

Cheshire East Local Plan

Site Allocations and Development Policies Document

Poynton Settlement Report

[ED 39]

August 2020

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1. Introduction

- 1.1 This Report is the Poynton Settlement Report (“PSR”) [ED 39]. It brings together several aspects of settlement-based work, carried out to inform the development of the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) [ED 01]. The PSR is split into chapters detailing work carried out for Poynton on the site selection process, retail planning, and the consideration of settlement boundaries.
- 1.2 Documents referenced with the ‘ED’ prefix are available to view in the Revised Publication Draft SADPD consultation library.

2. Poynton

Introduction

- 2.1 Poynton is a town with its own settlement boundary, set in the Green Belt as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a Key Service Centre (“KSC”) in the LPS, and has a 2018 mid-year population estimate of 12,800 people.¹

Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 Poynton’s NDP was made on 21 November 2019 and now forms part of the Development Plan for Cheshire East. Further information can be found on the Cheshire East website.²

Strategy for development in Poynton

- 2.4 The focus for Poynton over the LPS period is that of high quality housing-led growth to accommodate the growing needs of the town. New employment to accommodate the expansion of existing businesses, attract new investment into the town, and to provide the opportunity to reduce the level of out-commuting is seen as an important part of creating a balanced and sustainable community.
- 2.5 In the Poynton NDP the vision for Poynton is:

“Over the next 15 to 20 years Poynton will evolve and develop in a way that respects and reflects the views of its community. Development will be of a high quality, sustainable and matched by the provision of infrastructure and services. Poynton will retain its character and heritage as 'a small town with a village feel', bounded on all sides by the Green Belt. The wide range of

¹ Source: Office for National Statistics (“ONS”) 2012-18 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0.

²<http://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/poynton-neighbourhood-plan.aspx>

community activities and mix of businesses will expand and prosper within attractive surroundings. Current and future generations will enjoy a strong and inclusive sense of community, good access within Poynton and to neighbouring towns and villages, and a positive sense of wellbeing in a flourishing natural environment. Poynton will be a healthy, happy and fulfilling place to live, which the residents will be proud to call home."

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3. Development requirements in Poynton

- 3.1 The LPS identifies a borough-wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the Plan period, 2010 to 2030 (LPS Policy PG 1 “Overall Development Strategy”).
- 3.2 The 36,000 dwelling requirement identified in the LPS is the minimum requirement for housing development in Cheshire East over the Plan period. The council needs to be sure that this requirement is completed by 2030
- 3.3 It is appropriate and recognised good practice for a local planning authority to apply an additional level of flexibility to accommodate any potential future changes to sites or changing housing market conditions over the life of the Plan, to make sure that the housing requirement is achieved. This means that the total level of housing provided in each settlement will normally be higher than the expected level of development. Cumulatively, this additional amount of housing, along with a small sites windfall allowance, provides a ‘flexibility factor’.
- 3.4 As set out in ‘The provision of housing and employment land and the approach to spatial distribution’ report [ED 05], the overall level of plan flexibility on housing supply has increased significantly since the adoption of the LPS in 2017.
- 3.5 The employment land requirement identified in the LPS already includes a 20% flexibility factor, as set out in the Alignment of Economic, Employment and Housing Strategy (¶¶3.55 to 3.58).³
- 3.6 It is also worth noting that the development requirements of the Borough have largely been met in the LPS.
- 3.7 Figure Poynton 1 shows the indicative development land requirements for Poynton as set out in LPS Policy PG 7. Retail requirements are set out separately and retail issues are considered in Chapter 5 of this PSR.



Figure Poynton 1: Amount of development land required over the Plan period

³https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/research_and_evidence.aspx

- 3.8 There were 124 housing completions (net) in Poynton between 1 April 2010 and 31 March 2020 (excluding LPS strategic sites), and 0.02ha employment land take up. Commitments (excluding LPS strategic sites) as at 31 March 2020 were 30 dwellings and 0.00ha of employment land.
- 3.9 In addition there are three LPS strategic housing sites in Poynton. At 31 March 2020 there were no completions on these sites (1 dwelling was lost), and commitments were 409 dwellings. Therefore the total number of dwellings on allocated sites is now 408.
- 3.10 There is one LPS employment allocation totalling 9.91ha. As at 31 March 2020 there had been no completions on this site, with 3.68ha committed, leaving a remaining developable area of 6.23ha.
- 3.11 Taking into account existing completions/take up and commitments, this leaves a remaining requirement for the provision of 88 dwellings and 0.07ha of employment land over the remaining Plan period.
- 3.12 Using the SSM, and the iterative⁴ assessment approach, the following sections of Chapter 4 assess the candidate sites, with brownfield sites being considered first, then non-Green Belt sites.

⁴ Further details on the iterative assessment approach can be found in the SADPD Site Selection Methodology Report [ED 07].

4. Site selection

Introduction

- 4.1 This chapter documents the implementation of the Site Selection Methodology (“SSM”) for Poynton, and should be read alongside the SADPD Site Selection Methodology Report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED03], the Revised Publication Draft SADPD Habitats Regulations Assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD (August 2020) [ED 01]. It documents all seven Stages of the SSM⁵, including recommending sites to be included in the Revised Publication Draft SADPD.

Stage 1: Establishing a pool of sites for Poynton

- 4.2 In line with the SSM, a longlist of potential sites was established for Poynton. This pool consists of all sites listed or submitted in the Urban Potential Assessment (August 2015); the Edge of Settlement Assessment (August 2015); the LPS Final Site Selection Reports (July 2016); the LPS examination hearing sessions (October 2016); the Call for Sites (June 2017); the First Draft SADPD consultation (October 2018); and the Initial Publication Draft SADPD consultation (September 2019).
- 4.3 28 housing sites and two employment sites were identified at Stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Poynton 1.

Stage 2: First site sift

- 4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:
- can’t accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies
 - are not being actively promoted
 - have planning permission as at 31/3/20
 - are in use (unless there is clear indication that this will cease)

⁵ Stage 1 – Establishing a pool of sites, Stage 2 – First site sift, Stage 3 – Decision point, Stage 4 – Site assessment, Sustainability Appraisal and Habitats Regulations Assessment, Stage 5 – Evaluation and initial recommendations, Stage 6 – Input from infrastructure providers/statutory consultees, Stage 7 – Final site selection.

- contain showstoppers (SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield)
- are LPS Safeguarded Land
- are allocated in the LPS

4.5 25 housing sites and two employment sites were included in Stage 2 following the first site sift. These are listed and mapped in Appendix 1, with headline figures shown in Table Poynton 1.

| | Housing | | Employment | |
|----------------|-----------------|-----------|-----------------|----------------------|
| | Number of sites | Dwellings | Number of sites | Employment land (ha) |
| Stage 1 | 28 | 1,345 | 2 | 11.50 |
| Stage 2 | 25 | 1,330 | 2 | 11.50 |

Table Poynton 1: Poynton sites considered in Stages 1 and 2 of the SSM

Stage 3: Decision point – the need for sites in Poynton

4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information as at 31/03/20, and the LPS spatial distribution of development to determine whether or not Poynton required sites to be identified in the SADPD. The residual amount of 0.07 hectares should be considered in the context of the overall indicative requirement of 10 hectares of employment land for Poynton. It is considered that a site of 0.07 hectares is too small to allocate for an employment use, and LPS Policy PG 7 “Spatial Distribution of Development” only requires Poynton to find ‘in the order of’ 10ha of employment land, therefore a reasonable and proportionate approach would be to not allocate any further employment land in Poynton at this stage. Consequently there is only a need to assess sites put forward for housing.

Stage 4: Site assessment, Sustainability Appraisal and Habitats Regulations Assessment

4.7 Table Poynton 2 shows the remaining sites following the initial site sift (Stage 2 of the SSM), which have been considered for housing use in Stage 4 of the SSM for possible inclusion in the SADPD.

| Option ref | Site name | Gross site area (ha) | Number of dwellings | Employment land (ha) | Policy designation ⁶ |
|------------|---------------------|----------------------|---------------------|----------------------|---------------------------------|
| CFS 109 | Poynton Sports Club | 4.03 | 80 | 0 | Existing Open Space |

⁶ In the adopted LPS.

| Option ref | Site name | Gross site area (ha) | Number of dwellings | Employment land (ha) | Policy designation ⁶ |
|------------|---------------------------------|----------------------|---------------------|----------------------|---------------------------------------|
| CFS 110 | Land north of Glastonbury Drive | 9.58 ⁷ | 0 | 0 | Proposed Open Space in the Green Belt |
| CFS 205 | Hope Green Cottage | 0.43 | 13 | 0 | In the settlement boundary |
| CFS 412 | Land off London Road South | 1.90 | 47 | 0 | Existing Employment Area |
| CFS 636 | Land at Poynton High School | 0.76 | 20 | 0 | Existing Open Space |
| CFS 637 | Former Vernon Infants School | 0.56 | 50 | 0 | Existing Open Space |

Table Poynton 2: Poynton sites considered in Stage 4 of the SSM

4.8 These sites are considered in further detail in this chapter, and are all thought to be in general conformity with the LPS Vision and Strategic Priorities.

4.9 The sites were assessed in a consistent way:

- site visits to all sites
- red/amber/green traffic light assessments and site commentary
- Sustainability Appraisal and Habitats Regulations Assessment of all sites for which a traffic light assessment was completed. Information on accessibility can be found in the accessibility assessments, which is also included as criterion 14 in the traffic light assessments

4.10 The traffic light assessments are shown in Appendix 2. The results of the Sustainability Appraisal can be found in the Revised Publication Draft SADPD SA Report [ED 03] and the results of the Habitats Regulations Assessment can be found in the Revised Publication Draft SADPD Habitats Regulations Assessment [ED 04].

Stages 5 to 7: Evaluation and initial recommendations; input from infrastructure providers/statutory consultees; and final site selection

4.11 Following the iterative approach, the first site to be assessed is the brownfield site of 'Land off London Road South' (CFS 412).

⁷ Proposed for 10ha of sport and leisure uses

CFS 412: Land off London Road South

Introduction

- 4.12 This brownfield site is around 1.90ha, and is located to the south of Poynton, off London Road South. It has been put forward for residential development.
- 4.13 The site selection findings are summarised in Table Poynton 3 (Stage 4 of the SSM).

| CFS 412 site selection findings | |
|--|---|
| Achievability | <ul style="list-style-type: none"> • The site falls into charging Zone 3 in the Community Infrastructure Levy Charging Schedule. The site is being considered for residential use, however it is brownfield and flood mitigation may be required due to its location in flood zone 3; both these issues may impact the overall viability of the site. |
| Suitability | <ul style="list-style-type: none"> • Majority are green, with those criteria assessed as amber considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Neighbouring uses ○ Ecology ○ TPOs • There are three red criteria: <ul style="list-style-type: none"> ○ Flooding/drainage ○ Contamination ○ Employment land loss |

Table Poynton 3: CFS 412 site selection findings

Stage 5: Evaluation and initial recommendations

- 4.14 The traffic light assessment of this site shows that it performs well in relation to most of the criteria. Locationally, the site is considered to be sustainable as it meets the minimum standard for access in relation to the majority of the services and facilities identified in the SA Accessibility Assessment.
- 4.15 When comparing this site to other sites considered for inclusion in the SADPD for residential use in Poynton, it was judged that CFS 412 did not perform as well. Almost the entire site is in flood zone 3, with part in flood zone 3b. Due to its location in flood zone 3/3b the sequential test was applied, and it was found that there were other available sites appropriate for residential development in areas with a lower probability of flooding. There are also issues with regards to contamination and the loss of employment land.
- 4.16 The HRA does not identify any issues of relevance to this site.
- 4.17 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors

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considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers/statutory consultees

4.18 Following the appraisal and initial recommendations (Stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites for potential allocation and was therefore not included in the list of sites for the infrastructure providers/statutory consultees consultation at Stage 6.

Stage 7: Recommendation for site CFS 412: Land off London Road South

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not included as an allocated site in the SADPD.

4.19 Following the iterative approach, the next site to be assessed is the brownfield/greenfield mix site of 'Former Vernon Infants School' (CFS 637).

CFS 637: Former Vernon Infants School

Introduction

4.20 This brownfield/greenfield mix former school site is around 0.56ha, and is located off Bulkeley Road, close to the town centre. It has been put forward for residential development, being particularly suitable for retirement homes.

4.21 The site selection findings are summarised in Table Poynton 4 (Stage 4 of the SSM).

| CFS 637 site selection findings | |
|---------------------------------|---|
| Achievability | <ul style="list-style-type: none"> ● The site falls into charging Zone 3 for residential development in the Community Infrastructure Levy Charging Schedule. The site is a mix of brownfield and greenfield, and is being considered for residential use. |
| Suitability | <ul style="list-style-type: none"> ● Majority are green, with those criteria assessed as amber considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Flooding/drainage ○ Ecology ○ Contamination |

Table Poynton 4: CFS 637 site selection findings

Stage 5: Evaluation and initial recommendation

4.22 The traffic light assessment of this site shows that it performs well in relation to the majority of the criteria. Locationally, the site is considered to be sustainable as it meets the minimum standard for access in relation to the

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majority of the services and facilities identified in the SA Accessibility Assessment.

- 4.23 The HRA does not identify any issues of relevance to this site.
- 4.24 When comparing this site to other sites that were considered for inclusion in the SADPD for residential use in Poynton, it was judged that CFS 637 performed well as it is sustainably located in the settlement boundary of Poynton, and makes the best use of a vacant brownfield/greenfield site, close to the town centre.
- 4.25 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers/statutory consultees

- 4.26 The consultation responses are summarised below, with a list also provided in Appendix 3 of this PSR.
- Sport England – car parking and changing rooms could be lost that would prejudice the playing field. Sport England’s policy and the National Planning Policy Framework (“NPPF”) would need to be met. The playing field lost should be replaced or another arrangement made to meet Sport England’s policy and the NPPF.
 - East Cheshire Clinical Commissioning Group - if there were an increase in the number of dwellings planned in this area, it would require development of the existing NHS Estates in Poynton.
 - Environment Agency - a small culverted watercourse is suspected to be located under the site and Poynton has experienced flooding issues in the past. The Lead Local Flood Authority (“LLFA”) should be contacted. Mains foul and surface sewer appears possible.
 - Natural England – no Impact Risk Zone (“IRZ”) triggered, no priority habitats on site and the provisional Agricultural Land Classification is Grade 3.
 - United Utilities – existing operational surface water connections should be removed from the public sewerage network.
 - Highways England – there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network.
- 4.27 In relation to the consultation responses received above - there is a requirement to replace the lost playing field or another arrangement made to meet Sport England’s policy and the NPPF. In relation to the response from the Environment Agency, the Lead Local Flooding Authority has been

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consulted during the site selection process and further investigation has found that the culvert appears to be located more than 8m from the site boundary.

- 4.28 According to the Cheshire East Playing Pitch Strategy Assessment (March 2017) (“PPSA”) Vernon Primary School contains three standard quality football pitches, one of which is unused (mini 5v5) and another that is overplayed (youth 9v9). It is intended that three pitches will remain, however an adjustment may be required to one or two of the pitches as a result of development. It is also proposed to carry out drainage improvements to pitches to make them playable.
- 4.29 An additional proposal under consideration is the conversion of the pavilion at Vernon Primary School to provide much needed changing facilities. For clarification, the former Infants School and adjacent car park to the north are not considered to be ancillary facilities of the football pitches and therefore their loss would not prejudice the playing field. However, there is potential for parking through an overall management scheme at Vernon Primary School.
- 4.30 Any issues with regards to safety margins and the proposed residential development would need to be mitigated through the planning application process by way of condition(s) so as not to prejudice the use of the adjacent football pitches.
- 4.31 In addition, it has been suggested that some compensatory provision could be provided at the proposed relocation site for Poynton Sports Club (CFS 110 Land north of Glastonbury Drive), if the provision gained at CFS 110 offsets the loss in area and quality terms, in addition to the loss at the current Sports Club site (CFS 109). However, CFS 110 is private land and the owners/site promoters have no plans to accommodate additional provision above that which is required. If there is a surplus of capital receipt from the sale of the land at CFS 637, there is also potential for a contribution to be made to the provision of a full size 3G pitch at Poynton High School.

Stage 7: Recommendation for site CFS 637: Former Vernon Infants School

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is included as an allocated site in the SADPD, delivering around 50 dwellings.

- 4.32 The boundary for the recommended allocation is shown in Map Poynton 1.



Map Poynton 1: CFS 637 Former Vernon Infants School

4.33 Following the iterative approach, the next site to be considered is the brownfield/greenfield mix site of ‘Poynton Sports Club’ (CFS 109).

CFS 109: Poynton Sports Club

Introduction

4.34 This brownfield/greenfield mix site is around 4ha, and is located in the north of the town. It has been put forward for residential development.

4.35 The site selection findings are summarised in Table Poynton 5 (Stage 4 of the SSM).

| CFS 109 site selection findings | |
|--|---|
| Achievability | <ul style="list-style-type: none"> The site falls into charging Zone 3 in the Community Infrastructure Levy Charging Schedule. The majority of the site is greenfield, and is being considered for residential use. However, the need to replace the sports facilities on another site may impact the site’s overall viability. Drainage options would need to be explored and hydraulic modelling with regards to |

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| CFS 109 site selection findings | |
|---------------------------------|---|
| | viability. |
| Suitability | <ul style="list-style-type: none"> • Majority are green, with those criteria assessed as amber considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Neighbouring uses ○ Highways impact ○ Flooding/drainage ○ Ecology ○ TPOs ○ Contamination |

Table Poynton 5: CFS 109 site selection findings

Stage 5: Evaluation and initial recommendation

- 4.36 The traffic light assessment of this site shows that it performs well in relation to most of the criteria. Locationally, the site is considered to be sustainable as it meets the minimum standard for access in relation to the majority of the services and facilities identified in the SA Accessibility Assessment.
- 4.37 When comparing this site to other sites that were considered for inclusion in the SADPD for residential use in Poynton, it was judged that CFS 109 performed well. It presents the opportunity for a sustainably located, high quality residential scheme, facilitating the relocation of the Sports Club and enabling the provision of improved quality sporting facilities in a suitable location (CFS 110).
- 4.38 The HRA does not identify any issues of relevance to this site.
- 4.39 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers/statutory consultees

- 4.40 The consultation responses are summarised below, with a list also provided in Appendix 3 of this PSR.
- CEC Public Rights of Way – improvements to surface of Princes Incline to facilitate walking and potentially cycling.
 - Sport England – the site is in use and contains a range of sporting facilities. Replacement facilities needed on a like-for-like or better basis in a suitable location.
 - East Cheshire Clinical Commissioning Group - if there were an increase in the number of dwellings planned in this area, it would require development of the existing NHS Estates in Poynton.

- Environment Agency – the site flooded in 2016; the LLFA should be contacted. Mains foul and surface sewer appears possible.
- Historic England - potentially developable. Adjacent to two Grade II heritage assets - 50 London Road North and 44/46 London Road North; therefore it will require a Heritage Impact Assessment.
- Natural England - no IRZ triggered, deciduous woodland is located along the northern edge of the proposed allocation, and the provisional Agricultural Land Classification is Grade 3.
- Highways England – there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network.

4.41 With regards to the need for a Heritage Impact Assessment, as requested by Historic England, the heritage issues in relation to 44/46 and 50 London Road North have been considered through the traffic light assessment (criteria 7), and it was found that there would not be an impact on the Listed Buildings or their setting from the development of the proposed site. The LLFA has been consulted during the site selection process, and it is proposed to retain the deciduous woodland along the northern edge of the site.

4.42 As noted by Sport England in their comments regarding this site, it is already in use and contains a range of sports facilities. Therefore replacement facilities on a like-for-like basis or better would need to be provided in a suitable location. The site promoter has put forward a site for this (CFS 110 Land north of Glastonbury Drive), which is considered later in this PSR and would include the provision of improved changing facilities for Poynton Sports Club, which have been identified in the Playing Pitch Strategy (“PPS”) as being of poor quality (p106), with a recommendation that they are improved. The relocation of the site would also mean that there would be an overall improvement in facilities as well as the opportunity for expansion. To make sure that there is continuity for sport, the development of CFS 109 would not start until Poynton Sports Club has relocated and is open and available for use.

Stage 7: Recommendation for site CFS 109: Poynton Sports Club

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is included as an allocated site in the SADPD, delivering around 80 dwellings.

4.43 The boundary for the recommended allocation is shown in Map Poynton 2.



Map Poynton 2: CFS 109 Poynton Sports Club

4.44 Following the iterative approach, the next site to be considered is the brownfield/greenfield mix site of 'Hope Green Cottage' (CFS 205).

CFS 205: Hope Green Cottage

Introduction

4.45 This brownfield/greenfield mix site is around 0.43ha, and is located to the west of the town. It has been put forward for residential development.

4.46 The site selection findings are summarised in Table Poynton 6 (Stage 4 of the SSM).

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| CFS 205 site selection findings | |
|--|--|
| Achievability | <ul style="list-style-type: none"> • The site falls into charging Zone 5 in the Community Infrastructure Levy Charging Schedule. The majority of the site is greenfield, and is being considered for residential use, with no known site specific reasons that could impact on its broad viability. |
| Suitability | <ul style="list-style-type: none"> • Majority are green, with those criteria assessed as amber considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Highways impact ○ Heritage assets ○ Ecology ○ Accessibility • There are three red criteria: <ul style="list-style-type: none"> ○ Neighbouring uses ○ Highways access ○ Contamination |

Table Poynton 6: CFS 205 site selection findings

Stage 5: Evaluation and initial recommendation

- 4.47 The traffic light assessment of this site shows that it performs well in relation to most of the criteria. Locationally it is not considered to be a sustainable site, as it fails to meet the minimum standard for access in relation to a number of the services and facilities in the SA Accessibility Assessment.
- 4.48 When comparing this site to other sites that were considered for inclusion in the SADPD for residential use in Poynton, it was judged that CFS 205 did not perform as well as there are major issues with regards to neighbouring uses, highways access and contamination.
- 4.49 The HRA does not identify any issues of relevance to this site.
- 4.50 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers/statutory consultees

- 4.51 Following the appraisal and initial recommendations (Stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites for potential allocation and was therefore not included in the list of sites for the infrastructure providers/statutory consultees consultation at Stage 6.

Stage 7: Recommendation for site CFS 205: Hope Green Cottage

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not included as an allocated site in the SADPD.

4.52 Following the iterative approach, the next site to be considered is the greenfield site of 'Land at Poynton High School' (CFS 636).

CFS 636: Land at Poynton High School

Introduction

4.53 This greenfield site is around 0.76ha, and is located to the south of the playing fields adjacent to Dickens Lane. It has been put forward for residential development.

4.54 The site selection findings are summarised in Table Poynton 7 (Stage 4 of the SSM).

| CFS 636 site selection findings | |
|---------------------------------|---|
| Achievability | <ul style="list-style-type: none">• The site falls into charging Zone 3 in the Community Infrastructure Levy Charging Schedule. The majority of the site is greenfield and is being considered for residential use. |
| Suitability | <ul style="list-style-type: none">• Majority are green, with those criteria assessed as amber considered to be matters that can be dealt with using appropriate mitigation measures:<ul style="list-style-type: none">○ Landscape○ Minerals• There is one red criterion:<ul style="list-style-type: none">○ Brownfield/greenfield |

Table Poynton 7: CFS 636 site selection findings

Stage 5: Evaluation and initial recommendation

4.55 The traffic light assessment of this site shows that it performs well in relation to most of the criteria. Locationally, the site is considered to be sustainable as it meets the minimum standard for access in relation to the majority of the services and facilities identified in the SA Accessibility Assessment.

4.56 There is a section of culverted watercourse crossing through the eastern area of the site; the number of dwellings the site is considered to be able to accommodate (around 20) takes this into account.

4.57 When comparing this site to other sites that were considered for inclusion in the SADPD for residential use in Poynton, it was judged that CFS 636 performed well. It is sustainably located in the settlement boundary of

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Poynton, and provides the opportunity for a small scale residential development.

4.58 The HRA does not identify any issues of relevance to this site.

4.59 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers/statutory consultees

4.60 The consultation responses are summarised below, with a list also provided in Appendix 3 of this PSR.

- Sport England – a strip of functional playing field would be lost, impacting on rugby, football and possibly cricket pitches. The playing lost should be replaced or justified against Sport England’s (“SE”) policy and the NPPF. Enhancement of part of the playing field would not meet SEs policy, unless it is surplus to requirements. Further consultation recommended with SE, England and Wales Cricket Board, and ruby union/league.
- East Cheshire Clinical Commissioning Group - if there were an increase in the number of dwellings planned in this area, it would require development of the existing NHS Estates in Poynton.
- Natural England - no IRZ triggered, no priority habitats on site and the provisional Agricultural Land Classification is Grade 3.
- Environment Agency - mains foul and surface sewer appears possible.
- United Utilities - a water main easement is located on the south-western boundary of the site and a large gravity sewer runs through the south-eastern part of the site.
- Highways England – there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network.

4.61 In response to the comments from Sport England and according to the PPSA, Poynton High School contains four poor quality football pitches that suffer from drainage issues, and one cricket pitch. To address the loss of part of the functional playing field it is intended to provide a full size 3G pitch at Poynton High School, which would be of better quality than the existing pitches; the PPS has identified a shortfall of one 3G pitch in Poynton and it has recommended that potential sites are identified to accommodate a full size 3G pitch, such as Poynton High School (p107). This would be of sufficient benefit to the development of sport in Poynton that it would outweigh any detriment caused by the loss of part of the playing field. Currently it is expected that the new 3G pitch would be located adjacent to the existing Leisure Centre, and not on existing playing fields. There would need to be a sinking fund in place for the long term sustainability of the 3G pitch and FA testing should be

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administered so that it can host competitive matches. Any issues with regards to safety margins and the proposed residential development would need to be mitigated through the planning application process by way of condition(s) so as not to prejudice the use of the adjacent pitches. Depending on if there is a surplus of capital receipt from the sale of the 'Former Vernon Infants School' (CFS 637), there is potential for a contribution to be made to the provision of a full size 3G pitch at Poynton High School.

4.62 In addition, it has been suggested some compensatory provision could be provided at the proposed relocation site for Poynton Sports Club (CFS 110), if the provision gained at CFS 110 offsets the loss in area and quality terms, in addition to the loss at the current Sports Club site (CFS 109). However, CFS 110 is private land and the owners/site promoters have no plans to accommodate additional provision above that which is required.

Stage 7: Recommendation for site CFS 636: Land at Poynton High School

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is included as an allocated site in the SADPD, delivering around 20 dwellings.

4.63 The boundary for the recommended allocation is shown in Map Poynton 3.



Map Poynton 3: CFS 636 Land at Poynton High School

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4.64 The final site to be considered is the proposed relocation site for Poynton Sports Club as referred to in CFS 109, which is located in the Green Belt. A Green Belt Site Assessment has not been carried out for this site as it is not proposed to take it out of the Green Belt.

CFS 110: Land north of Glastonbury Drive

4.65 This greenfield site is about 10ha, and is located to the north of the town. It has been put forward as a relocation site for Poynton Sports Club (CFS 109) by the same site promoter.

4.66 The site selection findings are summarised in Table Poynton 8 (Stage 4 of the SSM), however it should be noted that although the site has been subject to a traffic light form assessment, the use the site is being considered for is not one for which the traffic light form was developed to assess.

| CFS 110 site selection findings | |
|---------------------------------|---|
| Achievability | <ul style="list-style-type: none"> • The site falls into charging Zone 5 in the Community Infrastructure Levy Charging Schedule. The site is greenfield, and is being considered for sports and leisure use, which would be funded from the sale of the existing Poynton Sports Club site (CFS 109). |
| Suitability | <ul style="list-style-type: none"> • Mainly a mix of amber and green, with those criteria assessed as amber considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Landscape ○ Compatible neighbouring uses ○ Flooding/drainage ○ Ecology impact ○ Minerals ○ TPOs • There are three red criteria: <ul style="list-style-type: none"> ○ Settlement character and urban form ○ Brownfield/greenfield ○ Distance to existing employment areas |

Table Poynton 8: CFS 636 site selection findings

Stage 5: Evaluation and initial recommendation

4.67 The traffic light assessment of this site shows that it performs fairly well in relation to most of the criteria. Locationally, the site is considered to be sustainable as it meets the minimum standard for access in relation to the majority of the services and facilities identified in the SA Accessibility Assessment.

4.68 The HRA does not identify any issues of relevance to this site.

4.69 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers/statutory consultees

4.70 The consultation responses are summarised below, with a list also provided in Appendix 3 of this PSR.

- Sport England – the site area compares favourably with the existing Sports Club site and is well located. The site could meet an element of the playing fields policy and NPPF ¶74 (2nd bullet). Replacement playing fields and sport facilities should be equivalent or greater in quality/quantity terms, in a suitable location and subject to the same management terms. Design and layout should comply with Sport England’s design guidance/relevant sport’s governing body. Replacement sites should be open and operational prior to construction work on the current site commencing. Development of this site for sport may also offer some compensatory provision for the losses proposed at CFS 636 and CFS 637; if the quantum gained also off set the losses at these sites in area and quality terms in addition to the loss at the current Poynton Sports Club.
- Environment Agency – need unrestricted access to Poynton Brook, undeveloped 8m buffer from top bank, small areas of flood zone 2 and 3 along Poynton Brook; issues could be resolved through careful design, the LLFA needs to be consulted. Mains foul and surface sewer appears possible.
- Natural England - no IRZ triggered, deciduous woodland along north western edge (priority habitat) habitats on site and the provisional Agricultural Land Classification is Grade 3.
- United Utilities - a gravity sewer runs through the site from the south-west corner to the north-west of the site.
- Highways England – there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network.

4.71 In relation to those responses received, the LLFA has been consulted during the site selection process, and the woodland associated with Poynton Brook is proposed to be retained.

4.72 The site is located, and would remain, in the Green Belt. It can currently be developed for outdoor sport under existing Green Belt policy (NPPF, ¶141), however any building on site must be an appropriate facility for outdoor sport, which preserves the openness of the Green Belt and does not conflict with the purposes of including land in it (NPPF, ¶145). This presents the opportunity

for a hallmark 'green' building, with the provision of a green roof for example, taking into account the contours of the land.

- 4.73 The site is closely linked with the relocation of Poynton Sports Club, with the promoter of both sites having an option on the land. To make sure that there is continuity for sport, the development of the existing site (CFS 109) would not start until Poynton Sports Club has relocated and is open and available for use.
- 4.74 The use of this site for the relocation of Poynton Sports Club could also be considered to be a form of enabling development, by freeing up a sustainable site (CFS 109) for housing. It would also enable the provision of improved changing facilities for Poynton Sports Club, which have been identified in the PPS as being of poor quality (p106), with a recommendation that they are improved. A further recommendation of the PPS is that the ambition of Poynton Sports Club to relocate should be supported (p106).
- 4.75 Other sites, all in the Green Belt, were put forward through the call for sites for sports and leisure uses, however they are considered to be too small and they are not linked to the relocation of Poynton Sports Club:
- CFS 313 – 1ha for sports and leisure as part of a mixed development
 - CFS 563 – 0.7ha for a leisure club
 - CFS 568 – 0.5ha for sport/leisure

Stage 7: Recommendation for site CFS 110: Land north of Glastonbury Drive

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is included as an allocated site in the SADPD, delivering around 10ha of land for sports and leisure use/relocation of Poynton Sports Club.

- 4.76 The boundary for the recommended allocation is shown in Map Poynton 4.



Map Poynton 4: CFS 110 Land north of Glastonbury Drive

Sites recommended for inclusion in the SADPD for Poynton

4.77 In conclusion, the sites recommended for inclusion in the SADPD for Poynton (Stage 7) are shown in Table Poynton 9.

| Option ref | Site name | Gross site area (ha) | Number of dwellings | Employment land (ha) | Proposal |
|------------|---------------------------------|----------------------|---------------------|----------------------|----------------------------------|
| CFS 109 | Poynton Sports Club | 4.03 | 80 | 0 | A development of new homes. |
| CFS 110 | Land north of Glastonbury Drive | 10.0 | 0 | 0 | A sports and leisure development |
| CFS 636 | Land at Poynton High School | 0.76 | 20 | 0 | A development of new homes. |
| CFS 637 | Former Vernon Infants School | 0.56 | 50 | 0 | A development of new homes. |

Table Poynton 9: Sites recommended for inclusion in the SADPD

4.78 This totals 150 dwellings, without Green Belt release, leaving no remaining requirement.

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5. Retail planning

Introduction

- 5.1 The purpose of this chapter is to set out how the Council's policy position on retail and town centre matters to support Part 2 of the Local Plan (the SADPD) has been derived, drawing from relevant evidence and ensuring consistency with national planning policy. The chapter should be read alongside the retail evidence prepared to support the SADPD including, most recently, the WYG Retail Study Partial Update (2020) [ED 17].
- 5.2 The SADPD will consider the need for the allocation of sites for retail, leisure and town centre uses and will set out the future planning policy approach in Cheshire East. It will also:
- confirm the retail hierarchy approach for the settlement
 - consider the approach to the impact assessment threshold for the settlement
 - consider boundaries (as appropriate) for retail uses including town or local centre boundaries, primary shopping areas
 - consider matters that might influence a future development approach in terms of development management policies or allocation(s) for retail and town centre uses

Retail overview

- 5.3 Poynton town centre generally helps to meet the day-to-day needs of the surrounding communities. It is a KSC in the retail hierarchy with a focus on the improvement of the convenience and comparison retail offer, with potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential, as appropriate.
- 5.4 The town centre boundary for Poynton considered during the development of the Initial Publication Draft version of the SADPD was that defined in the Macclesfield Borough Local Plan ("MBLP"). Subsequently the Poynton NDP was made on 21 November 2019, and defines a different town centre boundary (Policy TCB 1 of the Poynton NDP). The town centre area includes London Road South, Chester Road, Park Lane, London Road North, Queensway and School Lane.
- 5.5 Poynton, as a KSC, has a town centre boundary, defined prime shopping areas and secondary shopping areas in the MBLP.
- 5.6 The MBLP contains policy S4 Local Shopping Centres, which includes a parade of shops on School Lane in Poynton. The policy intends to maintain a level of shopping provision appropriate to the role the centre serves in the

community. This parade of shops is included in the town centre boundary defined in the Poynton NDP.

Retail Health Indicators and Analysis

- 5.7 The WYG Cheshire Retail Study (2016) (“CERS 2016”)⁸ and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) has evaluated the vitality and viability of the two Principal Towns (“PTs”) in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the Borough. The WYG retail work also considered the retail health and function of the Local Service Centres (“LSCs”).
- 5.8 Appendix 3 of the CERS 2016 (pp 1-6 (pp76 to 81))⁹ includes the full health check for Principal Towns and KSCs and has been updated in appendices A and B of the WYG Retail Study Partial Update (2020) [ED 17]. The retail ‘health check’ draws on a number of key indicators in accordance with national guidance.
- 5.9 Poynton continues to be a vital and viable centre, providing an important retail and service sector for its catchment population. The convenience sector in the centre is particularly strong, and the centre provides a good balance and mix of multiple and independent operators. The town centre continues to provide a high-quality environment and its’ vacancy level remains low and below the UK average. The night-time/evening economy is also considered to be good. The closure of the last two banks in the centre is disappointing but unfortunately this has been a national trend across smaller/medium sized towns.

Assessed need for main town centre uses

- 5.10 For PTs and KSCs, the CERS 2016 established quantitative and qualitative retail requirements for convenience and comparison goods in town centres up to 2030.
- 5.11 WYG updated the quantitative retail requirements throughout the borough, in 2018 and again in 2020, to provide an up-to-date quantitative assessment of the future capacity for additional convenience and comparison floorspace. The need for convenience and comparison floorspace is presented in Chapters 4 and 5 of the WYG Retail Study Partial Update (2020) [ED 17].

8

https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

9

https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

- 5.12 In the SADPD, any residual need for retail convenience and comparison floorspace arising in the borough up to 2030 is expected to be met principally through:
- i) the delivery of sites allocated in the LPS that include an element of retailing to meet local needs;
 - ii) further retail development in central Crewe and central Macclesfield, on sites in town centre boundaries
 - iii) the delivery of allocated site LPS 47 'Snow Hill, Nantwich'.
- 5.13 There are no proposed retail allocations in the SADPD. The WYG Retail Study Partial Update (2020) [ED 17] recognises that expenditure growth forecasts in the longer term should be treated with caution, given the inherent uncertainties in predicting the economy's performance over time and the pattern of future trading, and will be kept under regular review through future updates to the retail evidence base.

Impact test threshold

- 5.14 WYG have assessed the floorspace thresholds for planning applications for retail and leisure uses above which an impact assessment is required. The impact test threshold evidence, initially prepared in 2017, has been reassessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.15 For Poynton, as a KSC, the impact threshold test is 300sq.m outside of the town centre boundary, in relation to the closest defined centre(s) (convenience, comparison, service and leisure – Use Class A1, A2, A3, A4, and A5).¹²

Complementary strategies and parking provision

- 5.16 The Poynton NDP includes objectives for the town centre and business, one of which is:
- 'To achieve a distinct identity and 'village feel' for Poynton through management of all of the aspects of the town centre (including property, architecture, streetscape and traffic).'

¹² The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) is due to come into force on 1 September 2020. This will replace the Use Classes Order quoted in this report. These Regulations will create a new broad 'Commercial, business and service' use class (Class E), which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 non-residential institutions and D2 assembly and leisure), and some other uses that are suitable for a town centre area, are also included in the class. This new class allows for a mix of uses to reflect changing retail and business models. It also recognises that a building may be in a number of uses concurrently.

- 5.17 The Poynton NDP also incorporates several policies in relation to the town centre, which are:
- TCB 2 ‘Property uses in the town centre’, which looks to maintain and enhance the vitality and attractiveness of the main shopping area by retaining the current of mixture of uses
 - TCB 3 ‘Car parks in the town centre’, which supports the creation of more car parking spaces in the town centre
 - TCB 4 ‘Support for business’, which supports business uses in the town centre through change of use or new development
- 5.18 Poynton has one Council owned car park in the town centre, providing 204 spaces. At the time of writing this PSR the car park was not subject to parking charges.

Retail and leisure boundaries

- 5.19 Paragraph 85 (b) of the NPPF (July 2019) asks that Local Plans “define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre”.
- 5.20 The CERS 2016 considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) retail boundaries are appropriate.
- 5.21 Poynton has an existing town centre boundary incorporating a local shopping centre, as defined in the Poynton NDP, to support the specific policy approach and objectives stated and evidenced in the Poynton NDP. The SADPD proposes its own retail policies, including providing further guidance on the application of the sequential and impact test, and will also replace saved policies in the former District’s Local Plans. Therefore appropriate town centre boundaries and primary shopping areas need to be defined to show where these retail policies apply. It is considered that the appropriate starting point for this continues to be the town centre boundary defined in the MBLP. Town centre boundaries and primary shopping areas have been reviewed (or identified) taking into account the recommendations of the CERS 2016, monitoring/site visits and any other relevant evidence (where specified) in line with the definitions included in the NPPF (July 2019). The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council’s evidence base in preparing this PSR.
- 5.22 The NPPF (July 2019) defines primary shopping areas and town centres as:
- primary shopping area – defined area where retail development is concentrated.
 - town centre – area defined on a local authority’s policies map, including the primary shopping area and areas predominantly occupied by main

town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

5.23 For the purposes of the PSR, the following three stage process has been used:

- Stage 1 – primary and secondary frontages have been defined to establish where retail development is concentrated
- Stage 2 – definition of a primary shopping area
- Stage 3 – definition of the town centre boundary

5.24 For the avoidance of doubt, only primary shopping areas and a town centre boundary will be defined on the SADPD Policies Map.

Stage 1 - Primary and secondary frontages

5.25 Whilst not defined in the NPPF 2019, primary and secondary frontages are considered to be:

“Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.”

5.26 Table Poynton 10 sets out the justification for identifying the primary and secondary frontages indicated on Map Poynton 10, in Appendix 4.

| Potential primary and secondary frontages | Number on Map Poynton 10 and amendment proposed | Justification for amendment |
|---|---|---|
| 1 to 87 Park Lane. | 1. Define as a primary frontage (“PF”). | Units in a mix of town centre uses, with a high proportion of A1 retail uses. |
| Waitrose. | 2. Define as a PF. | The Waitrose anchor store forms an important part of the centre’s retail offer. |
| 81a, 81b and 81c Park Lane. | 3. Define as a secondary frontage (“SF”). | A small cluster of units providing A1 retail and other town centre uses. |
| 2 to 32 Park Lane. | 4. Define as a PF. | Units in a mix of town centre uses with a high proportion of A1 retail uses. |
| 34 to 66 Park Lane. | 5. Define as a SF. | Although closely related to the surrounding PFs, this frontage is more mixed, incorporating mainly restaurants and takeaways. |

| Potential primary and secondary frontages | Number on Map Poynton 10 and amendment proposed | Justification for amendment |
|--|---|---|
| 68 to 78 Park Lane. | 6. Define as a PF. | Units in a mix of town centre uses, with a high proportion of A1 retail uses. |
| 90 to 100 Park Lane. | 7. Define as a SF. | Units in a mix of town centre uses including pubs and A1 retail. |
| 2a Chester Road and 1 to 13a Fountain Place. | 8. Define as a SF. | Small cluster of units providing a mix of town centre uses, with the majority in non-A1 retail use. Slightly detached but still close to the centre's core retail area. |
| 2 to 10 London Road North. | 9. Define as a SF. | Small cluster of units providing a mix of town centre uses, but none in A1 retail use. |
| 1 to 9 London Road South. | 10. Define as a SF. | Units in a mix of town centre uses. |
| 33 to 47 London Road South. | 11. Define as a PF. | Units in a mix of town centre uses, with a high proportion of A1 retail uses. |
| 49 to 61 London Road South. | 12. Define as a SF. | Units in a mix of uses, including a takeaway and restaurants. |
| 10 to 16 London Road South. | 13. Define as a PF. | Units in a mix of town centre uses, with a high proportion of A1 retail uses. |
| 21 to 49 Queensway. | 14. Define as a PF. | Units in a mix of town centre uses, with a high proportion of A1 retail uses. |
| The Kingfisher, Queensway. | 15. Define as a SF. | This is closely related to the proposed PF 21 to 49 Queensway. It comprises a public house that forms part of the centre's offer. |

Table Poynton 10: Poynton primary and secondary frontages justification

Stage 2 - Primary shopping area

5.27 Table Poynton 11 considers the boundary for the primary shopping area ("PSA") (as defined in the NPPF) taking account of the primary frontages identified in Stage 1, and indicated on Map Poynton 11, in Appendix 4.

| Potential primary shopping area | Number on Map Poynton 11 and amendment proposed | Justification for amendment |
|---|---|--|
| 1 to 87 Park Lane, 81a to 81c Park Lane, Waitrose, 2 to 100 Park Lane | 1. Include in the PSA. | This is the main shopping street. The majority of units are in A1 retail use and are proposed to be designated as PFs; they should be included in the PSA. There are also three SFs (81a to 81c, 34 to 66, and 90 to 100 Park Lane) that are closely related to the PF and should also be included in the PSA. To designate a PSA that |

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| Potential primary shopping area | Number on Map Poynton 11 and amendment proposed | Justification for amendment |
|---|---|--|
| | | functions as a coherent unit it is proposed to include the highway so that a single PSA is defined. |
| Car park to west of Waitrose | 2. Do not include in the PSA. | The area is a car park and therefore does not contain PFs or SFs, and therefore should not be included in the PSA. |
| 2a Chester Road and 1 to 13a Fountain Place. | 3. Do not include in the PSA. | The proposed SFs are not adjoining or closely related to the proposed PFs, being slightly detached from the main retail area (and separated by the A523), and therefore should not be included in the PSA. |
| 2 to 10 London Road North. | 4. Include in the PSA | The proposed SF is closely related to the proposed PF on Park Lane, and should therefore be included in the PSA. |
| 1 to 9 London Road South. | 5. Include in the PSA. | The proposed SF is closely related to the proposed PF on Park Lane, and should therefore be included in the PSA. |
| 33 to 47 London Road South, 10 to 16 London Road South, and 21 to 49 Queensway. | 6. Include in the PSA | The majority of units are in A1 retail use and are proposed to be designated as PFs; they should be included in the PSA. To designate a PSA that functions as a coherent unit it is proposed to include the highway so that a single PSA is defined. |
| 49 to 61 London Road South. | 7. Include in the PSA. | The proposed SF is closely related to the proposed PFs on Queensway and London Road South, and should therefore be included in the PSA. |
| The Kingfisher, Queensway. | 8. Include in the PSA. | The proposed SF is closely related to the proposed PF on Queensway, and should therefore be included in the PSA. |

Table Poynton 11: Poynton primary shopping area justification

5.28 The Poynton NDP does not consider a primary shopping area boundary.

Stage 3 - Town centre boundary

5.29 Table Poynton 12 justifies any proposed amendments to be made to the Poynton town centre boundary, as defined in the MBLP, and indicated on Map Poynton 12, in Appendix 4.

| Potential town centre boundary | Number on Map Poynton 12 and amendment proposed | Justification for amendment |
|--|---|---|
| PSAs and surrounding area predominantly occupied by main town centre uses, as well as St George's Church. | 1. Include in the town centre boundary. | This area includes the proposed PSA, Town Council offices, the main car park and the library. |
| Parklands Centre, Park Lane. | 2. Exclude from the town centre boundary. | The area is considered to be detached from the retail core of the town. The area includes a care home, which is not a main town centre use and does not function as part of the centre's shopping and service offering. |
| Poynton Methodist Church and its hall. | 3. Exclude from the town centre boundary. | Whilst close to the retail core of the town centre it is considered to be slightly detached. It does not contain main town centre uses, and it is not considered to function as an integral part of the centre's shopping and service offering. |
| St George's Church graveyard and hall, 1 to 6 Fountain Close, 2 to 8 London Road South, and 1 to 41 Abbey Court. | 4. Exclude from the town centre boundary. | The area does not contain main town centre uses, being predominantly residential, and it is not considered to function as an integral part of the centre's shopping and service offering. |
| Car park to the rear of 17 to 35 London Road South (accessed off George's Street West), and 19 to 31 London Road South | 5. Exclude from the town centre boundary. | The area does not contain main town centre uses, being predominantly residential, and it is not considered to function as an integral part of the centre's shopping and service offering. |
| 53a, 53b and 63 London Road South | 6. Exclude from the town centre boundary. | The area does not contain main town centre uses, being predominantly residential, and it is not considered to function as an integral part of the centre's shopping and service offering. |
| Sovereign House, Queensway. | 7. Exclude from the town centre boundary. | Whilst close to a PSA the area does not contain main town centre uses, and it is not considered to function as an integral part of the centre's shopping and service offering. |

Table Poynton 12: Poynton town centre boundary justification

5.30 The proposed town centre boundary differs from the town centre boundary in the Poynton NDP. The Poynton NDP boundary includes:

- Parklands Centre, Park Lane (2). As set out in Table Poynton 13, it is considered appropriate to exclude this area from the local plan town centre boundary as the area feels detached from the retail core of the town. The area includes a care home, which is not a main town centre

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use and does not function as part of the centre's shopping and service offering.

- Poynton Methodist Church and its hall (3). As set out in Table Poynton 13, it is considered appropriate to exclude this area from the local plan town centre boundary as, whilst close to the retail core of the town centre, it feels slightly detached. It does not contain main town centre uses, and it is not considered to function as an integral part of the centre's shopping and service offering.
- St George's Church graveyard and hall, 1 to 6 Fountain Close, 2 to 8 London Road South, and 1 to 41 Abbey Court (4). As set out in Table Poynton 13, it is considered appropriate to exclude this area from the local plan town centre boundary as the area does not contain main town centre uses, being predominantly residential, and it is not considered to function as an integral part of the centre's shopping and service offering.
- Car park to the rear of 17 to 35 London Road South (accessed off George's Street West), and 19 to 31 London Road South (5). As set out in Table Poynton 13, it is considered appropriate to exclude this area from the local plan town centre boundary as the area does not contain main town centre uses, being predominantly residential, and it is not considered to function as an integral part of the centre's shopping and service offering.
- 53a, 53b and 63 London Road South (6). As set out in Table Poynton 13, it is considered appropriate to exclude this area from the local plan town centre boundary as the area does not contain main town centre uses, being predominantly residential, and it is not considered to function as an integral part of the centre's shopping and service offering.
- Sovereign House, Queensway (7). As set out in Table Poynton 13, it is considered appropriate to exclude this area from the local plan town centre boundary as, whilst close to a PSA, the area does not contain main town centre uses, and it is not considered to function as an integral part of the centre's shopping and service offering.
- Residential properties on Park Lane and Parklands Way, Social Centre, Fire Station and osteopath. This area was not included in the MBLP town centre boundary and is not proposed for inclusion in the new local plan town centre boundary. It consists mainly of residential properties, and osteopath, social centre and fire station, which are not main town centre uses and do not function as part of the centre's shopping and service offering.
- School Lane Local Shopping Centre. This parade of shops was not included in the MBLP town centre boundary and is not proposed for inclusion in the new local plan town centre boundary. It is designated as a Local Shopping Centre (policy S4) in the MBLP and has been assessed as an 'other retail centre' in this Report (Table Poynton 14). The area feels detached from the town centre and is not considered to function as an integral part of the centre's shopping and service offering.

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5.31 Whilst the proposed local plan town centre boundary differs from the Poynton NDP town centre boundary, it has been designated in the context of the NDP policies. It would seem logical to apply the NDP town centre boundary for the NDP policies and the local plan town centre boundary for the local plan policies.

Other retail centres

5.32 This section, in Table Poynton 13, will consider the future retail approach for each retail centre designated on the proposals maps for the legacy Local Plans, in terms of whether that designation should continue in the SADPD. In the case of Poynton, a parade of shops on School Lane is designated as a Local Shopping Centre (policy S4) in the MBLP. This area has been included in the Poynton NDP town centre boundary.

| School Lane, Poynton | |
|--|--|
| Location and Description (including current status in the legacy local plan) | A parade of shops on School Lane, Poynton designated as a Local Shopping Centre (policy S4) in the MBLP. |
| Total number of units | 6 (includes 2 merged units). |
| Range of uses | Hairdressers, supermarket, butchers, and cafés. |
| Proximity to other centres | Around 105m from the existing town centre boundary. |
| Accessibility | The area is accessible by bus services 391 and 392 with bus stops close to the parade. |
| Environmental Quality | School Lane is a quiet residential area, and car parking is available to the front and side of the parade. There is limited landscaping with planters and shrubs to the front. |
| Recommendations | This area is recommended to be identified as a neighbourhood parade of shops. |

Table Poynton 13: Consideration of School Lane parade of shops

5.33 The recommended boundary for the School Lane neighbourhood parade of shops is identified on Map Poynton 13, in Appendix 4.

6. Settlement boundaries

Introduction

- 6.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries as defined in the saved policies and proposals maps of the former districts' local plans, as amended to include sites allocated in the LPS (excluding safeguarded land). The LPS includes a commitment that *“settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans”*.
- 6.2 The 'Settlement and infill boundaries review' note [ED 06] sets out the methodology to reviewing settlement boundaries in each of the PTs, KSCs and LSCs. This uses a three-stage approach to defining settlement boundaries:
- i) Review boundary in light of site allocations (in the adopted LPS and made neighbourhood plans or proposed through the SADPD);
 - ii) Consider extant planning consents and the relationship of land to the built-up area; and
 - iii) Review the relationship of settlement boundaries to physical features.
- 6.3 Green Belt boundaries should only be altered in exceptional circumstances and whilst exceptional circumstances have been identified to justify alteration of boundaries to accommodate development needs, these do not extend to a general review of Green Belt boundaries. Consequently, for those settlements inset within the Green Belt, the settlement boundary will continue to be the same as the Green Belt inset boundary. Therefore, for those settlements, (including Poynton), the settlement boundary review is limited to stage 1 only.

Settlement boundary overview

- 6.4 The Poynton NDP does not define a new settlement boundary, therefore the existing settlement boundary is defined in the MBLP, as amended by sites LPS 48, LPS 49, LPS 50 and LPS 51 in the LPS.
- 6.5 For the purposes of review, the existing settlement boundary has been divided into sections as set out in Table Poynton 14 below and identified on Maps Poynton 14 and 15 in Appendix 5.

| Ref | Boundary Section | Description |
|-----|---|---|
| 1 | From Woodford Road, before it crosses the railway line, to the junction of London Road North and Towers Road. | The settlement boundary follows the Green Belt inset boundary along the railway line, which it crosses at Spinners Lane to then follow the boundary around site LPS 48. It then continues to follow the Green Belt inset boundary along Poynton Brook, and then Glastonbury |

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| Ref | Boundary Section | Description |
|-----|---|--|
| | | Drive, to where it meets Vicarage Lane. It travels along Vicarage Lane to where it crosses London Road North. It then runs north to the junction with Towers Lane. |
| 2 | From the junction of London Road North and Towers Lane to the junction of Dickens Lane and Waterloo Road. | The settlement boundary follows the Green Belt inset boundary along Towers Road until it reaches Lady's Incline. It then crosses Towers Road cutting through Woodlands and to the left of The Old Pump House, where it then crosses Middlewood Road. It then continues to follow the Green Belt inset boundary around the west and south curtilages of Summerhill. It then runs along the rear of properties along Coppice Road in the area of Newtown. It then crosses Coppice Road and continues to run south and then west along Waterloo Road to its junction with Dickens Lane. |
| 3 | From the junction of Dickens Lane and Waterloo Road to London Road South. | The settlement boundary follows the Green Belt inset boundary around site LPS 49, following Poynton Brook until it reaches the east boundary of Poynton Industrial Estate. It then runs along this boundary to the south until it meets Hope Lane, which it travels along to the west. It then runs along a Public Right of Way (FP17) until it meets London Road South. |
| 4 | From London Road South to Candy Lane. | The settlement boundary follows the Green Belt inset boundary crossing London Road South and then travelling north. It cuts around the garden of 5 Hope Green Way and then crosses the railway line at an angle to the south west. It runs south along the railway line until it meets and follows London Road South to Candy Lane. |
| 5 | From Candy Lane to Poynton Brook. | The settlement boundary follows the Green Belt inset boundary around site LP 51. It then deviates from the Green Belt inset boundary to exclude the safeguarded land at site LPS 52. |
| 6 | From Poynton Brook to Woodford Road, before it crosses the railway line. | The settlement boundary follows the Green Belt inset boundary along the railway line and then Chester Road, where it follows the rear curtilage boundary of properties. It then cuts through the rear curtilage boundary of properties along Lostock Hall Road and the Bird Estate. It then follows the south and west site boundaries of site LPS 50 until it reaches Chester Road, which it follows to the north east, and then Woodford Road to the railway line. |

Table Poynton 14: Existing settlement boundary

Settlement boundary review

- 6.6 Each section of the existing settlement boundary has been reviewed using the methodology set out in the 'Settlement and infill boundaries review' note [ED 06]. As Poynton has a Green Belt inset boundary, the review is limited to stage 1 only in accordance with the methodology. The assessments and

recommendations for defining the new boundary are set out in Table Poynton 15 below.

| Ref | Stage 1 Criteria A, B, C (allocated sites) | Boundary recommendations |
|-----|---|---------------------------------|
| 1 | The existing settlement boundary includes site LPS 48 (residential development site). There are no other LPS strategic sites, neighbourhood development plan sites or proposed SADPD sites adjacent to this section of the boundary. | No change to existing boundary. |
| 2 | There are no LPS strategic sites, neighbourhood development plan sites or proposed SADPD sites adjacent to this section of the boundary. | No change to existing boundary. |
| 3 | The existing settlement boundary includes site LPS 49 (residential development site). There are no other LPS strategic sites, neighbourhood development plan sites or proposed SADPD sites adjacent to this section of the boundary. | No change to existing boundary. |
| 4 | There are no LPS strategic sites, neighbourhood development plan sites or proposed SADPD sites adjacent to this section of the boundary. | No change to existing boundary. |
| 5 | The existing settlement boundary includes site LPS 51 (employment development site) but excludes site LPS 52 (safeguarded land). There are no other LPS strategic sites, neighbourhood development plan sites or proposed SADPD sites adjacent to this section of the boundary. | No change to existing boundary. |
| 6 | The existing settlement boundary includes site LPS 50 (residential development site). There are no other LPS strategic sites, neighbourhood development plan sites or proposed SADPD sites adjacent to this section of the boundary. | No change to existing boundary. |

Table Poynton 15: Boundary review and recommendations

6.7 The recommended boundary is shown on Maps Poynton 14 and 15 in Appendix 5.

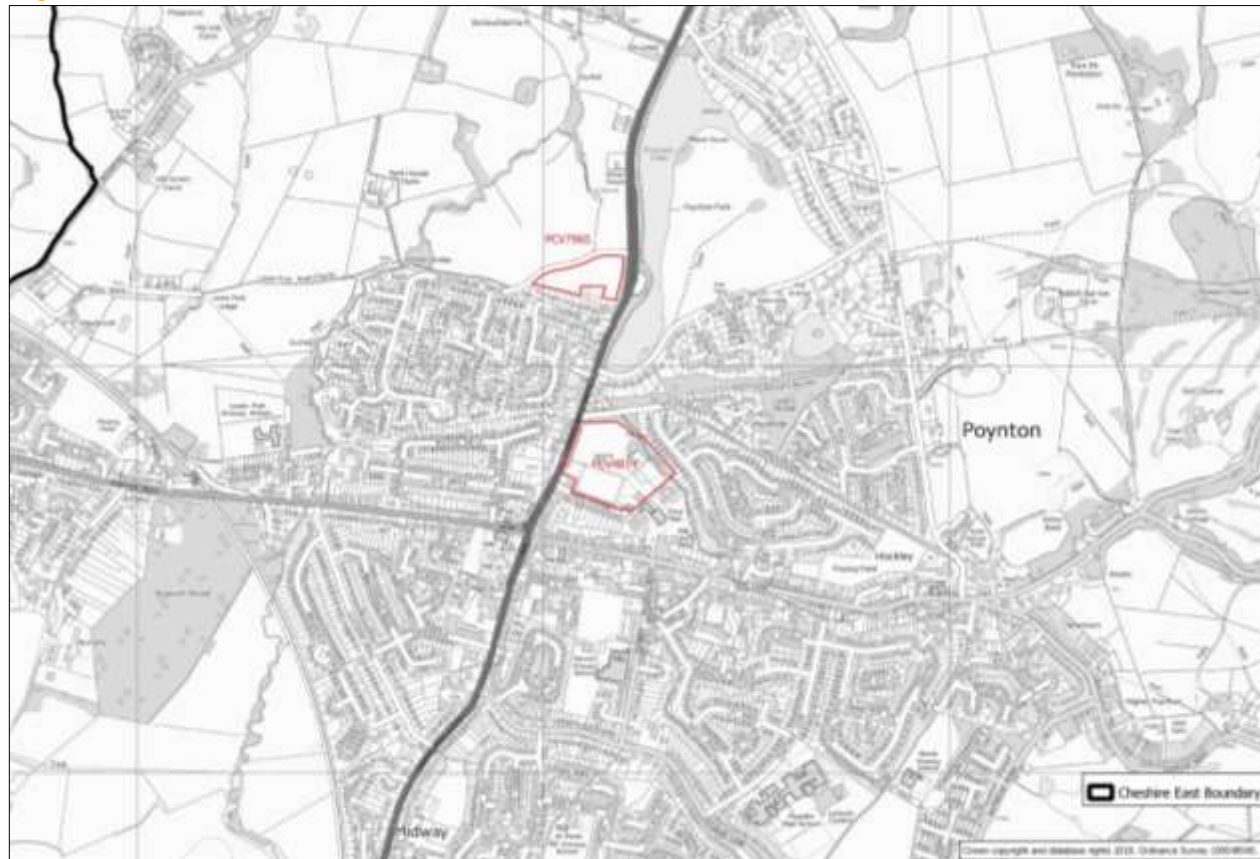
Green Belt boundary

6.8 The recommended Green Belt inset boundary is also shown on Maps Poynton 14 and 15 in Appendix 5. This is the same as the settlement boundary.

7. Appendices

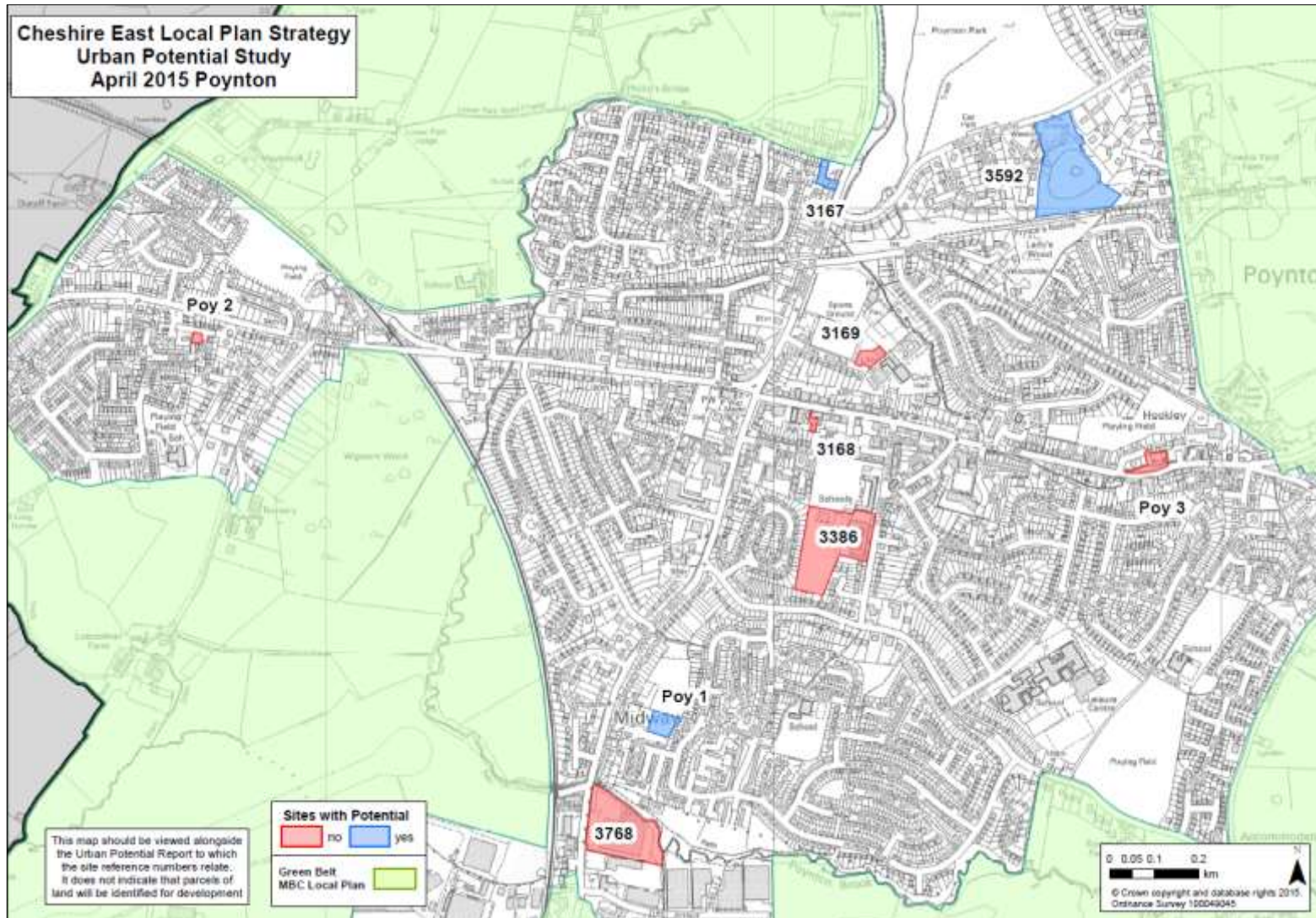
Appendix 1: Site selection maps and table

A: Stage 1 sites maps



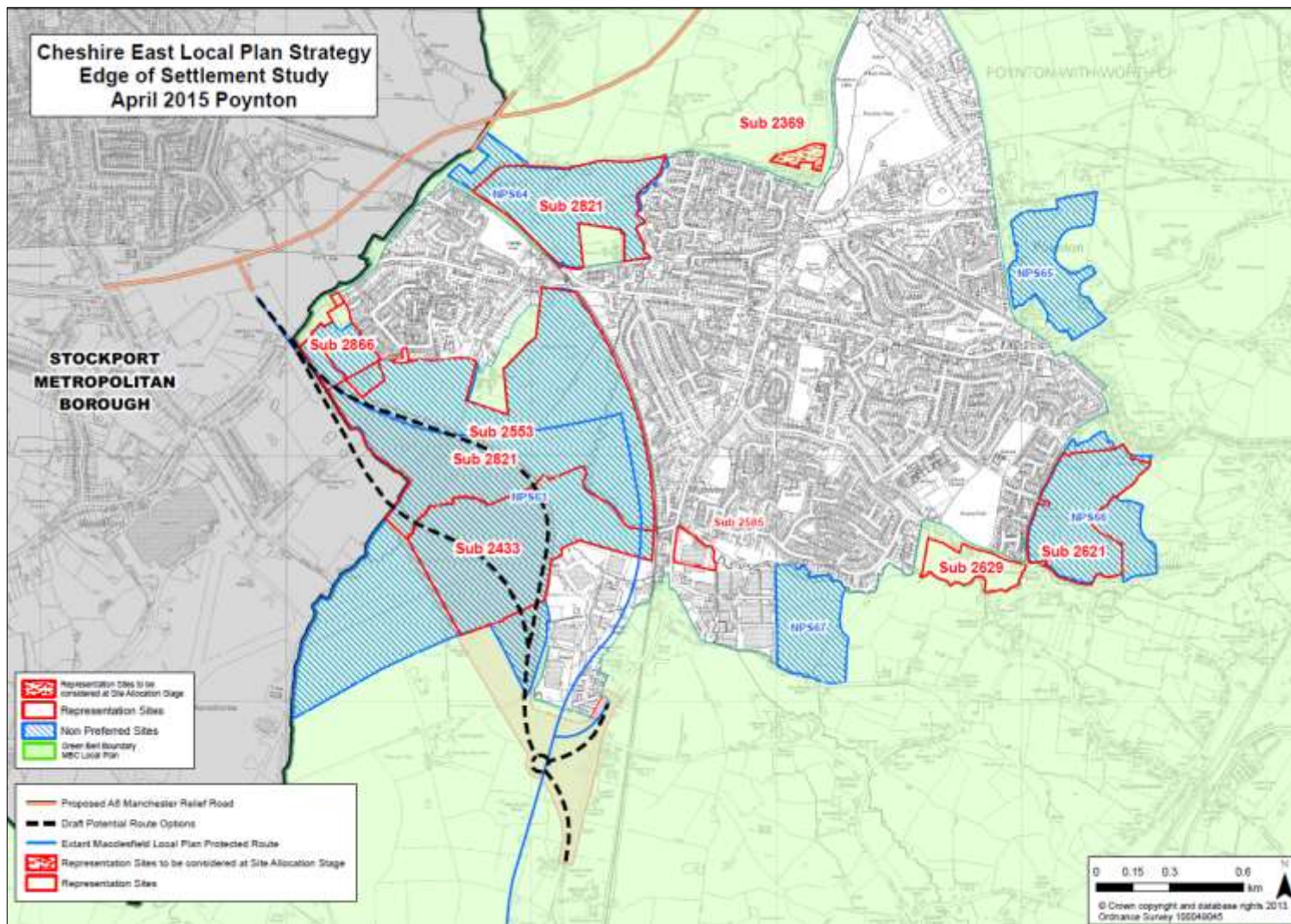
Map Poynton 5: Local Plan Strategy Poynton Final Site Selection Report (July 2016)

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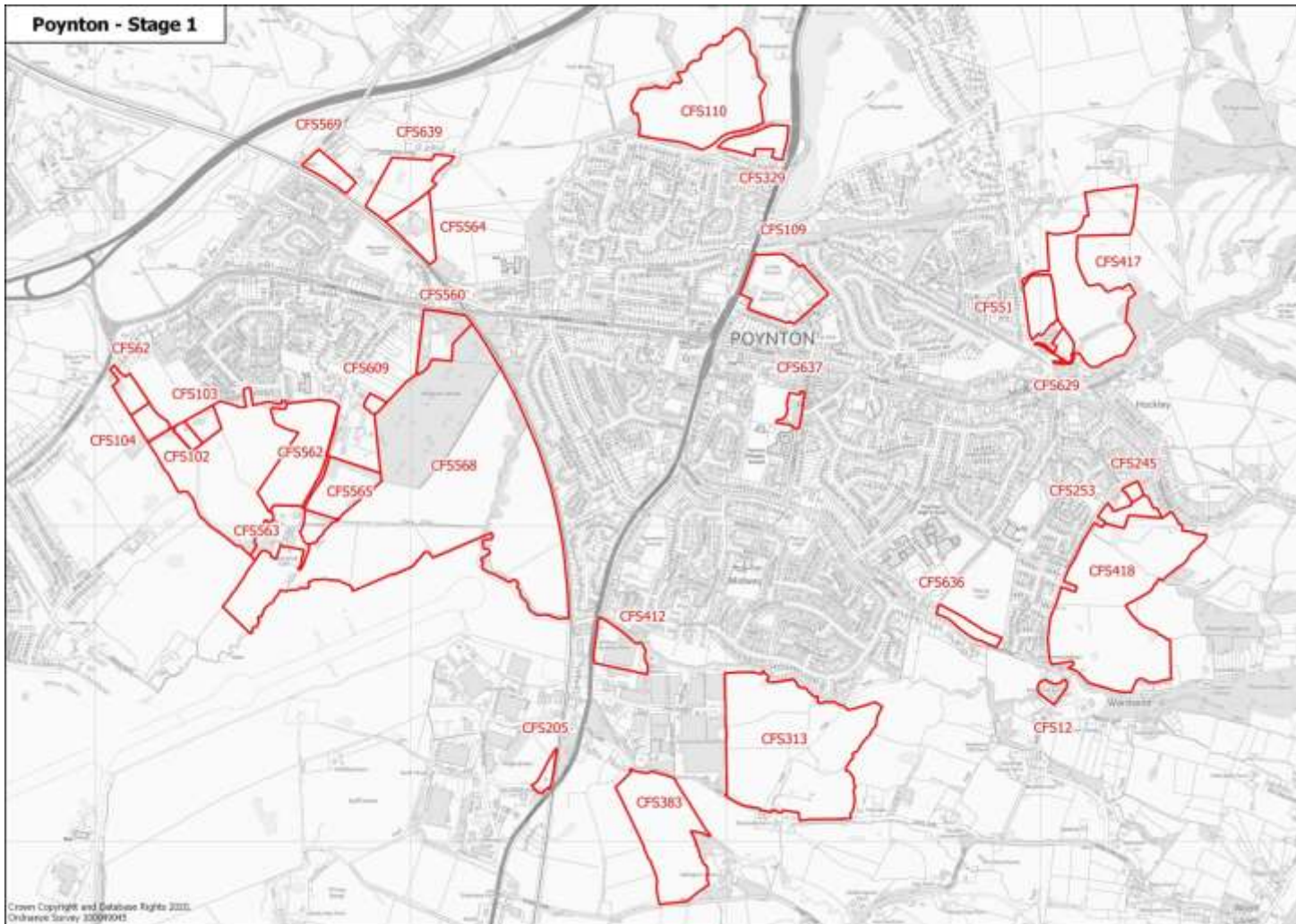
Map Poynton 6: Urban Potential Assessment (2015)

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Map Poynton 7: Edge of Settlement Assessment (2015)

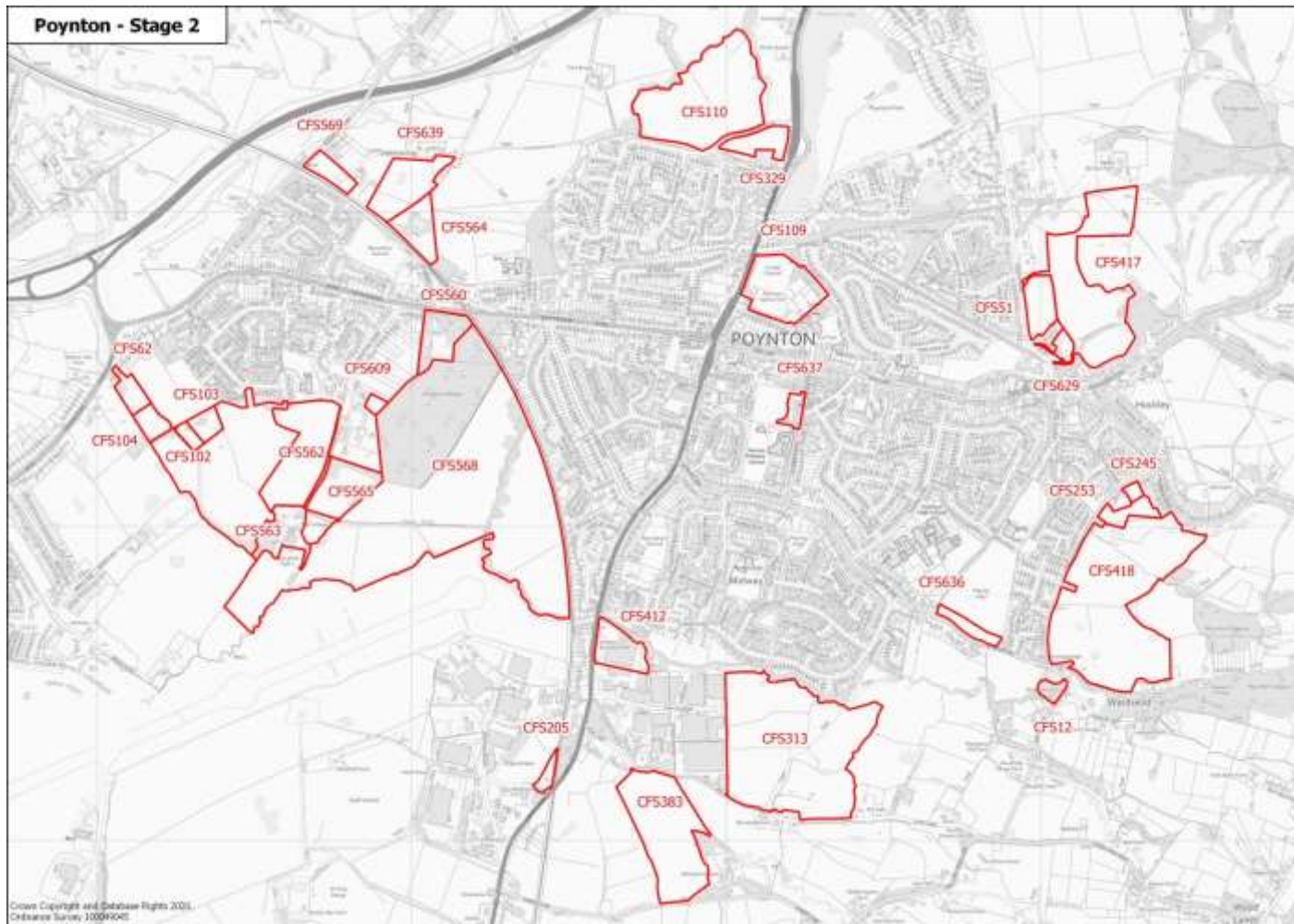
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Map Poynton 8: Call for sites (2017), First Draft SADPD consultation (2018) and Initial Publication Draft SADPD consultation (2019)

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B: Stage 2 site maps



Map Poynton 9: Stage 2 sites

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C: Stage 1 and Stage 2 sites table

| Source ¹³ | Ref | Site name and address | Size (ha) ¹⁴ | No. of dwgs ¹⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ¹⁶ (Y/N) | Comments |
|----------------------|---------|-------------------------------------|-------------------------|---------------------------|-----------------|-------------|-------------|---------------------------------|--|
| A | PCV7695 | Land off Glastonbury Drive, Poynton | 1.35 | 30 | 0 | 0 | No | Y | The site is not being actively promoted in this format. The same site is being actively promoted as CFS 329 (see below). Also see SUB2369 below. |
| A | PCV4814 | Poynton Sports Club | 3.60 | 94 | 0 | 0 | No | Y | The site is not being actively promoted in this format. The same site is being actively promoted as CFS 109 (see below). |
| B | 3167 | Telephone exchange, London Road | 0.16 | 5 | 0 | 0 | No | Y | Can't accommodate 10 dwellings or more and is not being actively promoted. |
| B | 3592 | Land at the Grange, South | 2.62 | 3 | 0 | 0 | No | Y | Can't accommodate 10 dwellings or more and is not |

¹³ A – Local Plan Strategy Settlement Final Site Selection Report (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – LPS Examination Hearings (October 2016), F – First Draft SADPD consultation (October 2018), G – Initial Publication Draft SADPD consultation (September 2019).

¹⁴ Numbers in brackets are the developable areas, when stated in the call for sites/First Draft SADPD representation/Initial Publication Draft SADPD representation.

¹⁵ Figure as stated in call for sites/First Draft SADPD representation/Initial Publication Draft SADPD representation or estimated at 30 dwellings per hectare.

¹⁶ Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside (as defined in the LPS) and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/3/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

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| Source ¹³ | Ref | Site name and address | Size (ha) ¹⁴ | No. of dwgs ¹⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ¹⁶ (Y/N) | Comments |
|----------------------|-------------------------------|--------------------------------------|-------------------------|---------------------------|-----------------|-------------|-------------|---------------------------------|---|
| | | Park Road | | | | | | | being actively promoted. Site has planning permission for residential, granted 7/10/16 and is under construction – planning ref: 15/4137M. |
| B | Poy 1 | Land to the rear of Barnaby Road | 0.25 | 7 | 0 | 0 | No | Y | Can't accommodate 10 dwellings or more and is not being actively promoted. |
| C | SUB2369 | Land off Glastonbury Drive, Poynton | 1.35 | 30 | 0 | 0 | No | Y | The site is not being actively promoted in this format. The same site is being actively promoted as CFS 329 (see below). Also see PCV7695 above. |
| D/F/G | CFS 51/ FDR476/ PBD1192 | Land off Towers Road | 1.62 | 30 | 0 | 0 | No | N | |
| D | CFS 12 | Moggie Lane Farm, Adlington | 0.45 | 1 | 0 | 0 | No | N | A small part of the site along the northern boundary is within Flood Zone 3b. Although the site is in the Green Belt, it cannot accommodate 10 dwellings or more. |
| D | CFS 62 | Land to the rear of 223 Chester Road | 0.88 | 25 | 0 | 0 | No | N | |
| D | CFS 102 | Land off Chester Road | 0.40 | 12 | 0 | 0 | No | N | |
| D | CFS 103 | Plot 3, land off Chester Road | 0.75 | 23 | 0 | 0 | No | N | |
| D | CFS 104 | Plot 1, 217a Chester Road | 0.81 | 24 | 0 | 0 | No | N | |

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| Source ¹³ | Ref | Site name and address | Size (ha) ¹⁴ | No. of dwgs ¹⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ¹⁶ (Y/N) | Comments |
|----------------------|---------------------|--|-------------------------|---------------------------|-----------------|-------------|---------------------------------------|---------------------------------|---|
| D | CFS 109 | Poynton Sports Club, London Road North | 4.03 (3.30) | 100 | 0 | 0 | No | N | Site is in use, but there is a clear indication that it will cease, with the call for sites representation stating that the site is deliverable. Also see PCV4814 above. |
| D/F | CFS 110/ FDR2974 | Land north of Glastonbury Drive | 9.58 | 0 | 0 | 0 | 10 ha sports/leisure | N | Boundary slightly amended. |
| D | CFS 205 | Hope Green Cottage, London Road | 0.43 | 13 | 0 | 0 | No | N | |
| D | CFS 245 | Land off Waterloo Road | 0.25 (0.17) | 3 | 0 | 0 | No | N | Although the site can't accommodate 10 dwellings or more, the majority of the site is in the Green Belt and would not be currently compliant with that policy. Site is included in CFS 253 (see below). |
| D | CFS 253 | Land off Waterloo Road | 1.22 | 30 | 0 | 0 | No | N | Site includes CFS 245 (see above). |
| D | CFS 313 | Land at Brookside Farm | 16.98 (16.92) | 155 | 11 | 0 | 1ha sport/leisure; 1ha infra/trans | N | The northern boundary is in flood zone 3b, but this is not considered a showstopper for the whole site. |
| D/F | CFS 329/ FDR2270 | Land south of Glastonbury Drive | 1.36 | 30-35 | 0 | 0 | No | N | See PCV7695/SUB2369 above. |
| D | CFS 383 | Land to the N of Street Lane | 7.32 | 285 | 0 | 0 | No | N | An area to the north and the eastern boundary of the site is in flood zone 3b, but this is not considered a showstopper for the whole site. |

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| Source ¹³ | Ref | Site name and address | Size (ha) ¹⁴ | No. of dwgs ¹⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ¹⁶ (Y/N) | Comments |
|----------------------|---------------------------------|----------------------------|-------------------------|---------------------------|----------------|-------------|---|---------------------------------|--|
| D | CFS 412 | Land off London Road South | 1.90 | Up to 47 | 0 | Up to 1.9 | Up to 1.9 | N | Part of the site is in flood zone 3b, but this is not considered a showstopper for the whole site. The site is in use for employment purposes and the business is seeking to relocate. |
| D | CFS 417 | Towers Yard Farm | 9.04 | 150 | 0 | 0 | No | N | |
| D/F/G | CFS 418/ FDR2980/ PBD2250 | Land at Waterloo Road | 16.68 (5.00) | 150 | 0 | 0 | Country park | N | |
| D/F | CFS 560/ FDR2930 | Woodleigh, 77 Chester Road | 2.06 | 20-40 | 0 | 0 | No | N | The eastern part of the site is in flood zone 3b, but this is not considered a showstopper for the whole site. Site is included in CFS 568 (see below). |
| D/F | CFS 562/ FDR2933 | Lostock Hall Farm | 5.17 | 57-69 | 0 | 0 | 5ha community facilities, Lostock Hall School extension if required | N | Site is included in CFS 568 (see below). |
| D/F | CFS 563/ FDR2932 | Lostock Hall Farmyard | 2.69 | 10-15 | 0 | 0 | 0.7ha leisure club, business centre, hotel etc. | N | Site is included in CFS 568 and part of CFS 565 (see below). Boundary slightly amended. |
| D | CFS 564 | Land at Hazelbadge Road | 1.82 (0.80) | 24 | 0 | 0 | 0.2ha car parking, 0.8ha public recreation | N | |

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| Source ¹³ | Ref | Site name and address | Size (ha) ¹⁴ | No. of dwgs ¹⁵ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ¹⁶ (Y/N) | Comments |
|----------------------|---------------------|---|--------------------------------|---------------------------|----------------|-------------|--|---------------------------------|---|
| D/F | CFS 565/ FDR2933 | Lostock Hall Farm, Area B | 2.67 (2.32) ¹⁷ | 26-31 | 0 | 0 | No | N | The eastern part of the site is in flood zone 3b, but this is not considered a showstopper for the whole site. Site is included in CFS 568 (see below). |
| D | CFS 568 | Lostock Hall Farm | 67.40 ¹⁸ (50.00) | 200 | 0.5 | 0 | 0.5ha sports/leisure in farmyard C, 2ha open space in field D, 0.5ha 30 room hotel and health club, Minor improvement to Lostock Hall Road junction with Chester Road. | N | A large part of the site to the north east is covered by flood zone 3b, but this is not considered a showstopper for the whole site. This site includes CFS 560, CFS 562, CFS 563, and CFS 565 (see above). |
| D | CFS 569 | Lower Park Road | 0.96 | 19 | 0 | 0 | No | N | |
| D | CFS 609 | Land to the side of 33b Lostock Hall Road | 0.27 | 14 | 0 | 0 | No | N | |

¹⁷ Developable area adjusted to take into account the revised site area (CEC measurement was less than the proposed developable area)

¹⁸ Rep stated a hectarage of 60ha; however the site is 67.4ha.

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| Source ¹³ | Ref | Site name and address | Size (ha) ¹⁴ | No. of dwgs ¹⁵ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ¹⁶ (Y/N) | Comments |
|----------------------|---------------------|----------------------------------|-------------------------|---------------------------|-----------------|-------------|-------------|---------------------------------|--|
| D | CFS 629 | Dale House Fold, off Towers Road | 0.51 | 1-2 | 0 | 0 | No | N | Although the site can't accommodate 10 dwellings or more, the majority of the site is in the Green Belt and would not be currently compliant with that policy. |
| D | CFS 636 | Land at Poynton High School | 0.76 | 20 | 0 | 0 | No | N | |
| D | CFS 637 | Former Vernon Infants School | 0.56 | 50 | 0 | 0 | No | N | |
| D/G | CFS 639/ PBD2548 | Land off Lower Park Road | 2.94 | 10-50 | 0 | 0 | No | N | Boundary slightly amended. |

Table Poynton 16: Stage 1 and Stage 2 sites

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Appendix 2: Traffic light forms

CFS 109 Poynton Sports Club

- Gross site area 4.03ha, 100 dwellings

| Criteria | Category | CFS 109 commentary |
|--|----------|--|
| 1. Economically viable? | A | The site falls into charging Zone 3 for residential development in the Community Infrastructure Levy Charging Schedule. The majority of the site is greenfield and is being considered for residential use. However the need to replace the sports facilities on another site may impact the site's overall viability. Drainage options would need to be explored and hydraulic modelling with regards to viability. |
| 2. Landscape impact? | G | The site is not thought to have any negative impacts on Local Landscape Designations. A Public Right of Way touches the site boundary to the north - the site is visible from this through breaks in tree and shrub cover. The majority of the site is well screened by trees and hedges to the boundaries. |
| 3. Settlement character and urban form impact? | G | The site is wholly in the settlement. |
| 4. Strategic Green Gap? | G | The site is not located in a Strategic Green Gap. |
| 5. Compatible neighbouring uses? | A | Site is on the edge of a residential area and is proposed for residential use. The site is negatively constrained by way of transportation noise sources; to the east, the site is adjacent to the A523 (London Road North). A Noise Impact Assessment detailing transportation noise impact would be required. Noise mitigation measures would be required for the introduction of noise sensitive receptors at this location. |
| 6. Highways access? | G | Existing point of access to A523 London Road will need improvements. |
| 7. Highways impact? | A | Site is close to the centre of Poynton; the existing use will have negligible impact on peak hour traffic, whereas the proposed use may have an impact, particularly in the AM peak. A Transport Assessment will be required to determine what mitigation may be required, as the main double mini roundabout junction in the centre of Poynton suffers from excessive queues and delays. |
| 8. Heritage assets impact? | G | No known heritage assets on or adjacent to the site. However, there are two Grade II Listed Buildings (44/46 and 50 London Road North) to the north of the site, which are separated by existing development and vegetation. 50 London Road North is located on the corner of London Road North and South Park Drive, to which it faces, with 44/46 London Road North fronting onto London Road North. The site is not visible from any of these Listed Buildings, being |

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| Criteria | Category | CFS 109 commentary |
|---|----------|---|
| | | sufficiently separated by existing development and vegetation. Therefore the site is not considered to have any impacts on these heritage assets and their settings. |
| 9. Flooding/drainage issues? | A | The site has an ordinary watercourse on the eastern boundary. There are significant surface water risk/overland flow and out of bank flow issues associated with this watercourse and it has quite a complex arrangement. The surface water risk map also identifies areas of surface water risk for 1 in 30 year event. The watercourse flows from the south to north of the site and the condition of the watercourse should be appropriately addressed in terms of any additional/point discharges that may occur as part of the drainage strategy for this area if developed. The surface water risk must be incorporated in the calculations/drainage design strategy for the site. Any proposed development of this area should be approached with careful consideration as the network is currently running at a very high capacity. It is recommended that drainage feasibility of the site is critically evaluated prior to any development approvals. |
| 10. Ecology impact? | A | The site is more than 9km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA)). No potential impact pathways were identified regarding any European site. Trees on site and woodland and shrubbery adjacent to the site. The woodland to the north/east of the sports ground appears on the national inventory of priority habitats so should be retained and buffered. There is also a need to retain and buffer the stream running along the north eastern boundary of the site. Protected species may be present, but any impact would be likely to be addressed through mitigation/compensation. |
| 11. TPO's on/immediately adjacent? | A | There are TPO's along the boundary and immediately adjacent to the site. |
| 12. In an AQMA? | G | The site is not located in an AQMA. |
| 13. In/adjacent to an area of mineral interest? | G | The site is not within or close to an area of known mineral resource. |
| 14. Accessibility? | G | The site meets the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment. |
| 15. Public transport frequency? | G | Poynton is served by both rail and bus services, which are considered to be commutable. |
| 16. Brownfield/greenfield? | A | The site is a mix of greenfield and brownfield. |
| 17. Agricultural land? | G | The site is not considered to be agricultural. |
| 18. Contamination | A | Sports pitches; potential for (contaminated) imported |

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| Criteria | Category | CFS 109 commentary |
|--|----------|--|
| issues? | | material to be present. Phase I risk assessment for contaminated land would be required with submission. |
| 19. Employment land loss? | G | The site is not currently used for employment purposes. |
| 20. Distance to existing employment areas? | G | The site is within 500m of an existing employment area. |

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CFS 110 Land north of Glastonbury Drive

- Green Belt site
- Gross site area 9.58ha, 9.58ha sports and leisure

| Criteria | Category | CFS 110 commentary |
|--|----------|---|
| 1. Economically viable? | A | The site falls into charging Zone 5 for residential development in the Community Infrastructure Levy Charging Schedule. The site is greenfield and is being considered for sports and leisure use, which would be funded from the sale of the existing Poynton Sports Club site (CFS 109). |
| 2. Landscape impact? | A | The site has no landscape designations. The site is visible from restricted byway (Poynton-with-worth RB39), which runs along the southern boundary of the site, Glastonbury Drive and London Road North. Footpath 37 Poynton-with-Worth is located at a distance to the west. The site is relatively flat, with a brook and associated vegetation following a course to the north and west and a hedgerow and existing trees along the southern Glastonbury Road boundary. Boundary treatments include trees and post and rail fencing; however the boundary to the east is not particularly prominent. |
| 3. Settlement character and urban form impact? | R | The site is located on the edge of the settlement, only adjoining on one side, however the form of development envisaged would have a lesser impact on the settlement character and urban form than, for example, residential. |
| 4. Strategic Green Gap? | G | The site is not located in a Strategic Green Gap. |
| 5. Compatible neighbouring uses? | A | Site is on the edge of a residential area and is proposed for sports and leisure use, with open countryside to the north. Existing sensitive residential receptors are located to the east of the site on London Road; to the south of the site at Glastonbury Drive and Vicarage Lane and to the west of the site Park House Farm. Noise is a material planning consideration. A Noise Impact Assessment would be expected to be submitted in support of any application for use of this land as a sports club/recreational use. Various noise mitigation measures could be applied, amongst those may include restricting hours of operation of certain activities in proximity of sensitive receptors. In addition, a buffer zone may be required: Fields in Trust, Guidance for Outdoor Sport and Play: Beyond The Six Acre Standard, England, October 2015, is an update of the Planning and Design for Outdoor Sport and Play, 2008, which updated the Six Acre Standard. The Six Acre Standard offered guidance for practitioners on open space provision and design (p9, Table 4, (Guidance for Outdoor Sport and Play: |

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| Criteria | Category | CFS 110 commentary |
|------------------------------|----------|--|
| | | Beyond The Six Acre Standard)), column three, buffer zone, details a 30m minimum separation distance between the activity zone (MUGAS and skateboard parks) and the boundary of dwellings. It should be noted that there is an existing tree belt, hedge and road between the boundary of dwellings and the site. Further intrusions/considerations/prevention of antisocial behaviour may also include light spillage from any proposed floodlighting schemes. |
| 6. Highways access? | G | Access from Glastonbury Drive can be achieved, subject to appropriate visibility being provided. |
| 7. Highways impact? | G | A Transport Assessment will be required. The main point of concern is the impact on the junction with the A523 London Road North, especially turning movements in and out of Glastonbury Drive. |
| 8. Heritage assets impact? | G | No known heritage assets on or adjacent to the site. |
| 9. Flooding/drainage issues? | A | The majority of the site is located in flood zone 1, however flood zones 2 and 3 run along Poynton Brook, a designated Main River, which forms the north western boundary of the site. There are also a number of other ordinary watercourses on boundaries; EA will need to be consulted regarding any development plans in proximity to Poynton Brook. An 8m wide undeveloped buffer zone, measured from bank top (point at which the bank meets normal land levels), should be provided for the whole extent of Poynton Brook. There are also surface water risks in relation to the site, and a Flood Risk Assessment will need to reflect the local risk from Poynton Pool, which is covered by Reservoirs Act legislation, and is an asset maintained by CEC Property teams and not without some existing issues and problems following most recent Reservoir Panel engineer's inspection and assessments. |
| 10. Ecology impact? | A | The site is more than 9km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA)). No potential impact pathways were identified regarding any European site. There are no designated site/Habitat Regulations issues. There are protected species on site that would need to be retained and buffered. The wet ditches, brook corridor and associated woodland should also be retained and buffered. An 8m buffer is recommended by the Phase One Habitat Survey - a policy clause should be added to this effect. There are historic records of great crested newts at ponds to the north, but it is likely that any effect could be compensated for as part of the site layout. |

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| Criteria | Category | CFS 110 commentary |
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| 11. TPO's on/immediately adjacent? | A | There is a protected tree on the site boundary to the south. |
| 12. In an AQMA? | G | The site is not located in an AQMA. |
| 13. In/adjacent to an area of mineral interest? | A | In a known mineral resource area for sand & gravel. The Council will require the applicant to submit a Mineral Resource Assessment as part of any application to provide information on both the feasibility of prior extraction of the sand and gravel mineral resource before the proposed development proceeds, and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. |
| 14. Accessibility? | G | The site meets the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment. |
| 15. Public transport frequency? | G | Poynton is served by both rail and bus services, which are considered to be commutable. |
| 16. Brownfield/greenfield? | R | The site is greenfield. |
| 17. Agricultural land? | A | The agricultural land quality of the site is Grade 3. It is unknown if this is Subgrade 3a or 3b. |
| 18. Contamination issues? | G | No known issues. |
| 19. Employment land loss? | G | The site is not currently used for employment purposes. |
| 20. Distance to existing employment areas? | R | Site is over 1,000m from an existing employment area. |

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CFS 205 Hope Green Cottage

- Gross site area 0.43ha, 13 dwellings

| Criteria | Category | CFS 205 commentary |
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| 1. Economically viable? | G | The site falls into charging Zone 5 for residential development in the Community Infrastructure Levy Charging Schedule. The majority of the site is greenfield and is being considered for residential use, with no known site specific reasons that could impact on its broad viability. |
| 2. Landscape impact? | G | The site is not thought to have any negative impacts on Local Landscape Designations. A Public Right of Way runs along the southern boundary of the site – the site is visible from this. The site is in a secluded area located in a dip, and is not visible from the carriageway. Boundary treatments include trees. |
| 3. Settlement character and urban form impact? | G | The site is substantially enclosed by existing development, a railway line and an allocated site in the LPS (LPS 51 Adlington Business Park Extension). |
| 4. Strategic Green Gap? | G | The site is not located in a Strategic Green Gap. |
| 5. Compatible neighbouring uses? | R | <p>Site is on the edge of Adlington Business Park, which has a mix of business uses, a residential area, and a railway line. The site is negatively constrained by way of industrial and transportation noise sources.</p> <p>Planning permission has been granted (ref 15/4865M) for the erection of a logistics warehouse adjacent to the site (this is also allocated for employment development in the adopted Local Plan Strategy (Site LPS 51)). As part of the conditions of the permission, a 3m high absorptive acoustic fence is to be erected prior to the first use of the warehouse building to protect the living conditions of the occupiers of the neighbouring properties. There is background noise from the A523 London Road, which is located to the east of the site. The site is adjacent to a commercial/industrial type area and bounded by a railway, thus existing noise sources are already setting the character of the noise environment for the area.</p> <p>A Noise Impact Assessment, detailing a BS4142 and transportation noise impact would be required. Substantial noise mitigation measures would be required for the introduction of noise sensitive receptors at this location.</p> |
| 6. Highways access? | R | Existing access is taken from an un-adopted private road, which is in a poor state of repair. Nearest access to the adopted highway network, (A523) has very poor geometry and visibility in both directions of view along the A523, which has a speed limit of 40mph. Additional access to the A523 is possible |

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| Criteria | Category | CFS 205 commentary |
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| | | through the adjacent industrial estate, however, this means negotiating a relatively long section of narrow single track, which is un-adopted and unmade with no passing places and poor horizontal alignment. There is uncertainty of whether or not the site promoter can deliver a suitable access to the A523 from the unadopted road (regardless of whether or not the speed limit of the A523 is reduced from 40mph to 30mph and having regard for the potential reduction in traffic on the A523 once the Poynton Relief Road is completed). It is considered that the increase in daily traffic generation associated with the replacement of one dwelling with 13 dwellings, would be unacceptable to the highway authority on the grounds that the access to the A523 is unsuitable and unsafe. |
| 7. Highways impact? | A | Existing access width is not a suitable standard to serve the development proposals; improvements to access required and to allow for refuse vehicles turning within the site. |
| 8. Heritage assets impact? | A | Greenacres and Windlehey are a former farm and so may have historical associations with the site. They are on the opposite side of the narrow track of Hope Green but their principal views out are east and north. The site is located to the northeast. Many views are restricted by dense vegetation and the railway embankment. The development of the site could have an adverse impact on the setting of and views to/from the Listed Buildings but the level of any impact and opportunities for harm reduction/mitigation should be assessed through an HIA. |
| 9. Flooding/drainage issues? | G | There are no known flooding or drainage issues. |
| 10. Ecology impact? | A | The site is more than 9km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA)). No potential impact pathways were identified regarding any European site. Trees and shrubs on site and trees to boundaries. The pond to the north has great crested newts ("GCN") present. The cumulative impacts of the consented warehouse adjacent to the site (15/4865M) and the allocation of this site may mean that there is insufficient remaining habitat to support this population. Natural England is now willing to license off-site habitat provision for newts. Therefore the impacts of this allocation probably could be compensated for by the developer providing some off site habitat creation for GCN. It would be a challenge for the developer though to find a suitable offsite location for habitat |

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| Criteria | Category | CFS 205 commentary |
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| | | creation that also supports GCN. |
| 11. TPO's on/immediately adjacent? | G | No TPOs on site. |
| 12. In an AQMA? | G | The site is not located in an AQMA. |
| 13. In/adjacent to an area of mineral interest? | A | In a known mineral resource area for sand and gravel. Due to the size of the site it is likely that sand and gravel mineral extraction will not be viable. |
| 14. Accessibility? | A | The site fails to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment. |
| 15. Public transport frequency? | G | Not in walking distance of a commutable bus service, however it is in walking distance of a Railway Station that has a commutable service. |
| 16. Brownfield/greenfield? | A | The site is a mixture of greenfield and brownfield. |
| 17. Agricultural land? | G | The site is not considered to be agricultural. |
| 18. Contamination issues? | R | Railway forms east boundary. Site is within 50m of a known landfill. Phase I and Phase II contaminated land assessments would be required with submission. |
| 19. Employment land loss? | G | The site is not currently used for employment purposes. |
| 20. Distance to existing employment areas? | G | Site is adjacent to Adlington Business Park (ES – PY01) and LPS 51 Adlington Business Park Extension. |

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CFS 412 Land off London Road South

- Gross site area 1.90ha, up to 47 dwellings

| Criteria | Category | CFS 412 commentary |
|--|----------|---|
| 1. Economically viable? | A | The site falls into charging Zone 3 in the Community Infrastructure Levy Charging Schedule. The site is being considered for residential use, however it is brownfield and flood mitigation may be required due to its location in flood zone 3; both these issues may impact the overall viability of the site. |
| 2. Landscape impact? | G | The site is not thought to have any negative impacts on Local Landscape Designations. A Public Right of Way runs along the site boundary to the north - the site is partially visible from this through breaks in tree cover. The site is visible from the highway. Boundary treatments include close board fencing and trees. |
| 3. Settlement character and urban form impact? | G | The site is wholly in the settlement. |
| 4. Strategic Green Gap? | G | The site is not located in a Strategic Green Gap. |
| 5. Compatible neighbouring uses? | A | The site is negatively constrained by way of industrial/commercial and transportation noise sources. The site is adjacent to a commercial/industrial type area and bounded by the A523 (London Road South), thus existing noise sources are already setting the character of the noise environment for the area. A Noise Impact Assessment, detailing a BS4142 and transportation noise impact would be required. Noise mitigation measures would be required for the introduction of noise sensitive receptors at this location. |
| 6. Highways access? | G | Two existing points of access to the A523 with good visibility. |
| 7. Highways impact? | G | Traffic impact of development when off-set against the existing office/industrial use is likely to be non-material. |
| 8. Heritage assets impact? | G | No known heritage assets on or adjacent to the site. |
| 9. Flooding/drainage issues? | R | Almost the entire site is in flood zone 3, with part in flood zone 3b. Poynton Brook, a designated main river, is adjacent to the site – an 8m wide undeveloped buffer zone, measured from bank top (point at which the bank meets normal land levels), should be provided for the whole extent of the watercourse. In Appendix D of the SFRA the site is detailed to be in flood zone 3/3b and this should be referenced in the FRA produced for the site. The technical appraisal developed by CampbellReith dated 04 Jan 2018 should also referenced that the site is located in flood zone 3/3b. The area |

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| Criteria | Category | CFS 412 commentary |
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| | | <p>surrounding the site is located in flood zone 2. Reviewing the modelled/interpolated water levels it does appear that the flows in Poynton would stay in bank up to the 1 in 100 year +cc event (detailed on drawing no 2737-CRH-Z1-XX-DR-C-4101 PRELIMINARY ASSESSMENT OF TOPOGRAPHICAL LEVELS & EA MODELLED FLOOD LEVELS). Mapping shows restriction on the system potentially caused by the rail line to the west of the site. EA consent needed for discharges into main river.</p> <p>Surface water risk appears to be present for about 50% of the site for a 1 in 30 yr, 1 in 100 yr storm event and this would need to be appropriately addressed as part of any drainage design for the scheme. The surface water risk identified may be due to topographical low spots/drainage flow paths through the site. If site levels are to be raised - the drainage strategy for the site must calculate and incorporate an additional attenuation volume to account for the areas of surface water risk. The surface water must be calculated and stored on site and discharged at a rate agreed by the LLFA.</p> |
| 10. Ecology impact? | A | <p>The site is more than 9km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA)). No potential impact pathways were identified regarding any European site.</p> <p>Poynton Brook should be retained with a buffer of semi-natural habitat. Mature trees around the site, which would also need to be retained.</p> |
| 11. TPO's on/immediately adjacent? | A | There are TPO's along the western and north-eastern boundaries. |
| 12. In an AQMA? | G | The site is not located in an AQMA. |
| 13. In/adjacent to an area of mineral interest? | A | In a known mineral resource area for sand and gravel. Due to the size of the site it is likely that sand and gravel mineral extraction will not be viable. |
| 14. Accessibility? | G | The site meets the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment. |
| 15. Public transport frequency? | G | Not in walking distance of a commutable bus service, however it is in walking distance of a Railway Station that has a commutable service. |
| 16. Brownfield/greenfield? | G | The site is brownfield. |
| 17. Agricultural land? | G | The site is not considered to be agricultural. |
| 18. Contamination issues? | R | Engineering works on site from around 1974 to present and within 50m of a known landfill site. Phase I and Phase II contaminated land assessments would be required with submission. |
| 19. Employment land | R | The site is used for employment purposes and the |

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| Criteria | Category | CFS 412 commentary |
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| loss? | | proposed use is residential. |
| 20. Distance to existing employment areas? | G | Site is adjacent to Poynton Industrial Estate (ES – PY02). |

CFS 636 Land at Poynton High School

- Gross site area 0.76ha, 20 dwellings

| Criteria | Category | CFS 636 commentary |
|--|----------|---|
| 1. Economically viable? | G | The site falls into charging Zone 3 for residential development in the Community Infrastructure Levy Charging Schedule. The site is greenfield and is being considered for residential use. |
| 2. Landscape impact? | A | The site is not thought to have any negative impacts on Local Landscape Designations. A Public Right of Way runs along the site boundary to the west; the site is visible from this and is also visible from the highway. Boundary treatments include fencing, intermittent trees, and shrubs. The site is located along the southern part of Poynton High School playing fields and it has a metal fence boundary treatment along the roadside boundary. It is bound to the west, south and east by existing dwellings along Dickens Lane. There is a footpath (FP Poynton-with-Worth 30) that follows a route from the western part of the site in a northwards direction. |
| 3. Settlement character and urban form impact? | G | The site is wholly in the settlement. |
| 4. Strategic Green Gap? | G | The site is not located in a Strategic Green Gap. |
| 5. Compatible neighbouring uses? | G | Site is on the edge of a residential area and a school playing field and is proposed for residential use. |
| 6. Highways access? | G | Frontage access onto Dickens Lane to serve units |
| 7. Highways impact? | G | Limited highway impact; a Transport Statement is required to support application. |
| 8. Heritage assets impact? | G | No known heritage assets on or adjacent to the site. |
| 9. Flooding/drainage issues? | G | Located in Flood Zone 1. There is a section of culverted watercourse crossing through the eastern area of the site. The proposals should not affect close by neighbouring properties in any adverse surface water impacts that may arise from development (e.g. land raising). A sustainable drainage approached should be taken in the first instance. The development drainage strategy should restrict run off to greenfield and attenuate any additional on site as appropriate. |
| 10. Ecology impact? | G | The site is more than 9km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA)). No potential impact pathways were identified regarding any European site. Area is a playing field with intermittent trees and shrubs to the west and east boundaries. The trees running along FP 30 should be retained. |
| 11. TPO's on/immediately | G | No TPOs on site. |

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| Criteria | Category | CFS 636 commentary |
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| adjacent? | | |
| 12. In an AQMA? | G | The site is not located in an AQMA. |
| 13. In/adjacent to an area of mineral interest? | A | In a known mineral resource area for shallow coal. The Coal Authority should be consulted on any planning application for the development of this site. |
| 14. Accessibility? | G | The site meets the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment. |
| 15. Public transport frequency? | G | Poynton is served by both rail and bus services, which are considered to be commutable. |
| 16. Brownfield/greenfield? | R | The site is greenfield. |
| 17. Agricultural land? | G | The site is not considered to be agricultural. |
| 18. Contamination issues? | G | No previous contamination history, low risk site. Phase I risk assessment for contaminated land would be required with submission. |
| 19. Employment land loss? | G | The site is not currently used for employment purposes. |
| 20. Distance to existing employment areas? | A | The site is between 500m and 1,000m from an existing employment area. |

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CFS 637 Former Vernon Infants School

- Gross site area 0.56ha, 50 dwellings

| Criteria | Category | CFS 637 commentary |
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| 1. Economically viable? | G | The site falls into charging Zone 3 for residential development in the Community Infrastructure Levy Charging Schedule. The site is brownfield, is being considered for residential use and is in a high value area. |
| 2. Landscape impact? | G | The site is not thought to have any negative impacts on Local Landscape Designations or Public Rights of Way. The majority of the site is fairly well screened from Bulkeley Road by trees and shrubs. Boundary treatments include trees, shrubs and fencing. |
| 3. Settlement character and urban form impact? | G | The site is wholly in the settlement. |
| 4. Strategic Green Gap? | G | The site is not located in a Strategic Green Gap. |
| 5. Compatible neighbouring uses? | G | Site is on the edge of a residential area, adjacent to a school and is proposed for residential use. |
| 6. Highways access? | G | The current site access location from Bulkeley Road can be used to access the site. |
| 7. Highways impact? | G | Limited highway impact; a Transport Statement is required to support application. |
| 8. Heritage assets impact? | G | No known heritage assets on or adjacent to the site. |
| 9. Flooding/drainage issues? | A | Located in Flood Zone 1 however there is a surface water risk along Clumber Road (boundary to the site). A betterment to the existing brownfield discharge rates of 30-50% should be considered. |
| 10. Ecology impact? | A | The site is more than 9km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA)). No potential impact pathways were identified regarding any European site. Trees and shrubs to boundaries. The vegetation on the site frontage is not much of a concern although it should be retained if at all possible. The age of the buildings means that they could potentially support a bat roost and a bat survey would be required in support of any planning application. A roost of a rarer bat species seems unlikely in this location and impacts on roosting bats could potentially be mitigated by using standard best practise methodologies. |
| 11. TPO's on/immediately adjacent? | G | No TPOs on site. |
| 12. In an AQMA? | G | The site is not located in an AQMA. |
| 13. In/adjacent to an area of mineral interest? | G | The site is not within or close to an area of known mineral resource. |
| 14. Accessibility? | G | The site meets the minimum standards for access to nearly all of the services and facilities identified in the |

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| Criteria | Category | CFS 637 commentary |
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| | | Accessibility Assessment. |
| 15. Public transport frequency? | G | Poynton is served by both rail and bus services, which are considered to be commutable. |
| 16. Brownfield/greenfield? | A | The site is a mixture of brownfield and greenfield. |
| 17. Agricultural land? | G | The site is not considered to be agricultural. |
| 18. Contamination issues? | A | Previously considered under 09/3565M. Relatively low risk site only due to it being developed. No previous contaminative history. Phase I risk assessment for contaminated land would be required with submission. |
| 19. Employment land loss? | G | The site is not currently used for employment purposes. |
| 20. Distance to existing employment areas? | G | The site is within 500m of an existing employment area. |

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Appendix 3: Infrastructure providers/statutory consultees responses

| Consultee | CFS 109: Poynton Sports Club |
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| CEC Public Rights of Way | Improvements to surface of Princes Incline to facilitate walking and potentially cycling. |
| Sport England | This site would cause Sport England (“SE”) great concern. It contains a range of sports facilities including football, cricket, and tennis, alongside ancillary facilities. The site is currently in use so replacement facilities on a like for like or better basis in a suitable location will be required to meet SEs policy and NPPF ¶74 (March 2012). Without replacement this would trigger a statutory objection. |
| East Cheshire Clinical Commission Group | If there were an increase in the number of dwellings planned in this area, it would require development of the existing NHS Estates in Poynton. |
| Environment Agency | While the Environment Agency (“EA”) do not have any specific infrastructure requirements the site is known to have flooded in 2016. The EA suggest the Lead Local Flood Authority (“LLFA”) is contacted. In relation to groundwater and contaminated land - mixed previous use, principal aquifer. Mains foul and surface sewer appears possible. |
| Historic England | Potentially developable. Adjacent to two Grade II heritage assets - 50 London Road North and 44/46 London Road North. Therefore it will require a HIA. |
| Natural England | <u>Designated Sites</u> No IRZ triggered for designated sites. <u>Priority Habitat</u> Deciduous woodland is located along the northern edge of the proposed allocation. Deciduous Woodland is a Priority Habitat listed under Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006 and hence of national importance. The NPPF (March 2012) states: “To minimise impacts on biodiversity and geodiversity, planning policies should: promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations...” (NPPF: ¶117). <u>Best and Most Versatile Land</u> Provisional ALC Grade 3 |
| Highways England | Highways England maintain that, based on the available evidence, there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network. Highways England recommend that during the lifetime of the Local Plan, a Transport Study is undertaken in order to monitor the performance of the Local Plan in its entirety on individual strategic road network junctions as the development sites come forward. |
| United Utilities | If future applicants intend to obtain a water supply from United Utilities (“UU”), then UU strongly recommend that they engage at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for. |

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| Consultee | CFS 110 Land north of Glastonbury Drive |
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| Environment Agency | <p>The EA will require unrestricted access at all time to Poynton Brook and an undeveloped buffer (8m) from top of bank and there are small areas of FZ2 and 3 along Poynton Brook, however careful design should be able to resolve any specific issues. There are also defences. It is EAs understanding the Vicarage Lane/Tulworth Road/Hasley Close were flooded June 2016. This area is south of the proposed location of the sports and leisure allocation. The EA suggest the LLFA is contacted. Mains foul and surface sewer appears possible.</p> |
| Sport England | <p>This appears to lie to the north of the town adjacent the A523 (London Rd N) and north of Glastonbury Drive. The site is substantial and according to the Goggle earth measuring tool, measures about 9.4 hectares. This compares favourably with the current site, which measures about 3.4 hectares. It is well located being only 600 metres to the north of the existing site. It is not known how the replacement site would be marked out for pitches and used for sport, however on this area based comparison this can in theory comply with the replacement in quantity and locational terms to meet that element of SE's playing fields policy and the NPPF ¶74 (March 2012) second bullet point. Until the final designs are produced at the time of a planning application it will not be possible to say for certain whether any proposal can meet the quality part of the policy requirement.</p> <p>Replacement playing fields and sports facilities (including ancillary) should be equivalent or greater in quality and quantity terms, in a suitable location and subject to the same management terms. Management arrangements cover ownership or rental costs, maintenance costs and charges, operational hours, community access, staffing levels and any restrictive covenants. The quality of the design and layout should comply with SE's design guidance or that of the relevant sport's governing body. Replacement sites should be open and operational prior to construction work on the current site commencing, to ensure continuity of sporting provision.</p> <p>Development of this site for sport may also offer some compensatory provision for the losses proposed at nearby sites at the high school and Vernon Primary school; if the quantum gained also off set the losses at these sites in area and quality terms in addition to the loss at the current Poynton Sports Centre.</p> |
| Natural England | <p><u>Designated Sites</u> No IRZ triggered for designated sites.</p> <p><u>Priority Habitat</u> Deciduous woodland is located along the north western edge of the proposed allocation site. Deciduous Woodland is a Priority Habitat listed under Section 41 of the NERC Act 2006 and hence of national importance. The NPPF (March 2012) states: "To minimise impacts on biodiversity and geodiversity, planning policies should: promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations..." (NPPF: 117).</p> <p><u>Best and Most Versatile Land</u></p> |

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| | Provisional ALC Grade 3 |
| United Utilities | United Utilities (“UU”) have no concerns with the principle of the allocation in this location, but a Gravity Sewer runs through the site (from the south-west corner to the north-west of the site). There is also a watercourse to the north-west of the development site. UU would expect the developer to fully investigate the surface water hierarchy and for no surface water to discharge to the sewer given the availability of the aforementioned watercourse to the north. If future applicants intend to obtain a water supply from UU, then UU strongly recommend that they engage at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for. |
| Highways England | Highways England maintain that, based on the available evidence, there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network. Highways England recommend that during the lifetime of the Local Plan, a Transport Study is undertaken in order to monitor the performance of the Local Plan in its entirety on individual strategic road network junctions as the development sites come forward. |
| Consultee | CFS 636 Land at Poynton High School |
| Environment Agency | Mains foul and surface sewer appears possible. |
| Sport England | This amounts to the loss of a strip of functional playing field land and would have an impact on rugby and football and possibly cricket pitches, presumably linked to the nearby high school site. This would give rise to a statutory objection to dispose of for non-sport uses unless the playing field lost is replaced or otherwise justified against SE’s policy and NPPF ¶174 (March 2012). If it is a school site, a section 77 disposal application will also be required. Enhancement of part of the existing playing field in no way would meet SE’s policy unless the playing field lost can shown to be surplus to requirements for current and future pitch sport; the playing pitch strategy would be needed to support such an approach. SE strongly recommend further consultation with SE and the Football Foundation, England and Wales Cricket Board, and Rugby union/league on this proposal if it proceeds further. |
| East Cheshire Clinical Commission Group | If there were an increase in the number of dwellings planned in this area, it would require development of the existing NHS Estates in Poynton. |
| Natural England | <u>Designated Sites</u> No IRZ triggered for designated sites. <u>Priority Habitat</u> There is no Priority Habitat in the proposed allocation site. <u>Best and Most Versatile Land</u> Provisional ALC Grade 3 |
| United Utilities | A water main easement is located on the south-western boundary of the site and a large gravity sewer runs through the south-eastern part of the site. These should be considered as part of any future proposal on the site. If future applicants intend to obtain a water supply from UU, then UU strongly recommend that they engage at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and |

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| | the design and construction period should be accounted for. |
| Highways England | Highways England maintain that, based on the available evidence, there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network. Highways England recommend that during the lifetime of the Local Plan, a Transport Study is undertaken in order to monitor the performance of the Local Plan in its entirety on individual strategic road network junctions as the development sites come forward. |
| Consultee | CFS 637 Former Vernon Infants School |
| Sport England | The site would include playing fields and this is objectionable unless the playing field lost is replaced or other arrangement to meet SE's policy and NPPF ¶74 (March 2012). Playing field land in use by an educational establishment would also trigger the referral to the secretary of state requirement if the council was minded to approve an application contrary to an objection from SE. The site could affect any ancillary facilities e.g. car parking and changing rooms, that could if lost still prejudice the playing field, which would trigger SE's statutory role and give rise to an objection from SE unless it can meet SE policy/NPPF ¶74 (March 2012). As it is a school site a section 77 disposal application will also be required. |
| East Cheshire Clinical Commission Group | If there were an increase in the number of dwellings planned in this area, it would require development of the existing NHS Estates in Poynton. |
| Environment Agency | The EA have no specific requirements but be aware a small culverted ordinary watercourse is suspected to be located under the site and Poynton has experienced flooding issues in the past. The EA suggest the LLFA is contacted. In relation to groundwater and contaminated land – principal aquifer, groundwater vulnerable zone. Mains foul and surface sewer appears possible. |
| Natural England | <u>Designated Sites</u> No IRZ triggered for designated sites. <u>Priority Habitat</u> There is no Priority Habitat in the proposed allocation site. <u>Best and Most Versatile Land</u> Provisional ALC Grade 3 |
| United Utilities | If the allocation progresses UU would highlight the need for removal of any existing operational surface water connections from the public sewerage network given the availability of an on-site watercourse and the importance of ensuring no increase in flood risk as a result of development taking place. If future applicants intend to obtain a water supply from UU, then UU strongly recommend that they engage at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for. |

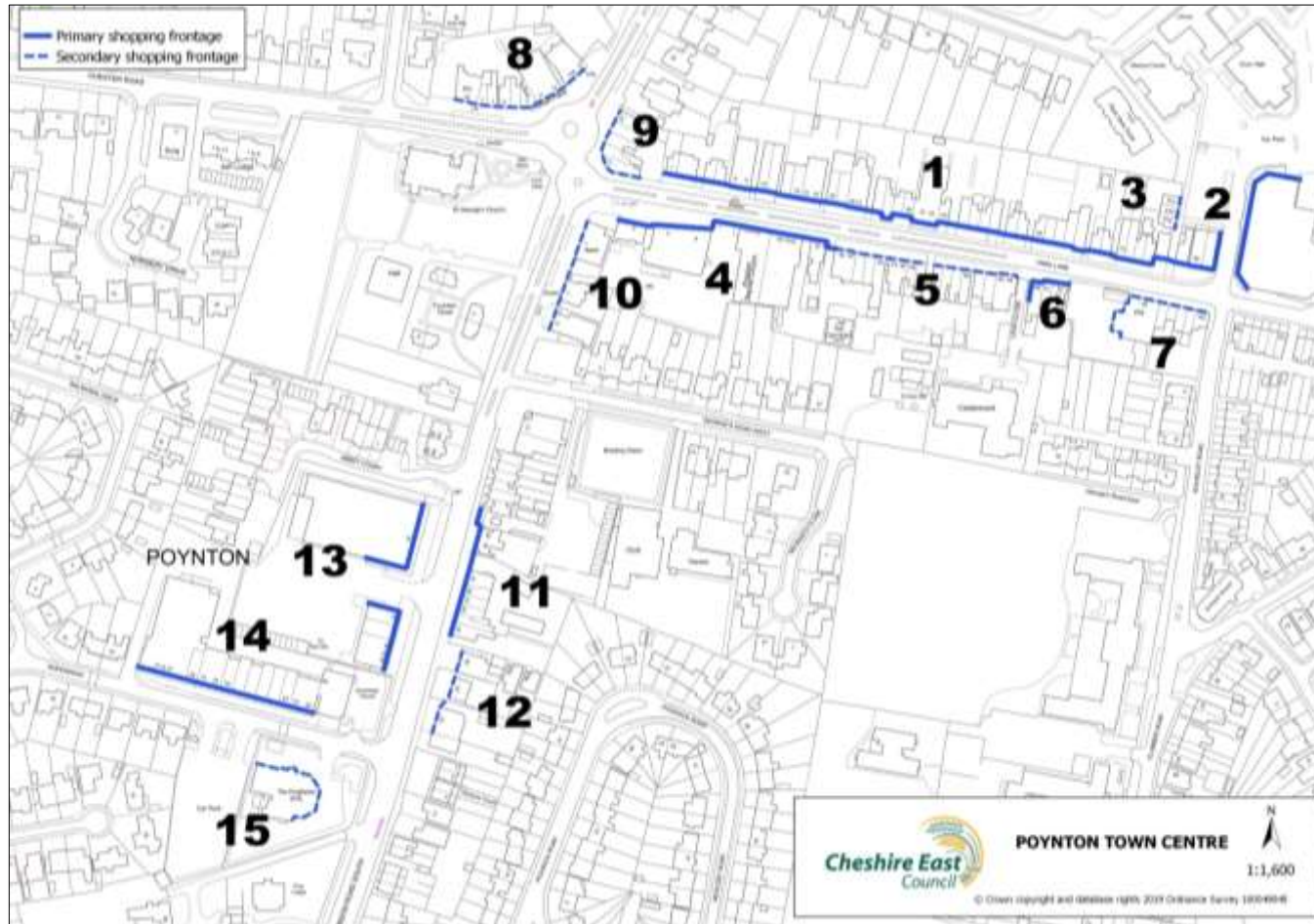
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| | |
|------------------|---|
| Highways England | Highways England maintain that, based on the available evidence, there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network. Highways England recommend that during the lifetime of the Local Plan, a Transport Study is undertaken in order to monitor the performance of the Local Plan in its entirety on individual strategic road network junctions as the development sites come forward. |
|------------------|---|

Table Poynton 17: Infrastructure providers/statutory consultee responses

Appendix 4: Retail boundaries maps

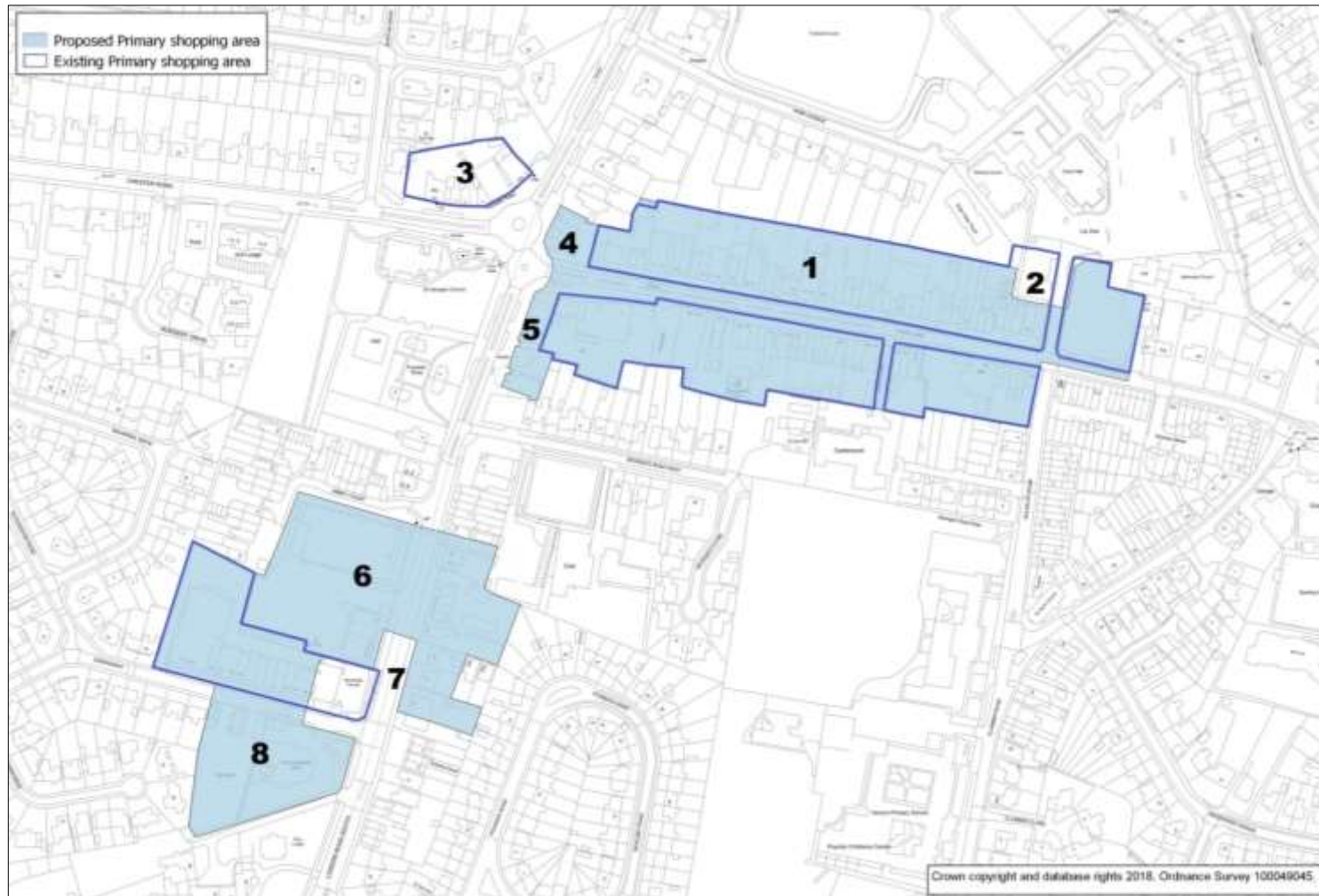
A: Primary and secondary frontages



Map Poynton 10: Primary and secondary frontages

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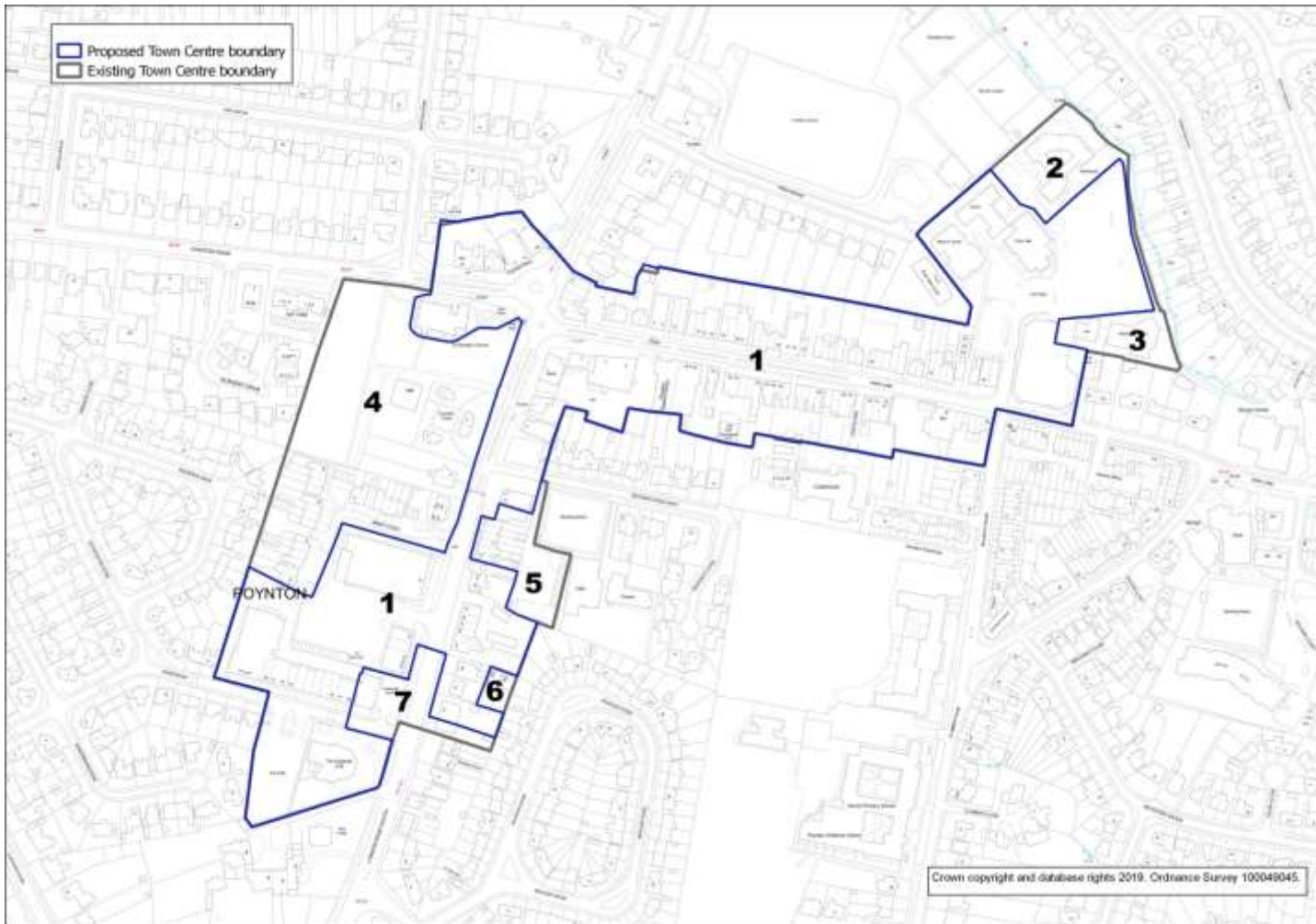
B: Existing and proposed primary shopping area



Map Poynton 11: Existing and proposed primary shopping area

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C: Existing and proposed town centre boundary



Map Poynton 12: Existing and proposed town centre boundary

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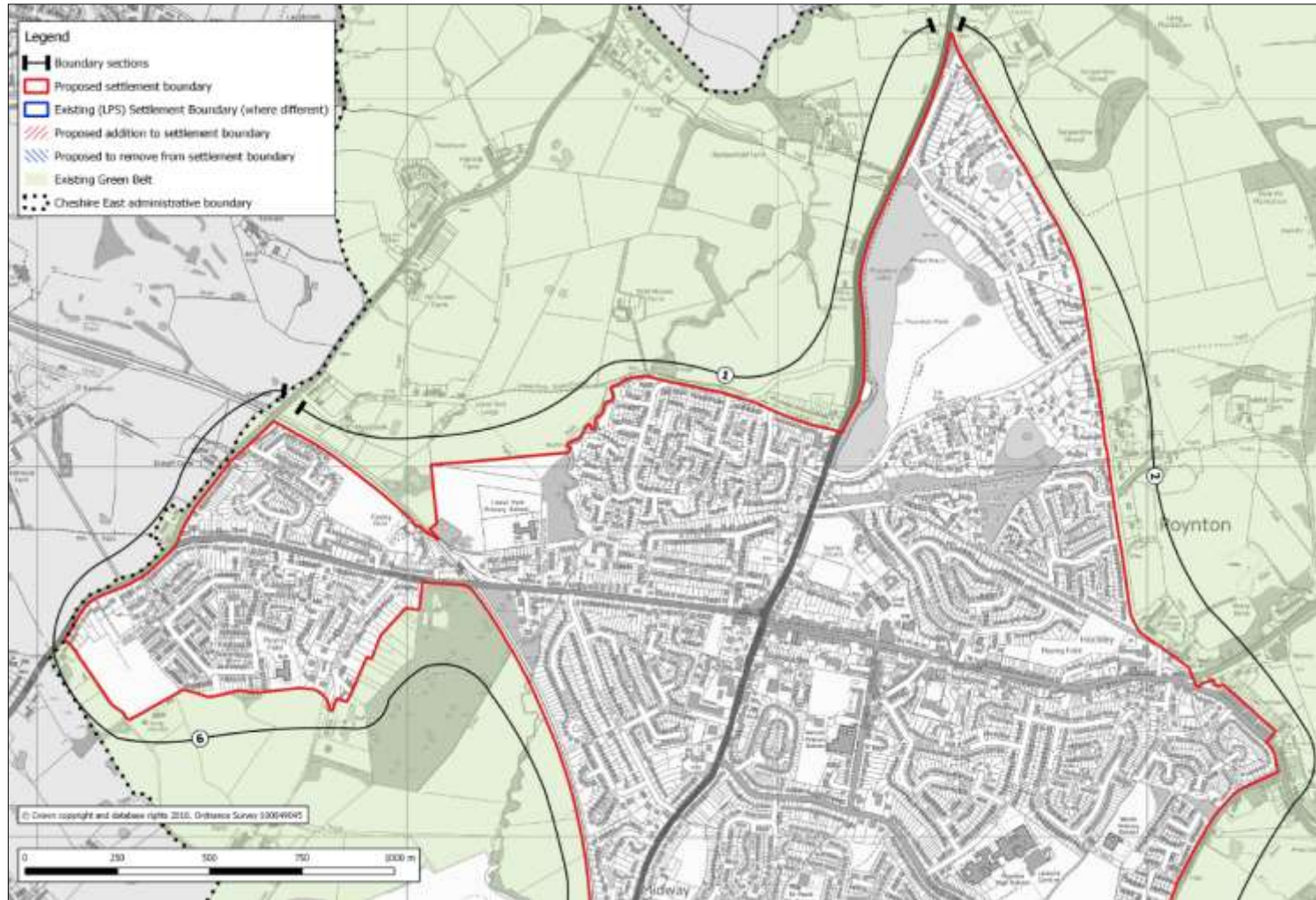
D: Proposed neighbourhood parade of shops boundary



Map Poynton 13: Proposed neighbourhood parade of shops boundary

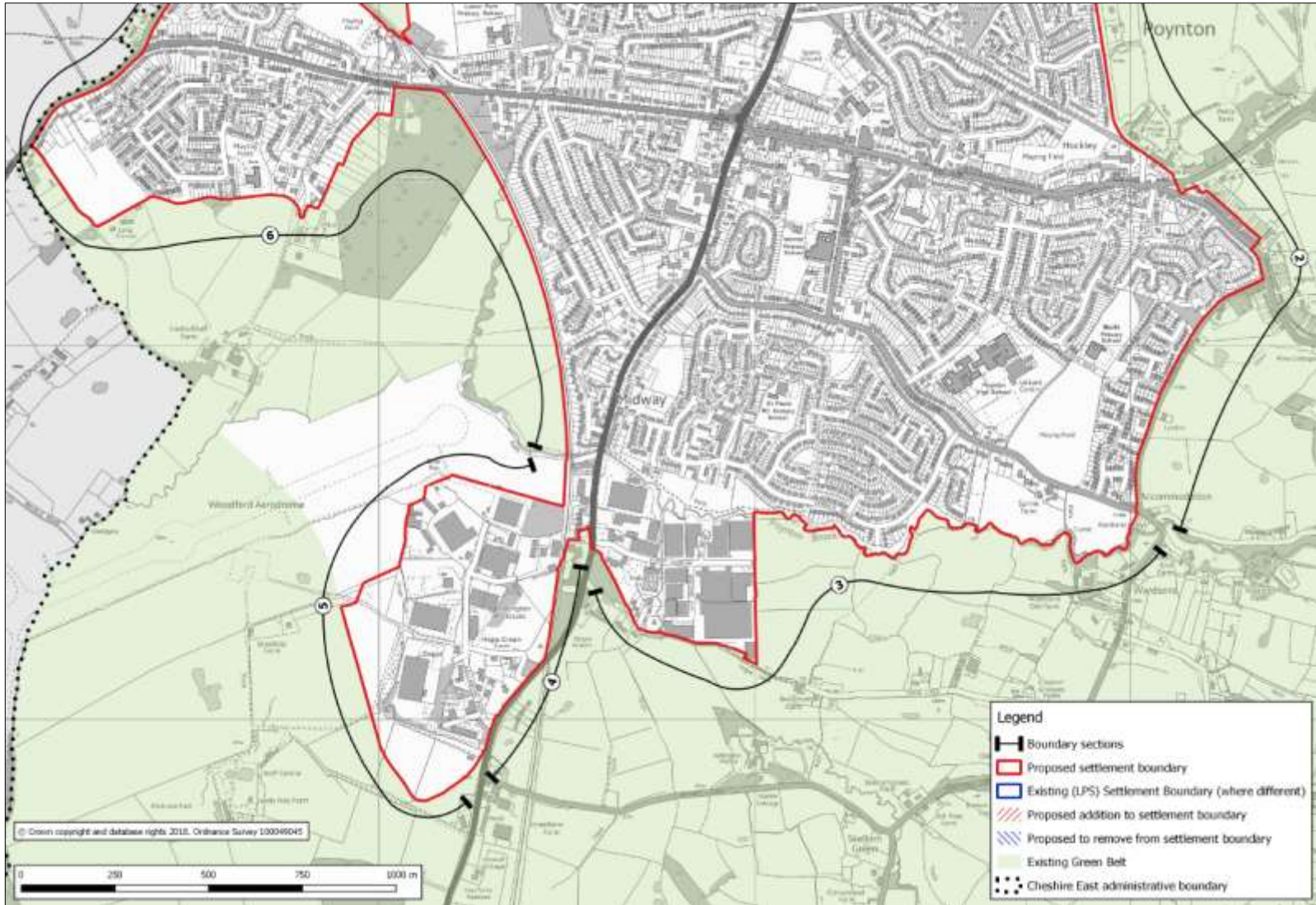
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Appendix 5: Settlement boundary maps



Map Poynton 14: Proposed settlement boundary (north)

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Map Poynton 15: Proposed settlement boundary (south)

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