing this heritage.

Each settlement has a unique character and within Cheshire East there is wide variation in the historic environment. Neighbourhood Plans again should be recognised as having a role in policy development for the historic environment.

ISSUE 15 – Employment

Question 15 (below) should be read alongside Issue 15 of the SADPD Issues Paper.

Q15. Do you think that these are the issues that the SADPD should look to address regarding employment development? What additional policy detail is needed?

Yes No

Please use the comment box below to explain your answer.

The north of the Borough is protected by national Green Belt policy. Poynton Town Council could not support any further release of Green Belt in the north of the Borough, especially in the rural areas as they are achieving the purposes of that policy in maintaining openness.

As part of the SADPD the Borough Council will aim to distribute the identified employment requirements (of the Local Plan) to Local Service Centres and for the other settlements and rural areas. Given the constraints of Green Belt policy, the amount of such further development in the north of the Borough should be limited. The SADPD may also consider policies on particular types of development which support the rural economy such as farm diversification, agricultural buildings, agricultural dwellings, visitor accommodation and facilities, golf courses and employment development in the open countryside.

ISSUE 16 – Housing

Question 16 (below) should be read alongside Issue 16 of the SADPD Issues Paper.

Q16. Do you think these are the relevant housing issues for the SADPD to address?

Yes No

Please use the comment box below to explain your answer.

The Town Council is preparing a Neighbourhood Plan which will address many of these issues at a local level as are many other local communities. Some recognition of their role in contributing to housing policy and recognising the specific needs of their communities is needed. A framework or process of engagement with town and parish councils is required for the housing section of the SADPD to ensure delivery is locally focused and genuinely meets needs.

There are a wide range of matters listed to be considered as part of the SADPD under the subject area of housing. These include:

- Identify housing requirements for each Local Service Centre and Other Settlements and Rural Areas
- Identify and allocate any further sites for housing development
- Provide a further detailed policy relating to housing mix (type, size and tenure)
- Ensure that high quality homes are provided for everyone, including the increasing number of older residents
- Respond positively to the Government's aim to increase the level of self-build and custom-build homes
- The conversion of properties to houses in multiple occupation or specialist housing/ accommodation
- Set an approach to housing density to reflect local standards in order to boost housing supply
- Set out overall need for Gypsies and Travellers Sites
- Further support smaller builders so they can take on a greater role in housing delivery
- Adopt a new approach for the setting of technical standards for new housing

This list is ambitious, but many of these matters could be more appropriately addressed at a local level through Neighbourhood Plans. For each area, there is need to balance what is the appropriate policy level starting with greater recognition of the role of local communities in influencing many of these matters as recognised in the Localism legislation.

ISSUE 17 – Town Centres and Retail Development

Question 17 (below) should be read alongside Issue 17 of the SADPD Issues Paper.

Q17. Do you think that these are the issues that the SADPD should look to address regarding town centres and retail development?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council would refer to the importance of emerging Neighbourhood Plans in many of these matters and to the need for close working with local communities through their town and parish councils to ensure local needs are incorporated into town centre policies.

Through the SADPD and its related Policies Map, the Council intends to address the following:

- The allocation of suitable sites for further retail and main town centre uses
- Identify boundaries for town centres, primary shopping areas and identify primary and secondary retail frontages
- Recognise the need for town centres to continue to strengthen their visitor 'offer' beyond just retail development, including provision for leisure and 'food and drink' uses
- Recognise the important role that residential development can play in town centres
- Whether other shopping areas should be identified including clusters of local shopping facilities in Principal Towns and Key Service Centres and shopping areas in Local Service Centres and in smaller villages
- Include policies that seek to prevent or limit changes of use in town centres and other shopping areas, for example policies that seek to maintain a proportion of ground floor properties in retail use
- Keep properties in active use and reduce the number of vacant properties.
- Whether locally set thresholds should be included for assessing applications for retail, leisure and office development outside of town centres that are not in accordance with the Local Plan
- Policies relating to matters including advertisements, amusement centres, shop fronts and security, living above shops
- Whether policies are required on town centre environmental improvements

Many of these matters are covered to some extent in existing Local Plan and emerging Neighbourhood Plans including that for Poynton. As with housing, it is important to include a community dimension to planning for town centres as local residents are essential to the future prosperity of every town centre.

ISSUE 18 – Transport and Infrastructure

Question 18 (below) should be read alongside Issue 18 of the SADPD Issues Paper.

Q18. Are these the transport and infrastructure issues that the SADPD should address? Please give your views on the issues raised. Are there any other transport and infrastructure issues that need to be covered in the SADPD?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council gives strong support for recognition of the importance of transport and infrastructure for the Poynton area and request priority be given to the town. Regards should be paid to priorities identified by local communities through neighbourhood planning.

The consultation confirms the need to ensure that the required infrastructure comes forward and that there may be a need to allocate or protect land for certain types of infrastructure through the SADPD. Again, the work done within Cheshire East by local communities in preparing their neighbourhood plans need to be acknowledged and taken into account. For Poynton, the impact of the new local highway network and the anticipated substantial increase in development activity pose major challenges for all kinds of infrastructure. An infrastructure delivery plan for Poynton for example might be an outcome.

ISSUE 19 – Recreation and Community Facilities

Question 19 (below) should be read alongside Issue 19 of the SADPD Issues Paper.

Q19. Do you agree that these are the issues that the SADPD should address regarding recreation and community facilities? Are there any other matters that it should cover?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council supports recognition in this section that neighbourhood plans have a role and would support locally led designation as matter of policy (in the NPPF) as well good practice.

The consultation confirms that open spaces, sport and recreation, facilities will be identified on the Policies Map accompanying the SADPD. Local Green Space designations can be made within Local Plans or Neighbourhood Plans. These designations identify for special protection green areas of particular importance to local communities. Policies in the LPS and SADPD will seek to protect different types of green spaces such as playing pitches and areas of value for biodiversity. The Borough Council is considering whether to make Local Green Space designations in the SADPD or, alternatively, provide support to Town and Parish Councils to make these designations in their Neighbourhood Plans, where they can be justified by appropriate evidence.

ISSUE 20 – Policies Map

Question 20 (below) should be read alongside Issue 20 of the SADPD Issues Paper.

Q20. Do you agree with the proposed approach to the Local Plan Policies Map?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council supports the principle of a Policies Map but more information is required in due course to show the proposed degree of detail which will be very important for example in considering planning applications.

The Policies Map for the SADPD would look similar to Proposals Maps for Local Plans. It would include:

- Settlement and other policy boundaries around towns, villages and town centres
- Sites allocated for housing, employment, town centre and other development
- International, national and local designations
- Any other important planning considerations needing to be shown on the Map such as flood risk areas and the consultation zone defined around the Jodrell Bank Observatory.

It is not clear at this stage how this material would be presented as the Borough is large and also some of this material needs to be presented in a very accurate and detailed manner.

ISSUE 21 – Monitoring and Implementation

Question 21 (below) should be read alongside Issue 21 of the SADPD Issues Paper.

**Q21. i. Do any additional monitoring indicators need to be included in the SADPD?
ii. If you think additional monitoring indicators are needed, where would the information for these indicators come from?**

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council has concerns about recent delays and lack of transparency in monitoring and request improvements in both areas for all planning monitoring activity. The Town Council suggests that the loss of Green Belt land be monitored on a settlement wide and Borough wide basis.

A section of the Local Plan sets out a range of indicators to enable the effect of planning policies to be monitored. They help the Borough Council to understand how policies are performing such as whether they are achieving their intended purpose or need to be reviewed. Additional indicators could be added to the Local Plan through the SADPD if they are necessary. The Town Council has been concerned about a number of aspects of monitoring with regard to the Local Plan itself. Firstly, there have been concerns about the methodology and accuracy of monitoring of housing permissions and completions. Secondly, concerns have been expressed by the Town Council and other parties about delays in publishing annual monitoring reports during the course of the Local Plan examination. Reports for the last few years have only been published following the end of the examination which did contain useful recent monitoring information which needed to be supplied to inform the examination but was not available. In these circumstance, the Town Council should seek confirmation that all monitoring reports should be published in a more timely manner and that methodologies be included for the evidence provided.

In terms of additional indicators, one which accurately monitors the loss of Green Belt to development each year would be extremely useful for future plan making at different spatial scales and decisions on planning applications.

ISSUE 22 – Other Matters

Question 22 (below) should be read alongside Issue 22 of the SADPD Issues Paper.

Q22. Are there any other issues that the SADPD should address?

Yes No

Please use the comment box below to explain your answer.

Poynton Town Council has noted the different approaches to neighbourhood plans between sections of the proposed SAPDP. It requests some clarity and consistency about the future role of neighbourhood plans, particularly in respect of housing matters. Some form of protocol or working arrangement between those parish and town councils preparing neighbourhood plans and the Borough Council may be needed in order to ensure the views of local communities are fully integrated into the SADPD work.

The Issues Paper identifies a range of matters that the SADPD is likely to address. This issue is for other issues not covered to be raised. One concern for Poynton is the somewhat inconsistent manner in which neighbourhood plans are addressed in this consultation document. In some sections, there is an acknowledgement of their relevance and a willingness to engage with neighbourhood planning. In other sections, there is no mention of the role of neighbourhood plans.

Appendix A – Draft Site Allocations Methodology for Gypsy and Traveller Sites

Question 23 (below) should be read alongside Appendix A of the SADPD Issues Paper.

Q23 Do you agree with the approach set out above towards identifying sites for Gypsy and Traveller and Travelling Showpeople's accommodation?

Yes No

Please use the comment box below to explain your answer.

No comments are made by Poynton Town Council.

For further assistance in making comments please contact the Spatial Planning Team at localplan@cheshireeast.gov.uk or by telephone on 01270 685893.

Poynton Town Council possible boundary for the definition of Higher Poynton

Map of polling districts in Poynton

