



Poynton with Worth Town Council

Civic Hall, off Park Lane, Poynton, Cheshire, SK12 1RB
Email: haf.barlow@poyntontowncouncil.gov.uk Tel 01625 872238
www.poyntontowncouncil.gov.uk

The Rt Hon Steve Reed OBE
Secretary of State for Housing, Communities and Local Government

BY EMAIL – 9th October 2025

CC – Tim Roca, MP
Rob Polkinghorne, Chief Executive Cheshire East Council

Dear Secretary of State

I am writing on behalf of Poynton Town Council, Bollington Town Council and Pott Shrigley Parish Council. I am copying in the other neighbouring councils who I understand have not yet met but will also be meeting over the coming weeks to agree their response to the proposals.

All three councils are opposed to the recently announced plans for a “new town” of 14,000 to 20,000 houses in the neighbouring parish of Adlington.

We object in the strongest terms to the total lack of consultation with local people and their elected representatives on a matter of such importance. This is a betrayal of Britain’s democratic traditions and will further erode public trust in the process of government.

We also believe that there are major planning issues and concerns which require that this application be withdrawn.

Local Plan: The Cheshire East Local Plan has zoned the entire area as Green Belt.

Strategic Planning: The proposed new town site adjoins the large Woodford Garden Village development in Stockport Council’s area. This will lead to a major incursion of the Greater Manchester conurbation into Cheshire, reaching as far south as Macclesfield. This is contrary to the principles of urban planning as recognised since 1948.

Greenfield site: Many proposed new towns are on previously developed “brown field” sites, such as former airfields, military bases or in urban areas that require renewal. In contrast, Adlington is currently a largely agricultural parish, and the new town will be on green field sites. This will lead to a loss of agricultural production.

Increased traffic: A development of this size will significantly increase traffic on already congested local roads. London Road (A523) to Poynton and Macclesfield is already extremely busy. The traffic forecasts used to design the Poynton Bypass did not include any development of this magnitude;

the road and its junctions will be overwhelmed. The older sections of the A523 include many sharp bends and junctions with poor sightlines.

The B5358 to the west (Bonis Hall Lane and Lees Lane) is notorious for sharp S-bends and poor visibility; it has a bad accident record and is wholly unsuitable as an access route to a major building development.

Pollution: The extra traffic will result in a sharp increase in air pollution. Note that air pollution is also caused by electric vehicles (particulates from tyres and brake pads).

Environmental damage: As well as pastureland, Adlington has large areas of woodland, ponds, streams and rivers. Development would pose a major threat to biodiversity, with the resultant loss of habitat threatening plants, trees, insects, invertebrates, birds and mammals. Many rare and protected species live in this area.

Inadequate public transport: There are no regular bus services in western Adlington, and a service every two hours in the eastern part of the parish. The train service is also inadequate. The New Towns Taskforce Report suggests *“improvements to Adlington and Stoke-on-Trent train stations to address capacity issues on the whole line, and increased rail service frequency.”* The recent history of rail improvement projects in this country suggests that this is unlikely to occur within at least the next fifty years.

Flood Risk: There are significant areas of flood risk in Adlington, especially around the River Dean in the west of the parish.

Public Services: Such a development would put severe strain on local public services, such as schools, GP surgeries, clinics and dentists. There is certainly not enough spare capacity in Poynton and other local towns and villages to address the requirements of the proposed new town.

Heritage: Adlington Hall is a Grade 1 listed building, and fifteen associated structures are also listed. Across the parish of Adlington, there are fifty listed buildings. It is not clear to what extent any of these may be endangered by the proposed new town.

Loss of Democratic Accountability: The New Towns Taskforce Report asserts that *“New town designation and the establishment of a centrally led development corporation that has powers to streamline planning processes, unlock Green Belt for development, and coordinate cross-government infrastructure delivery may be necessary to deliver the full ambition of an Adlington new town.”* This is a shameful admission that democratic control over development will be replaced by a “quango,” run from London by civil servants.

Conclusion: The three councils urge that these deeply flawed proposals are withdrawn and a fair and open planning process for a new Local Plan allowed to proceed.

Yours sincerely

Mrs Haf Barlow Town Clerk Poynton Town Council
And on behalf of Bollington Town Council and Pott Shrigley Parish Council