

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD
AT 8.00PM ON MONDAY 01ST JUN 2026 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Cllrs: K Booth, S Lees, P Oakes, L Podmore, T Swatridge.

Officers in attendance: Kate McDowell (Deputy Town Clerk) and Sally Shaw (Admin Officer)

1. To note if anyone attending, or present, at the meeting is making, or intends to make, an audio recording or film of the meeting.

The Chair confirmed that the meeting is recorded for the purpose of minute taking and the recording is deleted when the draft minutes are agreed. There were no other declarations of a recording.

2. Questions from members of the public.

There were members of the public in attendance to discuss the following issues;

A resident wished to discuss their concern about inadequate waste facilities for permanent moorings on the canal at Higher Poynton and the build-up of rubbish since the Canal and River Trust removed their waste recycling centre waterside.

RESOLVED: That the Town Council write to the Canal and River Trust to highlight the problems caused by their removal of their waste collection facility and to Cheshire East council to ask for more collections or larger bins to accommodate the volume created. (NC)

26/1101/ FUL Price Poultry Farm planning application.

Hazelbadge Road - road safety close to primary school and speeding.

The Chair proposed that because of the public interest the following items be moved up the agenda and discussed as the next items of business;

RESOLVED: That planning application:

26/1101/FUL Location: Price Poultry Farm, 1 The Gables, Green Lane, Poynton SK12 1TJ and

Agenda item 14, To receive and consider the response from enforcement regarding 21/2976M, 21/4521D, 21/2976M Hazelbadge Road, Poynton are moved up the agenda and discussed as the next items of business. (NC)

3. Apologies for absence.

Cllr J. Saunders.

4. Declarations of disclosable pecuniary or other interests.

There was one declaration made.

Cllr K Booth – 26/1709/HOUS. Lives close to the proposed site and will recuse himself when this item is discussed.

5. Planning Application: 26/1101/FUL

Location: Price Poultry Farm, 1 The Gables, Green Lane, Poynton SK12 1TJ

Proposal: Demolition of existing buildings. Construction of holiday let buildings, café and convenience store with associated parking and landscaping.

Residents wished to voice their strong opposition to the proposed redevelopment of Price Poultry Farm, Green Lane Poynton. Multiple concerns were raised including road safety, ecology and destruction of the Green Belt and they asked for support opposing this application from Poynton Town Council. Members discussed the application.

Recommendation: Poynton Town Council objects to the application and recommends refusal of the planning application on the following grounds:

- 1. The application site lies within the Green Belt. The Government attaches great importance to Green Belts. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. There are no considerations of sufficient weight that would clearly outweigh the harm to the Green Belt and very special circumstances do not exist. The plans include a shop and café, but the site is not allocated as an employment or retail area in the Local Plan.**
- 2. The site does not comply with any of the exceptions to inappropriate development in the Green Belt listed in policies PG3 and PG6 of the CE local plan strategy or paragraph 154 of the framework. The proposal does not comply with the exception to inappropriate development under paragraph 155 of the framework. The application site makes a strong contribution to Green Belt purpose A, checking the unrestricted sprawl of large built-up areas and as such does not meet the definition of green belt.**
- 3. The proposal in paragraph 4.26 of the applicant's planning statement that "The creation of the small on site convenience store and café, whilst intended for use by persons using the accommodation, may also be used by other local people ..." is a matter of serious concern as it will lead to additional traffic and the intrusion of retail activities into the Green Belt. SADPD Policy RUR 10 (economic development in the countryside) requires that new buildings, structures and ancillary development are the minimum reasonably required for the planned operation of the business.**
- 4. In the "Employment" section of the application form, the question "Are there any existing employees on the site or will the proposed development**

increase or decrease the number of employees?” has been answered by ticking the “No” box. It is difficult to see how the proposed shop and café could function without any staff. The nine holiday units will also require cleaning between guests.

5. Cheshire East Local Plan policy EG4 supports “the provision of new visitor and tourism facilities, in sustainable and appropriate locations.” However, this location is neither sustainable nor appropriate. Access to the site is off Green Lane, a narrow, winding road with no footway near the entrance to the site. The proposed holiday units, shop and café (both open to the general public) will increase traffic along a narrow country lane and endanger highway safety.
6. The proposed development is in conflict with the following up-to-date Development Plan policies of the Cheshire East Local Plan Strategy 2017:

MP1 Presumption in favour of sustainable development
PG3 Green Belt
PG6 Open Countryside
EG4 Tourism
SD1 Sustainable development in Cheshire East
SD2 Sustainable development policies
SE1 Design
SE2 Efficient use of land
SE12 Pollution, Land Contamination and Land Instability
SE13 Flood Risk and Water Management
CO1 Sustainable travel and transport
CO4 Travel plans and transport assessments

7. The proposed development conflicts with the Cheshire East Site Allocations and Development Policies Document policies:

GEN1 Design Principle
ENV16 Surface water management and flood risk
HOU12 Amenity
INF3 Highway Safety and Access
RUR 2 Farm diversification
RUR8 Visitor accommodation outside of settlement boundaries
RUR10 Employment development in the open countryside
RUR13 Replacement buildings outside of settlement boundaries
ENV1 Ecological network
ENV2 Ecological implementation
ENV3 Landscape character
ENV5 Landscaping

8. The proposed development is in conflict with the following up-to-date Development Plan policies of the Poynton Neighbourhood Plan 2019:

EGB1 Surface Water Management
EGB7 Landscape Enhancement

EGB8 Protection of rural landscape
EGB9 Nature Conservation
TAC3 Quiet Lanes

- 9. Farm Diversification: SADPD Policy RUR2 states that proposals for the diversification of agricultural businesses in the open countryside should be ancillary to agricultural uses and “... do not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance ...”. This application appears to replace rather than be ancillary to the agricultural use.**
- 10. Visitor accommodation outside of settlement boundaries: SADPD Policy RUR 8 sets strict rules for proposals for visitor accommodation in rural areas. This application does not appear to comply with requirements to “make the best use of existing infrastructure such as existing buildings” or “not unacceptably affect the amenity and character of the surrounding area or landscape.”**
- 11. Should the application be approved, Cheshire East must impose planning conditions and legal obligations to limit occupancy of the accommodation to prevent unauthorised permanent occupation. This should include a compulsory six weeks closed period between early January and the middle of February.**
- 12. Employment development in the open countryside: SADPD Policy RUR10 says that such development in a rural area must be appropriate in scale to its location and setting. It is not clear that this is the case.**
- 13. New Buildings: SADPD Policy RUR13 on Replacement buildings outside of settlement boundaries requires that replacement buildings “would not unduly harm the rural character of the countryside, by virtue of prominence, scale, bulk or visual intrusion.” The plans do not clearly demonstrate that these proposals meet this test.**
- 14. Flood Risk: Poynton was subject to severe flooding in 2016 and 2019. In both incidents the Park Lane stream, which is fed by watercourses around this site, flooded causing severe damage downstream. Any increase in water run-off from the site would flow into the stream by Anson Road and then into the Park Lane stream, so increasing flood risk. The Town Council urges Cheshire East to seek the advice of their LLAFA Flood Risk Team. This will ensure compliance with Policy SE13 (Flood Risk and Water Management) of the Cheshire East Local Plan, SADPD Policy ENV16 (Surface water management and flood risk) and Policy EGB1 of the Poynton Neighbourhood Plan.**
- 15. While the site is in Flood Zone 1 as mapped by the Environment Agency main river flood mapping, however this mapping does not cover ordinary watercourses, such as the one that runs parallel to the northern border of this site. The boundary of the site is at high risk of surface water flooding as shown on the Environment Agency surface water flood maps. The data**

presented in these maps would suggest that this area may be at risk from fluvial flooding from the adjacent watercourse.

- 16. Highways:** The site is served by narrow, rural lanes which are totally unsuitable for increased vehicle use. These include Green Lane, Anson Road, Middlewood Road and Coppice Road. Poynton Neighbourhood Plan policy TAC3 supports designating these roads as “Quiet Lanes”. Traffic going to and from the site may use Moggie Lane and Street Lane in Adlington to access the A523, or travel down Dickens Lane and Park Lane into the centre of Poynton. Park Lane and Dickens Lane are congested urban roads which cannot take increased traffic.
- 17. Highway Safety and Access:** SADPD Policy INF3 requires that development proposals should “provide safe access to and from the site for all highway users and incorporate safe internal movement in the site” and “make sure that development traffic can be satisfactorily assimilated into the operation of the existing highway network so that it would not have an unacceptable impact on highway safety”. Furthermore, “all development proposals that generate a significant amount of movement should be supported by a travel plan and either a transport statement or transport assessment.” The proposals do not appear to comply with these requirements.
- 18. Highways: Site Access:** The access is sited between two blind bends, and Green Lane has no footway at this point. Increased traffic could be hazardous to other drivers, cyclists, horse riders and pedestrians. The Town Council urges the Chief Highways Officer to request a full traffic projection from the applicants, a detailed visibility splay with swept path analysis and undertakes a detailed site inspection. A turning circle should be provided, so larger vehicles can turn round to safely exit the site.
- 19.** The proposed site layout plan shows car parking provision of 30 spaces, for nine holiday lodges plus the shop and café, which seems to suggest an operation of some size. Most guests will arrive in one, or at most two, cars. It is not clear how many people will be employed at the site, but the proposed activity could be out of scope for the semi-rural environment in the area.
- 20. Noise:** The site is close to houses on Anson Road and Green Lane. Noise from the proposed use may disturb nearby residents. The opening hours of the proposed shop and café are not stated. Some holidaymakers may keep late hours and could cause disturbance to local residents.
- 21. Environmental Impact:** As well as increased traffic noise, the proposed development may increase air pollution and so conflicts with Local Plan policy CO1 (Sustainable travel and transport). Development proposals that cause disturbance to nearby residential properties from environmental disturbance, pollution and traffic generation are contrary to SADPD Policy HOU12 (Amenity).

- 22. Biodiversity and Ecology: SADPD Policy ENV2 (Ecological implementation) requires that planning applications should be supported by an ecological assessment. The applicants have submitted a "Preliminary Ecological Appraisal;" this should be reviewed by a suitably qualified officer at Cheshire East.**
- 23. Impact on Wildlife: Land in Higher Poynton provides an essential habitat for endangered species such as bats, badgers, frogs, toads, newts, butterflies, moths and hedgehogs. Increased artificial illumination is a particular threat to bats and disrupts the breeding cycles of frogs and toads. Moths and glow-worms are especially impacted by bright artificial lights. The Bat Survey provided by the applicants for a previous application at this site (23/1365M) confirmed the presence of bat activity. Failure to protect habitats in rural and low-density housing areas is also contrary to the Habitats and Biodiversity Chapter of the NPPF and policy SE3 of the Cheshire East Local Plan (Biodiversity and Geodiversity) and Policy EGB9 of the Poynton Neighbourhood Plan.**
- 24. Landscape: No information has been provided to date on the proposed landscaping scheme. The development is therefore contrary to Cheshire East Local Plan Policy SD2, section 1.iii: *"All development will be expected to ... respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features."* It is also contrary to SADPD Policy ENV5 (Landscaping).**
- 25. Utilities - Public utilities are under strain in the semi-rural area of Higher Poynton. Local residents and businesses experience frequent electricity cuts. The electricity, water and sewer infrastructure are old and struggle to cope with increased development. The applicants make no proposals to address these issues. The development is therefore contrary to Cheshire East Local Plan Policy SD1, section 4: "Development should wherever possible ... provide appropriate infrastructure to meet the needs of the local community including: ... water; wastewater; and energy".**
- 26. The site is in an area where there has been heavy coal mining activity in the past. It borders the former Anson Pit (now the Anson Engine Museum). There are probably former mine workings beneath the site and there may be risks to the structure of buildings and public safety. A report of possible risks from old mine workings should be obtained from the Coal Authority. This will ensure compliance with Cheshire East Local Plan Policy SE12. (N/C)**

6. To receive and consider the response from Planning Enforcement regarding 21/2976M, 21/4521D, 21/2976M - all for Land off Hazelbadge Road, Poynton.

A resident wished to express concern about the Road Safety in Hazelbadge Road, with concerns arising from Children's safety walking to school and perceived speeding. She was interested in what remedial steps were still to be taken by the developers as part of their planning conditions.

The Chair advised that the Town Clerk is meeting with the developers and the School to look at what work is outstanding and if it satisfies the planning conditions.

RESOLVED: That the issue of Road Safety on Hazelbadge Road be added to the next meeting of the COPS committee to investigate siting the mobile speed camera on Hazelbadge Road to monitor traffic speed to assess residents' concerns.(NC)

The response from planning enforcement with regard to the adequacy of fencing around the contaminated site of the old brick and gas works on the Elan homes development was discussed . Councillor Podmore advised he had carried out a site visit to inspect the fencing type and location and the fence in situ complied with the planning requirements.

RESOLVED: The response from enforcement regarding 21/2976M, 21/4521D, 21/2976M Hazelbadge Road, Poynton was received and it was noted that the fenced area does match the fence drawn on the agreed plans. The Clerk to write to Cheshire East Planning to ask if the remediation strategy of removing the asbestos and adding 300ml of imported clean top soil over the contaminated area has been carried out and evidence of this provided to them. (NC)

7. To approve the minutes of the Planning & Environment Committee meeting on 18th May 2026.

RESOLVED : That the minutes of the Planning & Environment Committee meeting held on the 18th May were approved. (NC)

8. To receive and consider the action log for 2026-2027.

The Deputy Clerk gave updates on (a) comments received from Pea Green about the inclusion of footpath 80 as an accessibility route on their EIA screening, in that it will be consider if a planning application is submitted for the land north of Adlington Industrial Estate, and (b) the response from Cheshire East on S106 funded expenditure on bus shelters in Poynton.

Resolved: That the action log for 2025-2026 is received. (NC)

9. To receive an update from Cheshire East ward councillors on any Planning & Environment issues concerning Cheshire East Council that may impact on the Town Council.

There were no Cheshire East ward councillors present to give an update.

10. To receive and consider the Brownfield Land Register toolkit from CPRE The Countryside Charity and identify relevant sites in Poynton to be put forward.

The opportunity to register Brownfield sites is vital to the preservation of the Green Belt with the important intention of developing Brownfield sites as a priority. There are 178 Brownfield sites listed for Cheshire with only a few in Poynton on the current

register, which Councillors felt overlooked some potential sites in the Town.

RESOLVED: That:

- The Brownfield land Register toolkit from CPRE The Countryside Charity is received.
- The Deputy Clerk prepares brief details on four sites that could be put forward to be registered; former Vernon Infant School, former CO-OP store, former Council depot, and former ATC building site for the Chair to be able to prepare a report for the next committee meeting (NC)

11. To receive and consider the response from Highways regarding S106 monies relating to land at Hazelbadge Road .

Members noted that funds would shortly be utilised to review and refresh the 2022 report for Poynton Station Footbridge improvements and for the refurbishment of a number of bus stops.

RESOLVED: That the response from Highways regarding the allocation of S106 monies is noted and the progress of the works monitored in six months (NC)

12. To receive and consider a report from the Clerk on CIL and S106 funding.

The Chair praised the comprehensive report prepared by the Town Clerk. The report highlighted developments in Poynton where CIL money has not been paid. It also highlighted developments where future payments may be due.

RESOLVED: To:

- the report and recommendations from the Clerk on CIL and S106 funding is received with the addition of Poynton Industrial Estate, east of the former Woodford Aerodrome, to the developments under review.
- that the Town Clerk writes to Cheshire East Council to ask what action has been or will be taken to recover the outstanding S106 charges for CIL funds from the developments that have not paid and if debt collection has been considered. (NC)

13. To note the Planning Inspectorate's appeal decision 6002561 Land off Waterloo Road, Poynton SK12 1RZ.

RESOLVED: That,

- the Planning Inspectorate's appeal decision 6002561 for two houses on Land off Waterloo Road Poynton SK12 1RZ is received with regret.
- the Town Clerk writes to Cheshire East Council to ask them to issue a CIL invoice for this development. (NC)

14. To receive and consider an email regarding the disposal of lithium-ion batteries and agree a response, if required .

RESOLVED: That the Deputy Clerk responds to the email regarding the disposal of lithium- ion batteries stating that Poynton Town Council are not aware of any fires in this area due to them and refer them to Cheshire East

Council as it would come under their remit. (NC)

15. To receive and consider an email from residents regarding pedestrian safety on Woodford Road.

Members considered the email and noted the residents' concerns around pedestrian safety and traffic conditions near the railway bridge on Woodford Road, Poynton. Over the past year they have been in contact with Cheshire East Strategic Transport and the Road Safety Team regarding this route because of the narrow footway and the difficulty of walking safely along that section of the road.

RESOLVED: The Deputy Clerk to write to Cheshire East, Planning and Highways highlighting the ongoing concerns from residents around pedestrian safety and traffic conditions near the railway bridge on Woodford Road, Poynton and requesting the implementation of the Poynton Local Transport Development Plan (2022), which includes several proposed interventions directly relevant to this area, including:

- POY110 – Footpath, bus shelter and lighting improvements along Woodford Road between Hazel Grove and Poynton**
- POY112 – Surfaced all-weather walking/cycle route linking Poynton with Bramhall via Woodford Road**
- POY114 – Traffic lights controlling a single motor traffic lane over the railway bridge including walking and cycling improvements**

In addition to confirm that the Road Safety Team have agreed to add the location to their 2025 reassessment list for speed management measures.

Poynton Town Council also request that S106 money from any future developments within a 5-mile radius of the Woodford Road railway bridge be diverted and be devoted to addressing the issues mentioned above and prioritising POY114 and POY112/110. (NC)

16. To consider the latest version of the planning threats map

The updated map showing all of the current/building /pre-applications that have been approved, received or under consideration in or around Poynton's border is concerning for the future development of Poynton, particularly in the west of the parish.

RESOLVED: The Deputy Clerk should

- share the planning threat map with Mr Tim Roca MP and ask for his comments and his support in changing policies to remove these threats or at least moderate them to avoid any further urbanisation**
- share the planning map with Save Adlington New Town (NC)**

16. To receive a report on the following Cheshire East planning applications and to agree _____ response:

Application: 26/0619/HOUS

Location: 108 Vernon Road, Poynton, SK12 1YR

Proposal: Proposed two storey side extension, single storey rear extension and new Bay window. Render application to front elevation, replacement windows. Minor exterior alterations to existing.

RECOMMENDATION: Poynton Town Council have reviewed the revised plans. As previously, we note that the proposed two-storey side extension will increase the height of the northern side of the house from one to two storeys. This may cause some loss of light to 110 Vernon Road.

The Town Council urges the Planning Officer to visit the site and ensure the proposed extensions are not unneighbourly to nearby properties and comply with relevant planning policies, including:

- Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)
- Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)
- Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards).

The plans show a “log burner” in the proposed rear extension. The Cheshire East

Environmental Health officer should review the proposed log burner and flue to ensure there is no detrimental effect on air quality. (NC)

Application: 26/1680/FUL

Location: QC65 First Avenue, Poynton, SK12 1ND

Proposal: Erection of palisade boundary fence and matching vehicular gates (retrospective)

RECOMMENDATION: Poynton Town Council has commented as, although the site is in Adlington parish, it borders Poynton. Having reviewed the proposed new boundary fence, the Town Council has No Objection. (NC)

Application: 26/1693/HOUS

Location: 42 Chestnut Drive, Poynton, SK12 1QE

Proposal: Proposed two storey side extension

RECOMMENDATION: Poynton Town Council have no objection in principle to the proposed extensions, providing the Planning Officer is satisfied that the proposed extensions are not unneighbourly to nearby properties and comply with relevant planning policies, including:

- Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)
- Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)

- **Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)**

Application: 26/1706/HOUS

Location: 85 Vernon Road, Poynton SK12 1YS

Proposal: Proposed ground floor single storey extension to the rear of the property.

Proposed external alterations to the side elevation of the property.

RECOMMENDATION: No Objection

Councillor K. Booth left the room.

Application: 26/1709/HOUS

Location: 40 Charlecote Road, Poynton, Stockport, Cheshire East, SK12 1DL

Proposal: Demolition of existing conservatory. Erection of single storey rear and front infill extension with garage conversion. External alterations to include new replacement roof to garage, new render and alterations to windows and doors.

RECOMMENDATION: Poynton Town Council has no objection in principle but note the constrained nature of the “link-detached” design and the closeness to 42 Charlecote Road. The Planning Officer should visit the site and ensure the proposed extensions are not unneighbourly to nearby properties and comply with relevant planning policies, including:

- **Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)**
- **Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)**
- **Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards). (5 for, 1 abstain)**

Councillor K. Booth returned to the room.

Application: 26/1859/HOUS

Location: 1 Oakfield Road, Poynton, SK12 1AR

Proposal: Proposed two storey side with single storey rear and front extension.

External stone and tile cladding on front elevation to be replaced with rendering.

RECOMMENDATION: Poynton Town Council have no objection in principle to the proposed extensions, providing the Planning Officer is satisfied that the proposed extensions are not unneighbourly to nearby properties and comply with relevant planning policies, including:

- **Cheshire East Local Plan: SD1 (Sustainable development), SD2 (Sustainable development) and SE1 (Design)**
- **Poynton Neighbourhood Plan: HOU8 (Density and Site Coverage), HOU11 (Design), HOU13 and HOU14 (Extensions)**

- **Cheshire East Site Allocations and Development Policies Document (SADPD) policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards). (NC)**

Application: DC/098620 (Stockport MBC application)

Location: Land At Upper Swinesye Farm, Woodford, Stockport, Cheshire.

Proposal: Outline planning application (with all matters reserved) for residential development with associated landscaping, sustainable urban drainage, and other infrastructure.

RECOMMENDATION: To Stockport Council

Poynton Town Council wishes to comment on this application, as the site directly adjoins the border with Poynton and Cheshire East.

Poynton Town Council is strongly opposed to this proposal for the following reasons:

- 1. Green Belt and Planning Policy: The site is immediately to the west of the boundary between Woodford and Poynton and will lead to a loss of open Green Belt land. There is a presumption against inappropriate development (including housing) within the Green Belt unless very special circumstances apply. The applicants have not demonstrated any evidence of such circumstances.**
- 2. Poynton Town Council do not accept that this site is part of the so called “grey belt.” Development would breach at least two of the five purposes of the Green Belt as defined in the section 143 of the National Planning Policy Framework (NPPF). These are:**
 - (a) To check the unrestricted sprawl of large built-up areas; and**
 - (b) To prevent neighbouring towns from merging into one another.**

The site is therefore not part of the “grey belt.”
- 3. Draft Stockport Local Plan: The site is not one of those zoned for development in the draft Stockport Local Plan, so is contrary to the Plan. The Woodford Garden Village has planning permission for 920 houses, now mostly built and occupied. There is a recently granted planning consent for an adjoining site to the south (Harrow Estates – 540 houses). There is also a planning application for development to west of Woodford Garden Village (Russell LDP – 545 homes). In total, these planning consents and applications total over 2,000 houses, plus those built before 2017. There is already adequate provision for new housing within Adlington and the wider area.**
- 4. With regard to NPPF paragraph 143(b), we note that the Framework has no definition of a “town”. Woodford has a church, a large garden centre, supermarket, cricket club, community centre, primary school, two pubs and a museum. It is reasonable to define the area of Woodford bordering Poynton as a town. The estimated total population of Woodford is currently 2,900, which is certain to increase significantly as the approved houses are built.**

5. This development would constitute both unrestricted sprawl of a large built-up area and effectively merge Woodford and Poynton. The A523 Poynton Bypass (aka Roy Chadwick way) is not wide enough to provide a clear gap between the two towns.
6. Development of this site is also contrary to the Woodford Neighbourhood Plan.
7. Cheshire East Council are engaged in pre-planning consultations with a developer who wishes to build 500 houses on land just to the east of the A523 Poynton Bypass (aka Roy Chadwick way). This site is a very short distance from the current application, and preliminary plans show the developers propose taking access off the same roundabout as will serve the Upper Swineseye Farm site. Only the carriageway of the A523 Poynton Bypass separates the two sites.
8. Access: Poynton Town Council also opposes any new access from the A523 Poynton Bypass. The whole point of building the Bypass was to provide an unimpeded, junction free route around Poynton (see the SEMMMS Final Report of 2001). If this access is taken from the Bypass, other accesses will be created, and the Bypass will become like Chester Road (A5149). People will then stop using it and go back to driving through the centre of Poynton.
9. Public Safety: There may be public safety issues if an estate of 450 houses has only one access point. If this estate must be built, access should be taken from Woodford Garden Village.
10. Poor Connectivity - Vehicles: Vehicles would have to exit from the site onto the A523 Poynton Relief Road and then drive either south to Adlington or go north to the junction with the A555 then west along Chester Road (A5149) to reach Bramhall (or east on the A5149 to Poynton), a convoluted trip which extends journeys and causes more air pollution.
11. Flooding: The Environment Agency flood risk map shows numerous areas of high surface water flood risk across the site. Apart from the risk of any houses built there being flooded in wet weather, the A523 Poynton Bypass (aka Roy Chadwick way) runs in a deep cutting to the east of the site. Any disturbance in drainage could result in flood waters blocking the Bypass (and the proposed site access). Stockport Council has long experience of such flooding closing the nearby A555, causing traffic chaos across the area.
12. Pollution: An estate of around 450 houses would produce numerous two-way vehicle movements, which will contribute significantly to air pollution and congestion. Note that electric vehicles also create air pollution by releasing particulates from tyres and brake-pads. Construction of the site will take several years and require many journeys by HGVs and contractors' vehicles.

- 13. Public Facilities:** The site lacks all public facilities – the “illustrative masterplan” shows no shops, schools, health services or public facilities of any kind. The nearby Woodford Primary School is already full. Proposed developments in Cheshire East will ensure that there is no spare capacity at schools in Poynton.
- 14. Healthcare:** An estate of 450 houses and at least 1,350 people will impose significant burdens on local GPs, dentists and other facilities. Local medical facilities are already used to capacity. The nearest hospitals at Macclesfield and Stepping Hill are well known for overcrowding and lengthy queues at A&E.
- 15. Development in Stockport:** The draft Stockport Local Plan proposes several thousand new homes, which will increase pressure on local services in Stockport, especially schools and Stepping Hill Hospital. There are at least five major new sites within 2 km / 1.2 miles of this site. Some residents of Woodford seek to avoid existing problems by using public facilities in Poynton.
- 16. Agriculture:** The proposed development will result in the loss of a significant area of agricultural land, at present used mainly for grazing. The proportion of the food consumed in this country which was produced here is declining.
- 17. This poses a major strategic risk for the United Kingdom.** Current events show the vulnerability of merchant ships to hostile states and militias; we cannot afford to lose good agricultural land to housing development. It is essential that brownfield land should be developed first. Cheshire East currently has identified 172 such sites, and there are also many within Stockport.
- 18. Ecology:** The loss of open land will cause a loss of habitat for bats and badgers, both protected species, within the site. Other wildlife which will be negatively impacted includes birds, insects, invertebrates and mammals. Streetlighting and exterior lights on housing will be a particular threat to nocturnal wildlife, including bats, insects (such as moths and glow-worms), frogs, toads and small mammals.
- 19. Biodiversity:** The proposed high density urban landscape will reduce biodiversity.
- 20. Public Health:** Green space is vital to both physical and mental health and wellbeing. The local network of footpaths in the Woodford and Lostock Hall areas is used by many local residents. These paths allow walkers access to the countryside, without any nearby traffic, and to see the many trees and birds in the area.

Conclusion

Poynton Town Council believes that this development in the Green Belt is not justified or supported by planning policy or evidence and calls on Stockport Council to reject it. (NC)

17. Communication messages.

RESOLVED: That the following Communication messages were agreed :

- Have your Say 26/1101/FUL Price Poultry Farm, Poynton.**
- “Threat to Poynton” map for potential new builds.**
- Have Your Say - Upper Swineseye Farm, Stockport.**
- Nominate sites for the Brownfield register or register your own, (add link)**

Meeting End Time : 09.10pm

Signature

Date