Cheshire East Council

Poynton Neighbourhood Plan Decision Statement

Summary:

Following an independent examination and hearing, Cheshire East Council now confirms that the Poynton Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

Background:


Following the submission of the Poynton Neighbourhood Plan to the Council, the plan was publicised and representations were invited. The publicity period ended on 8 March 2019.

Cheshire East Council appointed an independent examiner, Andrew Mead, to examine whether the Plan meets the necessary basic conditions and legal requirements and should proceed to referendum.

The examiner’s report concludes that subject to making the minor modifications recommended by the examiner the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning Referendum.

Cheshire East Council Portfolio Holder for Housing and Planning agreed on 29 July 2019 that the Poynton Neighbourhood Plan should proceed to referendum.

Having considered each of the recommendations made by the examiner’s report, and the reasons for them, the Council has decided to make the modifications to the draft plan set out in Appendix A Table 1 to ensure that the draft plan meets the basic conditions set out in legislation, and for the purpose of correcting errors.

Decision and Reasons:

The Council has made the modifications, proposed by the examiner, to secure that the draft plan meets the basic conditions, and for the purpose of correcting errors in the text to enhance the clarity of the plan as set out in Table 1 of Appendix A.

The Council has considered whether to extend the area in which the referendum is to take place and agrees with the examiner that there is no reason to extend the Neighbourhood Plan Area for the purpose of holding the referendum.

The examiner has concluded that with the minor modifications made the Plan meets the basic conditions and other relevant legal requirements. The Council concurs with this view. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question ‘Do you want Cheshire East Council to use the Neighbourhood Plan for Poynton to help it decide planning applications in the neighbourhood area?’ The referendum will be held in Poynton.

The date on which the referendum will take place is agreed as 10 October 2019.
## Appendix A

### Table 1: Examiner Recommended Modifications

<table>
<thead>
<tr>
<th>Proposed modification number (PM)</th>
<th>Plan reference</th>
<th>Modification</th>
</tr>
</thead>
<tbody>
<tr>
<td>PM1</td>
<td>Front cover</td>
<td>Insert: “2016 – 2030”</td>
</tr>
<tr>
<td>PM2</td>
<td>General</td>
<td>List the TCAs together as a separate Appendix to the Plan.</td>
</tr>
<tr>
<td>PM3</td>
<td>Policy EGB 1</td>
<td>Delete the policy.</td>
</tr>
<tr>
<td>PM4</td>
<td>Policy EGB 2</td>
<td>Delete the policy.</td>
</tr>
<tr>
<td>PM5</td>
<td>Policy EGB 3</td>
<td>Delete the policies EGB 3 and EGB 4.</td>
</tr>
<tr>
<td></td>
<td>Policy EGB 4</td>
<td>Delete the first sentence of Policy EGB 5.</td>
</tr>
<tr>
<td></td>
<td>Policy EGB 5</td>
<td>Redefine the second sentence of Policy EGB 5 as a TCA.</td>
</tr>
<tr>
<td>PM6</td>
<td>Policy EGB 7</td>
<td>Either add the internet link to document PNP/C32 or include as an Appendix of the Plan.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The second paragraph of EGB 7 should be moved to Appendix A.</td>
</tr>
<tr>
<td>PM7</td>
<td>Policy EGB 9</td>
<td>Either add the internet links to documents PNP/C13 and PNP/C14 or include as an Appendix in the Plan.</td>
</tr>
<tr>
<td>PM8</td>
<td>Policy EGB 9</td>
<td>Separate the final two sentences into a TCA.</td>
</tr>
<tr>
<td>PM9</td>
<td>Policy EGB 11</td>
<td>Separate the final sentence into a TCA.</td>
</tr>
<tr>
<td>PM10</td>
<td>Policy EGB 14</td>
<td>Delete: (e.g. Wigwam Wood, Ben’s Wood et al).</td>
</tr>
<tr>
<td>PM11</td>
<td>Policy EGB 13</td>
<td>Change the title from Policy EGB 13 to TCA.</td>
</tr>
<tr>
<td>PM12</td>
<td>Policy EGB 15</td>
<td>Delete the policy.</td>
</tr>
</tbody>
</table>
| PM13 | Policy EGB 16 | Add Map 6 from PNP/C15 to the Maps at Appendix B3 and number them in the policy as Maps at Appendix B3 rather than using the numbering system in the supporting document.

Move the section of the policy beginning with the second sentence of paragraph two: “In the areas of high and medium habitat distinctiveness (as identified in the CWT report) ...” ending with the sentence of the fourth paragraph “… bird hides could be introduced.” into Appendix A. |
| PM14 | Policy EGB 17 | Delete the text of Policy EGB 17 and Replace with: “A Poynton Wildlife Corridor is proposed as shown on Map 4 Appendix B3 within which biodiversity will be safeguarded and enhanced. The significance of any harm which might be caused to biodiversity within the corridor from proposed development within it or nearby should be assessed as part of the proposal. If significant harm resulting from a development cannot be avoided, or adequately mitigated, or compensated for, planning permission should be refused.”

The second paragraph of the existing policy should be moved to Appendix A. |
<p>| PM15 | Policy EGB 18 | Change the title from Policy EGB 18 to TCA. |
| PM16 | Policy EGB 19 | Move the second paragraph of the policy to Appendix A. |
| PM17 | Policy EGB 20 | Change the title from Policy EGB 20 to Aspiration. |
| PM18 | Policy EGB 21 | Delete the text of Policy EGB 21 and replace with: “Additional playing fields are required within the Poynton area to meet current and future needs for these community facilities. Land within the Green Belt may be considered suitable subject to national guidance and the policies of the Local Plan. Any form of built development should be limited to essential small changing facilities.” |</p>
<table>
<thead>
<tr>
<th>PM19</th>
<th>Policy EGB 23</th>
<th>Delete items 8 and 9 from the policy.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PM20</td>
<td>Policy EGB 24</td>
<td>Delete the second sentence.</td>
</tr>
</tbody>
</table>
| PM21 | Policy EGB 27 | Paragraph 1: remove second and third sentences to Appendix A.  
Paragraph 2: remove first and second sentences to Appendix A.  
Paragraph 3: delete second sentence.  
Paragraph 4: delete second sentence. |
| PM22 | Policy EGB 28 | Delete: “... is welcomed ...”. Replace with “... will be supported ...”. |
| PM23 | Policy EGB 29 | Paragraph 2: remove the first three sentences to Appendix A. |
| PM24 | Policy EGB 32 | Delete the policy. |
| PM25 | Policy HOU 1  | Delete the policy. |
| PM26 | Policy HOU 2  | Delete the policy. |
| PM27 | Policy HOU 3  | Delete the policy. |
| PM28 | Policy HOU 4  | Delete the policy. |
| PM29 | Policy HOU 5  | Delete the final phrase “… where this does not remove an existing open view of the countryside.” |
|      | Criterion 4   |                                       |
| PM30 | Policy HOU 7  | Delete the policies. |
|      | Policy HOU 8  |                                       |
|      | Policy HOU 9  |                                       |
|      | Policy HOU 10 |                                       |
| PM31 | Policy HOU 14A| Delete the policies. |
|      | Policy HOU 14B| Delete the site from Appendix B3: Map 6. |
| PM32 | Policy HOU 11 | Modify the policy by deleting the text and tables and replacing with: “The CELPS sets out a housing requirement from 2010 to 2030 of 650 (695 including a flexibility factor). The plan proposes allocations on Land at the Former Vernon Infants School and at the Poynton Sports Club (Appendix B3: Map 6). In addition to the three strategic sites of LPS 48, LPS 49 and |
LPS 50 and an allowance for commitments and completions and a further allowance for windfalls, this should enable the housing requirement to be met. Should a shortfall occur within the period of the plan between the housing requirement and housing supply, Safeguarded Land at Woodford Aerodrome (LPS 52) should have priority in being considered to assist in meeting any deficit.”

<table>
<thead>
<tr>
<th>PM33</th>
<th>Policy HOU 15</th>
<th>Delete criteria c) and d).</th>
</tr>
</thead>
<tbody>
<tr>
<td>PM34</td>
<td>Policy HOU 16</td>
<td>Delete the policy.</td>
</tr>
<tr>
<td>PM35</td>
<td>Policy HOU 19</td>
<td>Delete item c).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Delete item e) and subsequent text.</td>
</tr>
<tr>
<td>PM36</td>
<td>Policy HOU 20</td>
<td>Delete item g).</td>
</tr>
<tr>
<td>PM37</td>
<td>Policy HOU 21</td>
<td>Delete items f), g) and i).</td>
</tr>
<tr>
<td>PM38</td>
<td>Policy HOU 23</td>
<td>Delete item c).</td>
</tr>
<tr>
<td>PM39</td>
<td>Policy HOU 27</td>
<td>Delete the policy.</td>
</tr>
<tr>
<td>PM40</td>
<td>Policy HOU 28</td>
<td>Delete the policy.</td>
</tr>
<tr>
<td>PM41</td>
<td>Policy TAC 1</td>
<td>Delete the text of Policies TAC 1 and TAC 2 and replace with: “Proposals to improve the existing footpath and cycle network linking areas of housing and employment, the town centre and local facilities, including the railway station, will be supported. Where development would result in the loss of a footpath or cycleway, a suitable alternative must be provided. Proposals to improve footpath and cycle routes to the countryside will be supported. It is expected that new housing development will provide new footpath and cycle routes and prioritise safe accessibility considerations.”</td>
</tr>
<tr>
<td>PM42</td>
<td>Policy TAC 3</td>
<td>Delete the text of Policy TAC 3 and replace with: “Proposals to provide convenient, safe and secure cycle parking within the town centre, other commercial areas and at the railway stations will be supported.”</td>
</tr>
<tr>
<td>PM43</td>
<td>Policy TAC 4</td>
<td>Change the title from Policy TAC 4 to TCA.</td>
</tr>
<tr>
<td>PM44</td>
<td>Policy TAC 6</td>
<td>Change the title from Policy TAC 6 to TCA.</td>
</tr>
<tr>
<td>PM45</td>
<td>Policy TAC 7</td>
<td>Delete the text of Policy TAC 7 and replace with: “Proposals to improve car parking facilities at Poynton Station and Middlewood Station will be supported.”</td>
</tr>
<tr>
<td>PM46</td>
<td>Policy TAC 8</td>
<td>Delete the policy.</td>
</tr>
<tr>
<td></td>
<td>p.8</td>
<td>Delete the first sentence of the Objectives of the Neighbourhood Plan for Transport.</td>
</tr>
<tr>
<td>PM47</td>
<td>Policy TAC 10</td>
<td>Change the title from Policy TAC 10 to TCA.</td>
</tr>
<tr>
<td>PM48</td>
<td>Policy TAC 11</td>
<td>Delete the policy.</td>
</tr>
<tr>
<td>PM49</td>
<td>Policy TAC 12</td>
<td>Delete the policy.</td>
</tr>
<tr>
<td>PM50</td>
<td>Policy TCB 1</td>
<td>Move the text of the policy and map from p.54 to Appendix A.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>p. 55: Delete “... allows for ...” replace with “...supports...”.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Either delete the two housing allocations from the town centre boundary map and Map 7 in Appendix B3, or show them in a key, together with the boundary.</td>
</tr>
<tr>
<td>PM51</td>
<td>Policy TCB 2</td>
<td>Change the title from Policy TCB 2 to TCA.</td>
</tr>
<tr>
<td>PM52</td>
<td>Policy TCB 3</td>
<td>Rephrase the first paragraph to: “The objective of planning policy will be to maintain and enhance the vitality and attractiveness of the main shopping area by retaining the current of mixture of uses. Proposals to retain the balance, which includes residential development, will be supported.”</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Delete the second paragraph.</td>
</tr>
<tr>
<td>PM53</td>
<td>Policy TCB 4</td>
<td>Change the title from Policy TCB 4 to TCA.</td>
</tr>
</tbody>
</table>
| PM54 | Policy TCB 5 | Delete the first paragraph and replace with: “Proposals to create more car parking space in the town centre will be supported, subject to the acceptability of access and no significantly adverse effects being
caused either to the character of the immediate area or to any other environmental factors. Proposals which would result in the loss of existing car parking will be resisted unless a suitable alternative is to be provided.”

Define the second paragraph as a TCA.

| PM55 | Policy TCB 6 | Replace the first sentence with: “**Within the town centre, the change of use for business purposes or the provision of new buildings for business purposes will normally be supported, provided that the overall character of the immediate area is retained and retail floorspace is not lost.**”
Separate the final three paragraphs and redefine as a TCA. |
| PM56 | Policy TCB 7 | Delete “See also Housing Policy HOU 6B”. |
| PM57 | Policy TCB 8 | Delete the policy. |
| PM58 | Policy TCB 9 | Delete the policy. |
| PM59 | Policies HEWL 1 – 8. | Retitle the section “**Health and Wellbeing Aspirations**”.
Delete the policy references. |
| PM60 | Page 63 | Delete the second and third sentences of the second paragraph of Section 4 Infrastructure and Development. |