**Contents**

Poynton Neighbourhood Plan Summary Document: .................................................................................................................................................. 1
The Vision for Poynton Neighbourhood Plan: .................................................................................................................................................. 1
Poynton Neighbourhood Plan Objectives: ................................................................................................................................................................. 2
Poynton Neighbourhood Plan Policies: ................................................................................................................................................................. 4
Poynton Neighbourhood Plan Aspirations ............................................................................................................................................................. 24
Poynton Neighbourhood Plan Summary Document:

The Poynton Neighbourhood Plan has successfully passed examination and will shortly be subject to a referendum on the 10 October 2019.

This summary document has been produced by Cheshire East Council as means to succinctly view the key points which the plan raises and should only be treated as a 'snap-shot' of the plan itself.

The full version of the Poynton Neighbourhood Plan can be accessed here and includes far more detail on the issues it addresses, including a variety of important maps which underpin some of the policies summarised here. If a policy outlined below references a map, that map can found in the full version of the neighbourhood plan.

The Vision for Poynton Neighbourhood Plan:

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 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.
Poynton Neighbourhood Plan Objectives:

FOR THE ENVIRONMENT

To preserve and enhance the distinctive character of Poynton which is achieved by the role of Green Belt in maintaining an open buffer between Poynton and surrounding towns, by protecting the surrounding countryside from development, by ensuring that built development is concentrated in the town and by protecting key views from and within Poynton.

To protect and enhance Poynton’s green spaces, its natural and built environment, its heritage assets and its landscapes, so as to provide for and improve the lives of the local community.

FOR HOUSING

To enable and support sustainable development which is appropriate for the future needs of Poynton’s community and age groups, whilst ensuring all development is sympathetic to the protection of the Green Belt and the preservation of the village atmosphere. By so doing this will maintain Poynton as a vibrant and aspirational place to live and work.

FOR TRANSPORT

To improve access, supported and encouraged through the provision and enhancement of safe and secure walking, cycling and mobility scooter/ wheelchair routes in and around Poynton.

To improve rail infrastructure and rail and bus services in order to help reduce car use.

FOR THE TOWN CENTRE AND BUSINESS

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).

To develop community land and buildings (for health, recreation, adult education etc) through the allocation of land and cooperation with relevant organisations;

To support businesses and employment in Poynton through policies for property use and for the comprehensive provision of high speed broadband.
FOR HEALTH AND WELLBEING

To provide an environment which is clean and healthy; an infrastructure which supports walking, cycling and access to green spaces and the countryside; a healthy lifestyle encouraged by the provision of recreational exercise, sports and swimming facilities; outstanding education and learning; and a comprehensive healthcare provision for all age groups in the community.
Poynton Neighbourhood Plan Policies:

POLICY EGB 1: SURFACE WATER MANAGEMENT

Poynton is at risk of flooding due to a number of factors. The management of flood risk and management and maintenance of all culverts, streams and brooks within the town should be co-ordinated into a local Flood Risk Mitigation Plan by the relevant authorities.

POLICY EGB 2: OPEN SPACES

Areas of recreational land and existing open spaces within Poynton including within the housing estates which characterise the village identity shall be preserved and protected from development. PNP/C32 lists the locations of the sites with accompanying maps.

The areas include those already subject to protection in the Macclesfield Borough Local Plan (Saved policies RT1 and RT2). Grass verges contribute to the local character and should be maintained regularly and protected from development and the regular parking of vehicles. Some larger sites due to their location and size may be at particular risk from being developed. Some areas are too small to be shown on the maps at PNP/C32. The policy applies to the sites as listed:

POLICY EGB 3: NATURAL AND HISTORIC ENVIRONMENT

The natural and historic environment within Poynton shall be protected from inappropriate development. The rural setting shall be preserved and enhanced.

The sites of Poynton Pool and Poynton Park are natural assets which shall be permanently protected from any development. The Park is valued for hosting the three main village annual events (Poynton Show, Party in the Park and Bonfire and Firework Display). Modest improvements to improve family use and access would be supported and may include adding wooden seats facing away from the Pool, wooden adventure playground area constructed nearby and a designated picnic area.

POLICY EGB 4: ACCESS TO THE COUNTRYSIDE

Accessibility to the surrounding countryside will be enhanced through a wide range of public footpaths and cycle ways.

It is proposed that there will be no net losses arising from footpath diversions to facilitate new road construction.

All 88 footpaths as shown on the Poynton Parish Paths and The Oake Walk maps will be retained as closely as possible (PNP/C13, PNP/C14).
POLICY EGB 5: IMPROVING ACCESS TO THE COUNTRYSIDE

1. Access to the countryside will be promoted through protection and maintenance of the existing Public Rights of Way (PROW) network (as defined on the Definitive Map and Statement by Cheshire East Council), its enhancement where possible, and the safety of users of rural roads and lanes.

2. Any development which leads to the loss or degradation of any PROW, or any cycleway, will not be permitted in other than very special circumstances.

3. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community.

4. Any new development must provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to the town and local centres, parks and open spaces, and nearby countryside. The provision of any such additional routes will be supported.

5. The needs of non-motorised users (as described in para 4 above) must be taken into account in all traffic planning, but especially in relation to rural lanes and roads.

6. Hazards arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use will need to be taken into consideration.

7. Measures to be taken to ensure this may include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.

POLICY EGB 6: LANDSCAPE PROTECTION AND ENHANCEMENT

The Peak Park Fringe Area of Special County Value for Landscape within Poynton will be conserved and enhanced in accordance with Saved Policy NE1 of the Macclesfield Borough Local Plan. Cheshire East Local Plan, July 2017 policy SE 4 also applies to the same area.

POLICY EGB 7: LANDSCAPE ENHANCEMENT

There is a diversity of landscape character areas in Poynton. Conservation and enhancement of these areas within Poynton should ensure that any development respects the local character of the area.
POLICY EGB 8: PROTECTION OF RURAL LANDSCAPE FEATURES

As a town inset into the Green Belt, there are many different landscape features within Poynton including woodland, hedgerows and other natural features. These features should be conserved and enhanced and new features added as appropriate including for those sites the subject of Local and Neighbourhood Plan allocations.

POLICY EGB 9: NATURE CONSERVATION

Areas likely to be of high and medium habitat distinctiveness are as shown on the Cheshire Wildlife Trust (CWT) study for this Plan (PNP/C15).

Areas identified on Maps 6, 7 and 8, in the study (PNP/C15) shall be protected from development.

The significance of any harm created by development within or adjacent to these assets should be assessed as part of development proposals. Development applications should be treated in the overall context of retained identifiable valuable assets.

The significance of the impacts should be set out in a report supported by survey work. In exceptional circumstances, where development is to be permitted because of reasons which are judged to outweigh significant harm to nature conservation, appropriate compensation should be made.

Development applications are expected to avoid adverse impact on the nature conservation value of such sites the site, or if this is not possible minimise such impact and seek mitigation of any residual impacts.

POLICY EGB 10: WILDLIFE CORRIDOR

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.
POLICY EGB 11: DEVELOPMENT OF ADDITIONAL FACILITIES

Proposed sites for provision of small pocket parks, picnic areas and informal open spaces will be sought to add to local provision, in particular when new housing areas are being proposed and developed.

Aspiration: ADDITIONAL ALLOTMENTS

Additional areas for use as allotments in the east and west of the town should be considered, including appropriate sites in the Green Belt.

Proposed areas should be identified and community consultation with current and potential users should be undertaken prior to any decision.

It is proposed that allotments be provided adjacent to the proposed Local Plan strategic housing development sites at Hazelbadge Road (Map 2, App B, PY10) and/or on land to the south of Chester Road adjoining the Bird Estate (sites PY06 and PY07 in Arup’s Green Belt Assessment report of 2015). Map 2, App B, PY06, PY09. An alternative area of search for allotments is the curtilage of Lostock Hall Farm which could provide such a facility in some proximity to these areas of proposed housing.

POLICY EGB 12: PLAYING FIELDS

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.

POLICY EGB 13: POTENTIAL LOSS OF EXISTING OUTDOOR SPORTS FACILITIES

Planning Permission will not be supported for development proposals resulting in the loss of land or buildings currently providing for outdoor recreational use except where:

1. They would be replaced by an area of equivalent or better quantity and quality for the same or similar uses
2. The replacement site is in a suitable location and well related to the functional requirements of the relocated use and its existing and future users
3. The proposed development includes provision for open space, sports and recreation facilities of sufficient benefit to recreation provision to outweigh the loss
4. The proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general.
POLICY EGB 14: REPLACEMENT SPORTS CLUB FACILITY

Any replacement or new sports club facility within Poynton Town would be supported to serve the community if it complies with Sport England requirements, National Planning Policy Framework (NPPF (2012)) and the Cheshire East Local Plan, July 2017.

The facility should be assessed against the following matters:

1. Qualitative improvements to open space, sports and recreational facilities should be achieved on the replacement or additional site.
2. Planning obligations or conditions should be used to secure any exchanged land and ensure necessary enabling works are undertaken.
3. The replacement or additional facilities are capable of being maintained adequately through management and maintenance agreements.
4. If the replacement site is located within the North Cheshire Green Belt, its development should preserve the openness of the Green Belt and not conflict with the purposes of including land within the Green Belt (as set out in paragraph 80 of the NPPF (2012)).
5. A proposed facility should be accompanied by a Planning Statement setting out the basis of any planning application and how the proposal meets planning policy as well as outlining the benefits and merits of the proposal and why the development is required.
6. A proposed facility should be accompanied by a Design and Access Statement which sets out in terms of design what the buildings and spaces will be used for, how the buildings and spaces will be arranged on site, the height, width and length of buildings, landscaping and appearance and in respect of access why the access points and routes have been selected, how the site responds to the local road network and public transport provision and how inclusive access for all visitors is to be achieved.
7. Any proposed buildings should serve the purposes of outdoor sport and recreation or be purpose built for any proposed indoor sports use.
   Any replacement or additional buildings/structures in the Green Belt shall be designed to provide sports related activities with the character and appearance of single storey sports facilities (including changing and spectator facilities) or be mitigated by landscaping, earth works or mounding to appear single storey.
8. Planning conditions and/or planning agreements may be deployed in order to secure these matters and mitigate the impact of the development.

POLICY EGB 15: HERITAGE ASSETS

Any development should aim to conserve and enhance the heritage assets of Poynton, including their setting (See Maps 5A and 5B, App B).

If any proposed development has the potential to affect the contribution of a heritage asset or its setting to its significance or an appreciation of its significance, an assessment of its impact shall be undertaken. There is further guidance available from Historic England and Cheshire East Borough Council.
POLICY EGB 16: LISTED BUILDINGS IMPROVEMENT AND ENHANCEMENT

Listed Buildings are an acknowledgement of the history of Poynton and their variety is reflected in the list and plan at Historic England (PNP/A04). Development which would adversely affect any of the Listed Buildings in the town would not normally be supported. Consent for the removal/demolition of any Listed Building in the town would not normally be supported.

Appropriate maintenance is encouraged of all Listed Buildings. Repair and enhancement would also be supported and encouraged, provided it is sympathetic to the character of the Listed Building concerned.

Development which would significantly adversely affect any listed buildings in the town should be accompanied by a heritage impact statement. Such statement should:

1. Present an assessment of the likely effects of the proposed development on any heritage assets within and in the environs of the application site.
2. Contain an assessment of archaeological, built heritage and historic landscape features, collectively referred to as heritage assets, within the application site and a zone surrounding it.
3. Present a description of heritage baseline conditions
4. Establish the significance of heritage assets on and near the site
5. Consider the potential effects of the proposed development
6. Present mitigation measures to avoid, and where this is not possible reduce, potential adverse effects.

The aims and objectives of such assessments are:

1. To describe the archaeological and historic landscape including any buildings of historic or architectural interest that may be affected by the proposed development;
2. To provide an assessment of their significance;
3. To assess the scale of significance of any effects likely to arise from the proposed development;
4. To outline suitable mitigation measures to avoid, reduce or remedy significant adverse effects; and
5. To provide an assessment of any residual effects that may remain after mitigation.

Appropriate maintenance is encouraged of all Listed Buildings. Repair and enhancement would also be supported and encouraged, provided it is sympathetic to the character of the Listed Building concerned.
POLICY EGB 17: CHANGES OF USE OF LISTED BUILDINGS

The retention of Listed Buildings in active use is essential. A change of use of a Listed Building to retain it in an active use would be supported, provided the building would be preserved and other impacts of the change of use are acceptable in planning terms, both on site and within the local area. The essential character of the building should be retained in any change of use and a change should not adversely affect or detract from the local setting of the building.

POLICY EGB 18: LOSTOCK HALL FARM

The List Entry describes the building as a farmhouse dating from the late 16th century with early 19th century brick skin and additions and later 19th century alterations. The List Entry is shown at App B3, Map 5A, number 17.

Applications for planning permission and listed building consent for works of repair, modest extensions and remodelling to accord with the character of the Farmhouse and its location within the North Cheshire Green Belt will be supported.

Any scheme should include appropriate viability assessment of the minimum amount and type of new development to support enhancement which would be required to justify restoration of the Farmhouse.

Any scheme should respect the character and heritage of the site and area including the links to the Warren and Vernon families and the former Poynton Hall.

POLICY EGB 19: LOCALLY LISTED BUILDINGS

A number of locally Listed Buildings has been recognised by the Borough Council. The addition of further buildings to that list will be supported as it provides recognition of the heritage of the Poynton area. Consultation with the Town Council should be undertaken prior to the local listing.

POLICY EGB 20: NON-DESIGNATED HERITAGE ASSETS

The list of these assets comprises many features derived from the history of Poynton as a coal mining area until the 20th century. These historical places will be identified on site by plaques summarising the reasons for their inclusion. The list of sites additional to those designated by Historic England and Cheshire East Council has been compiled using information from ‘Poynton A Coal mining Village; Social History, Transport and Industry’ by W. H. Shercliff, D. A. Kitching and J. M. Ryan. The full list of sites and location maps are in Appendix B, Maps 5A and 5B.
POLICY EGB 21: PROTECTING AND ENHANCING NON-DESIGNATED HERITAGE ASSETS
The sites, structures and buildings shown in Map 5B, App B and in the accompanying table are identified as non-designated heritage assets.

1. Any development at or adjoining these non-designated heritage assets should:

1.1. Recognise the significance of the heritage asset as a central part of the design and layout; and
1.2. Have special regard to the desirability of preserving the asset and its setting and any local features of special architectural or historic interest and;
1.3. Accord with any relevant site specific development briefs or guidance approved by Cheshire East Council as local planning authority; and remove, mitigate or seek to remove any potential risk to the heritage asset.

2. Proposals that require a change of use of a non-designated heritage asset at risk will be considered favourably where all of the following can be demonstrated;

2.1. There is no reasonable prospect of the original use being retained or reinstated; and
2.2. The proposed development would represent a viable use that would secure the future of the heritage asset; and
2.3. Where the proposed use is not for residential purposes, the proposed use will help to support the local economy; and
2.4. The change of use would not be detrimental to the significance of the non-designated heritage asset and its setting.

POLICY EGB 22: DEVELOPMENT WITHIN THE CURTILAGE OR SETTING OF A LISTED BUILDING

Planning permission will not be granted for development which would adversely affect the curtilage or wider setting of a Listed Building. Proposals must provide clear illustrative and technical material to allow that impact to be properly assessed.
POLICY HOU 1: HIGHER POYNTON

The Poynton area contains several smaller settlements which lie beyond the town boundary and as such are “washed over” by the North Cheshire Green Belt. The NPPF (2012) states that limited infilling in villages is not inappropriate development in the Green Belt provided it preserves the openness of the Green Belt. The settlement of Higher Poynton has been identified in the Cheshire East Local Plan, July 2017 as an Other Settlement for the purposes of strategic planning within Cheshire East Borough and in accordance with the NPPF (2012). Within the Higher Poynton settlement, a boundary of the village of Higher Poynton to which limited infilling would apply is defined on Map 9, App B. The boundary has been defined having regard to Cheshire East Settlement Boundary Assessment Guidance and other relevant factors.

Development within the village boundary is limited to small scale infilling which should satisfy all the following criteria for any exception to allow development to be permitted:

1. Any proposed development should preserve the openness of the Green Belt as one of the essential characteristics of the Green Belt including open views of the countryside.
2. Any proposed development should not compromise the purposes of national Green Belt policy.
3. Small-scale infilling only will be permitted as part of an otherwise substantially built-up frontage.
4. Small-scale infilling would only provide for the filling of a narrow gap normally capable of taking one or two dwellings only.
5. Substantially built-up frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.
6. The scale of any development should be compatible in character with the adjoining properties in terms of height, scale and massing. Any development should be built along the same front line as other adjoining properties and not forward of any adjoining property.
POLICY HOU 2: INFRASTRUCTURE FOR STRATEGIC HOUSING SITES

Planning applications for the development of the three strategic housing sites in Poynton allocated through the Cheshire East Local Plan, July 2017 should include within the submission appropriate provision for the infrastructure consequences of the development. Such provision may include either on or off site provision.

On site provision would provide directly for the proposed uses to serve the housing development areas and in the interests of a comprehensive plan led approach to site planning.

Off site facilities may be necessary as a result of the housing development in order to avoid planning and additional burden on existing and adjacent communities to the site.

In some circumstances, it may be necessary to view individual applications collectively in assessing on or off site infrastructure requirements, for example if a range of house builders are operating on one strategic site.

POLICY HOU 3: PROPOSED HOUSING SITE ALLOCATIONS

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.
POLICY HOU 4: LAND AT FORMER VERNON INFANTS SCHOOL

Land at the former Vernon Infants School is allocated for around 25 homes within the Plan period subject to the following site criteria:

1. The site is currently in Cheshire East Council ownership. If the site is not released for housing use by the middle period of this Plan (from 2021), the site should be considered for a wider range of community-related uses to serve the growing and future needs of the town.
2. Any housing scheme for redevelopment shall include proposals for the whole former school site to front on to Georges Road East, opposite the existing houses, and include replacement playing fields. A scheme should be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.
3. The site provides an opportunity for local housing needs arising from the Poynton community to be met in a sustainable location.
4. Any housing scheme should make a positive contribution to the local surroundings and comply with the Design policies of the Cheshire East Local Plan, July 2017 policy SE1.
5. At least 30% of all homes should be affordable and comprise a mix of house types in accordance with policies SC4 and SC5 of the adopted Cheshire East Local Plan, July 2017.
6. The site is particularly suitable for meeting the needs of smaller and starter families, older people and disabled persons due to its central location adjacent to local facilities.
7. Higher density may be achieved on this site through the building of cottages and apartments subject to detailed design. Homes should predominantly comprise two storey building where these adjoin the development in order to reflect the current street scene. No part of any building should exceed three levels of accommodation including the use of roof/loft space.
8. Consideration should be given to an area of communal open space on part of the site rather than gardens for smaller properties.
9. A new alternative access road from Georges Road West should be considered to serve part or all of the development. This would help to spread the traffic generated from the development through the town more evenly than sole use of Bulkeley/Clumber Road, which will continue to provide school access. It would also provide an alternative route/diversion to Park Lane.
10. A replacement playing field for community use and local sports clubs should be provided along the boundary to Bulkeley Road and may include changing facilities.
POLICY HOU 5: POYNTON SPORTS CLUB

For this site, prospective developers estimate the site can accommodate 96 houses.

The site is considered suitable for the development of a range of housing types. Due to its position in the centre of Poynton, the site lends itself to a proportion of smaller and affordable housing, and potential developers acknowledge this in their proposals. This site if developed would satisfy half of the housing requirement in addition to the strategic sites.

The following site criteria are applicable:

1. Housing Mix: proposals should include proportion of smaller units including some apartments which the Neighbourhood Plan has identified as a need for Poynton, to meet demand for starter homes and for downsizing.
2. Vehicle Access and Traffic Considerations: there is some potential to move the main access further north along London Rd. opposite a late 19th century brick terrace. The junction of London Rd and Park Avenue would be within the Shared Space scheme. Consideration should be given to the extension northwards of the Shared Space scheme. There is concern that the additional traffic generated by the development will add to congestion in central Poynton. As with other proposals, the Neighbourhood Plan recommends small scale development should start prior to the completion of the Poynton Relief Rd.
3. Green Space and woodland: The site has a valuable heritage as a Sports Club and has enabled the preservation of green space in central Poynton. It is valued highly for both reasons by residents. Development of the site must acknowledge this and put in place replacement facilities that continue these community benefits. The site is bounded along London Rd and Woodside Lane by Tree Preservation Order registered woodland. Park Avenue has a continuous substantial hedge line on the Sports Club boundary. Existing hedge lines and woodland should be preserved. In addition, there is an opportunity to create some further public green space adjacent to the Civic Centre which the site joins at its eastern boundary.
4. Public Footpaths and Cycleways: The following opportunities present themselves;
   a. A dedicated cycle lane along this busy stretch of London Rd North.
   b. Public footpaths and cycleways linking through to the Civic Centre.
   c. Safe footpath and cycle routes linking the Civic Centre around the development towards Poynton Pool and a safe crossing towards Vicarage Lane and Glastonbury Drive.
POLICY HOU 6: HOUSING MIX

New housing should be designed to take account of this housing mix and for each new dwelling to contribute in some manner to improving the quality of local life. This will be assessed against the following criteria:-

a) New developments of 5 or more houses/apartments should deliver a mix of housing types and tenures which meet the needs of current and future residents of Poynton, including young families and elderly people.

b) The provision of smaller units to meet local needs should be given priority subject to compliance with other housing policies;

c) New developments should protect and enhance the character and amenities of housing areas.

POLICY HOU 7: ENVIRONMENTAL CONSIDERATIONS

In order to retain and enhance the high quality built and natural environment in Poynton, all housing development should aim to:-

a) Give priority to preserving and enhancing heritage assets including listed buildings and the designated Macclesfield Canal Conservation Area;

b) Protect, and where possible enhance, landscape and biodiversity by incorporating landscape consistent with the local character of the area;

c) Protect the areas of recreational areas and open space designated in the Macclesfield Borough Local Plan (Saved policy RT1) which lie within the built-up area of the Plan;

d) Not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems.

POLICY HOU 8: DENSITY AND SITE COVERAGE

Proposals for new dwellings (including single houses) should reflect the height, form, extent and pattern of surrounding development and character of the local area including site coverage by hard surfaced areas. New dwellings should be designed having regard to matters of location, plot size, topography, shape of the site and potential for future extensions to meet changing needs. Existing site features should be identified on planning submissions and retained to maintain the character of the area. These features include existing site features such as mature trees, shrubs, hedgerows and soft amenity areas.
POLICY HOU 9: AFFORDABLE HOUSING

As an affluent area when compared to national averages, there is a clear evidenced need for affordable housing in Poynton. As such, affordable housing shall be provided to meet Poynton’s housing needs as follows;

a) Where the site size threshold of any new housing site is above 15 dwellings, 30% affordable housing shall be provided on site;

b) Affordable housing should be well integrated with market and existing housing and should be visually indistinguishable;

c) Affordable housing will be subject to Section 106 legal agreements or planning conditions so that it should remain an affordable dwelling in perpetuity.
POLICY HOU 10: SELF-BUILD HOUSES

Applications for self-build or custom-built schemes within Poynton will be supported where:

a) The location and proposed nature of the scheme are both sympathetic to the character of the surrounding area and would have minimal visual and environmental impact;

b) The site would represent infill development (defined as a small gap of one or two dwellings only within an otherwise substantially built-up frontage);

c) The site would be within the confines of a farm which is no longer in use for agricultural purposes and in association with the re-use of existing buildings, on land which:

   I. Is hard-surfaced, or

   II. Is occupied by agricultural buildings which are not capable of re-use without extensive re-building, or

   III. Has previously been occupied by agricultural buildings

d) Dwellings are being built by those acting on behalf of individuals or a community group of individuals. No single individual or group will be granted planning permission for more than one dwelling in any one scheme;

e) Proposals conform to the quality and design standards set out in this plan and wider planning guidance;

f) The applicant(s) undertake to occupy the dwelling upon completion;

g) Planning permission will be granted provided that an obligation is concluded under Section 106 of the Town and Country Planning Act 1990 (PNP/A02) in which the applicant(s) undertake(s) to commence construction of the dwelling within two years of the grant of full planning permission being given or the final approval of reserved matters submitted in accordance with an outline permission.
POLICY HOU 11: DESIGN

Any new housing development should achieve a high standard of design and new development should be compatible with the existing character of Poynton. The layout and design of new housing should satisfy the following local design principles by;

a) Respecting the form, layout, materials, siting, height, scale and design of the adjoining and surrounding buildings, the setting, and countryside;

b) Being sympathetic to the character of the local environment, the rural street scene, the linear and street frontage, and layout of development;

c) Enhancing the local character and environment at an appropriate scale;

d) Retaining and enhancing existing landscape features;

e) Prioritising inclusive design and being designed to Building Regulations 2015 Part M4 (2) as a minimum standard (PNP/A05)

f) Achieving high environmental and energy standards, incorporating energy efficiency measures as standard, and renewable energy solutions where appropriate;
POLICY HOU 12: REPLACEMENT OF EXISTING DWELLINGS

Proposals to rebuild or replace an existing dwelling will be permitted providing the following criteria can be satisfied:

a) The new dwelling is to be sited within the existing curtilage and its design will create a visual enhancement of the site;

b) The new dwelling, by virtue of its siting, design, external appearance and any access arrangements will respect the traditional character of the area and openness of the surrounding countryside;

c) Existing landscape features are retained and appropriate additional landscaping will be carried out which reflects the character and appearance of the local area and surrounding countryside;

d) Any additional freestanding buildings will not have an adverse impact upon the character and appearance of the local area and surrounding countryside;

e) The new dwellings will respect the privacy distances and other existing amenities of any adjacent dwellings.

f) The new dwelling complies with wider national and local planning policies including Green Belt designation.

POLICY HOU 13: EXTENSIONS TO EXISTING DWELLINGS

Outside the North Cheshire Green Belt planning permission for extensions to existing dwellings in Poynton will be granted provided that the proposed extension is:

a) Well designed and has appropriate regard to the scale, style, appearance and materials of the existing dwelling.

b) Proportionate to the original dwelling and would not result in significant detrimental effect upon either the character or identity of the original dwelling.

c) The new extension complies with wider national and local planning policies including Green Belt designation.
POLICY HOU 14: SIDE EXTENSIONS TO EXISTING DWELLINGS

Outside the North Cheshire Green Belt the construction of any side extension to any house should normally retain a gap of at least one metre to the site boundary in order to prevent the creation of a terraced street effect and to retain external side access routes between houses.

POLICY HOU 15: BACK LAND AND TANDEM DEVELOPMENT

Proposals for tandem or back land development within an existing residential curtilage should satisfy the following criteria;

a) A satisfactory and separate means of access to the new dwelling can be obtained to an existing public highway.

b) The amenities of residents of existing and proposed dwelling would be safeguarded as a consequence of the proposed development.

c) The proposed dwelling would not result in the creation of an over intensive development to the area and detract from the openness of the Green Belt at this point.

d) The plot size of the proposed dwelling should be appropriate to the size of the dwelling and the character of the immediate local area.

POLICY HOU 16: SUBDIVISION OF HOUSING

An application for the extension of an existing dwelling to provide an additional habitable unit or the erection of a new dwelling or dwellings on the site of a former dwelling will be treated in the same manner as would an application for a new dwelling.

Planning applications for the sub-division of existing dwellings into self-contained residential units will also be treated in this manner. Any grant of planning permission should seek to retain the character, identity and appearance of the original dwelling so the additional unit does not require substantial extensions. Personal circumstances (including disability and family) should be taken into account when considering any grant of permission.

POLICY TAC 1: WALKING & CYCLING

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.
POLICY TAC 2: CYCLE PARKING
Proposals to provide convenient, safe and secure cycle parking within the town centre, other commercial areas and at the railway stations will be supported.

POLICY TAC 3: QUIET LANES
“Quiet Lane” designations for appropriate rural roads within the Poynton area, particularly those in Higher Poynton, will be supported.

POLICY TAC 4: TRAIN SERVICES
Proposals to improve car parking facilities at Poynton Station and Middlewood Station will be supported.

POLICY TAC 5: TRAFFIC CALMING AND ROAD SAFETY
An extension of the Shared Space scheme to Queensway, to Poynton Green/School Lane and to St Pauls Church/Vernon Primary School will be supported (link also to Town Centre and Business policies). Improved pedestrian crossing facilities outside the Shared Space zone, particularly those on routes to schools, will be improved.

POLICY TCB 1: DEFINITION OF THE TOWN CENTRE AREA AND NEED FOR A MASTER PLAN
A revised boundary for Poynton town centre is proposed in this Plan as shown below. This boundary incorporates the local shopping centre at Park Lane/School Lane and also supports the following changes over the plan period:

• Requirements for public service buildings
• Car parking (see TCB 5)
• Extension of the Shared Space scheme
• Further improvements in linking the main shopping streets with School Lane and Queensway.

This Plan also proposes that the town centre area be the subject of a new Master Plan that takes into account the changes in capacity and functions of Poynton Town Centre over the period to 2030 (the Local Plan period)
POLICY TCB 2: PROPERTY USES IN THE TOWN CENTRE

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.

The redevelopment of the section of London Road South from Fountain Place to Queensway for appropriate town centre uses would be supported provided the development reflects the scale and character of the area and accords with the Design and Character Statement.

POLICY TCB 3: CAR PARKS IN THE TOWN CENTRE

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.

POLICY TCB 4: SUPPORT FOR BUSINESS

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.

Where adequate space permits, conversion of rooms or creation of additional rooms as extensions to houses for office space (to facilitate home working) will be supported subject to adequate environmental and amenity protection for the neighbourhood character and that of the adjacent properties.
**Poynton Neighbourhood Plan Aspirations**

ASPIRATION HEWL 1: ENCOURAGING A HEALTHY LIFESTYLE

Poynton residents will be provided with facilities and amenities to enable them to achieve a healthy lifestyle, which in turn supports the ability to develop a positive work/life balance across the full life course. This should include provision of a healthy diet with access to locally grown food on allotments and farmers markets, rather than fast food. Any significant new developments in Poynton should be subject to Health Impact Assessment (HIA) to judge its potential effects on the health of the population, and the distribution of those effects within the population. Health Impact Assessment was defined in 1999 by the World Health Organisation as: “A combination of procedures, methods and tools by which a policy, programme or project may be judged as to its’ potential effects on the health of a population and the distribution of those effects within the population.”

ASPIRATION HEWL 2: GETTING ABOUT WITHIN POYNTON AND ITS ENVIRONS

Poynton residents and visitors who want to walk, cycle or use public transport to travel within Poynton, and use public transport to travel outside of Poynton, are encouraged and should be able to do so (so there are no environment, social or physical barriers to so doing). Existing public rights of way must be safeguarded and enhanced to provide pedestrian and cycle way access through any permitted developments with improved links to the town centre.

ASPIRATION HEWL 3: ACCESS TO GREEN SPACES

Poynton will be provided with sufficient safe, accessible, maintained green spaces which can be used by the whole inter-generational community, such as parks containing play equipment for toddlers, children, and young people (e.g. green gym), picnic benches and seating. These can be enjoyed by everyone and will bring about an increase in social cohesion and a sense of community.

ASPIRATION HEWL 4: SPORTS AND SOCIAL ACTIVITIES FOR ALL

Provision will be made in Poynton for adequate, accessible, affordable sports, swimming, recreational, social and leisure facilities, facilitating a breadth of activities to meet the needs of the whole community, including the ageing population, so that everyone who wants to enjoy the benefits of exercise (both mental and physical) is able to gain access to the activity of their choice, and are not limited by environment, social or physical barriers. The provision of a new 25m swimming pool may need assistance from Cheshire East, Sport England or a private developer associated with the Sports Club or a Hotel/Health Club/Spa. There is also a pent up demand for more 3G playing fields within Poynton.
ASPIRATION HEWL 5: GROWING UP IN POYNTON

Poynton residents, but especially toddlers, children and young people shall be supported by the infrastructure of Poynton to reach their full potential. This includes the provision of safe routes to school; maintaining the Green Belt to allow access to nature and green space; provision of accessible, outstanding schools within Poynton for every child from pre-school through to sixth form; access to adequate health services, recreation and education resources (e.g. the library), and provision of affordable housing. Encouragement will be given to co-locating elderly groups of the community with younger age groups, which has been shown to improve mental health.

ASPIRATION HEWL 6: ACCESS TO HEALTHCARE PROFESSIONALS

Poynton residents should be able to secure timely access to and appointments with Primary Care Health professionals (including GP’s and Dentists) relevant to appropriate levels of need, and to be provided with access to health and social care facilities, either in Poynton or with good transport access to them, together with adequate help for the ageing community, whether in residential and care homes or in their own homes.
ASPIRATION HEWL 7: LOCATION OF A CENTRAL HEALTH HUB

The two Poynton GP Practices, Priorsleigh and McIlvride are working closely with the Eastern Cheshire Clinical Commissioning Group (CCG) and, to achieve economies of scale, with Bollington and Disley GP's, to develop a ‘Primary Care Home’ model as espoused by The National Association of Primary Care (NAPC) – see http://www.napc.co.uk/primary-care-home. It would however require a central hub (call centre) from which all incoming demands would be met by directing patients to the appropriate facility. In this way there could be specialist services such as a minor surgery unit, children’s clinic, diabetic clinic, radiologist etc. A proposed site for the provision of a central health hub shall be sought and provided over the plan period. The hub shall include a core building and should:

• Be centrally located in or adjacent to the town centre or nearby.

• Be limited to a maximum of three storeys or equivalent if on-site parking is included.

• Provide staff and disabled car parking on site.

• Provide easier access and waiting areas for wheelchair users.

• Have good pedestrian access to other public car parking facilities and public transport.

• Provide an integrated service comprising GP’s, nurses, pharmacists, physiotherapists, radiologist for X rays, day patient care and minor surgery.

• Provide social as well as medical care.

• Provide training for patients to help themselves.

Note that NHS Eastern Cheshire Clinical Commissioning Group have (on 27/09/17) requested Section 106 funding to the value of £151,200 be considered as part of the planning approval for Sprink Farm, Dickens Lane (Planning Application Ref 17/4256M) to allow for NHS General Practice services to accommodate the planned increase in the local population resulting from this development. Allocated Section 106 funding would be used to contribute towards the expansion / redevelopment of the Priorsleigh site and/or internal structural changes at the McIlvride site, in order to facilitate a greater level of capacity for the delivery of Primary Care services to the local population.
ASPIRATION HEWL8: POYNTON TO BECOME A NON-CHARGING CLEAN AIR ZONE

Consideration should be given to implementing the proposals outlined in the DEFRA Framework dated October 2016 which would address the need for a Clean Air Zone. Air quality is a key element of good health and wellbeing. Levels of Nitrous oxide are already high around the junction of London Road South and Clifford Road. Such areas are where action is focused on improving air quality and the cleanest vehicles are encouraged. They combine immediate action to improve air quality with broader approaches including delivering sustained reductions in pollution and a transition to a low emission economy.