

Cheshire East Council Local Plan Part 2

Poynton Town Council: SADPD examination

Matter 2 Planning for Growth Development at Key Service Centres

Poynton Town Council is supportive of the policies proposed in the examination of the Part 2 plan. The Council has responded at each round of the SADPD consultation and the Borough Council has made some amendments to the plan which reflect Town Council views and other community views. These include some relevant sections of the Poynton Neighbourhood Plan which was made following the public referendum in November 2019. This part of our submission covers questions 19, 20, 21 and 22 of the Inspector's questions.

Q 19 and 20 Policy PYT 1 Poynton Sports Club page 153

The Town Council support the proposed development of the Sports Club facilities for housing development. The Sports Club site is located in a very convenient location immediately alongside the main London Road north of the Poynton town centre. The club's site boundary is adjacent to the town centre to the south east with good walking and cycling access across the town.

The Poynton Sports Club is one of the significant multi-sport community clubs. For over 130 years, the club has offered facilities across a wide range of sports serving not only Poynton residents but also the wider local communities and providing football, cricket, lacrosse, bowls, tennis and other facilities.

The Sports Club wish to relocate to land on the other side of London Road to provide more space and update their facilities to continue their range of sports activities and provide these to local communities.

The Poynton Neighbourhood Plan (PNP) was subject to a successful public referendum in November 2019. Policy HOU 5 of the PNP states as follows:

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: in the Neighbourhood Plan there follows a series of Planning criteria which would need to be met for housing development to proceed on the site with the grant of planning permission. It is to be noted that the site capacity may be lower than the figure of 96 for a variety of reasons.

Policy PYT 1 proposes around 80 new homes on the site of the current Sports Club. The Town Council consider this number of houses to be appropriate given the site's constraints. These include a watercourse, area of woodland, surface water risk and potential noise impact from traffic along the London Road adjacent to the site. The close proximity of the Sports Club site to the town centre and the wide range of local facilities accessible on foot and bicycle confirms its suitability for housing use.

Q19 Policy PYT 2 Land north of Glastonbury Drive Page 154

This site is currently an open field, lies within the Green Belt as defined by the Local Plan Strategy 2017 and is located due north of Poynton town centre on the opposite (western) side of London Road to the Poynton Sports Club referred to in PYT 1. Policy PYT 2 in effect proposes that the site become the base site for the Poynton Sports Club. The site is accessed from London Road by Glastonbury Drive.

Paragraph 149 of NPPF 2021 provides that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include item no. *b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.*

The field site therefore could provide the opportunity for the development of good quality sports facilities on the other side of the main road (London Road North) and in close proximity to the existing site of the Poynton Sports Club. This arrangement through the relocation of Poynton Sports Club would help retain the Club, and also modernise and expand the sports facilities potentially available.

The Town Council supports the following aspects of the proposed allocation:

1. The surrounding land uses include residential and open countryside uses so there should be no significant change to the character of the local area
2. The proposed re-allocation of the sites including the relocation of the sports club would enable the re-use of the sports club's existing site for residential purposes as a separate allocation in the plan (Site PYT 1 'Poynton Sports Club') as referred to above.
3. The two allocations are therefore proposed to be linked by siting the Sports Club use on the existing field and bringing forward a modest housing development close to the town centre and in a sustainable location.
4. There is a requirement for a planning obligation (through a section 106 agreement) to set out the development needs of each site. It is also agreed that in order to ensure that the proposed sports and recreation facilities on the Glastonbury Drive site are required to be constructed and fully open and operational before the sport

and recreational uses of the current Poynton Sports Club site are ceased and the redevelopment of that site is commenced for housing use.

5. The supporting material set out in policy PYT on page 154 and the supporting material of paragraphs 12.56 to 12.66b.
6. The relocation would bring wider health and wellbeing aspects which would benefit the town and wider area including sports activities and sustainably sited housing.
7. The Town Council supports the criteria set out in policy PYT2 on page 154.

Q19 and 20 Policy PYT 3 Land at Poynton High School Page 156

This policy is a proposal for 20 new homes subject to the criteria set out in PYT 3. These criteria include five listed points which development proposals would need to meet prior to any planning permission being granted.

The Town Council supports this policy for the following reasons:

1. The site is immediately adjacent to Poynton High School and also lies in close proximity to Worth Primary School, both lying within walking distance of occupying residents of the development.
2. The site does not lie within the North Cheshire Green Belt and in a sustainable location.
3. The proposed site would provide a different type of housing offer than that available on the major sites offering estate formats of housing layout (Local Plan Part 1 schemes).
4. The site would complement the other non-strategic housing sites set out elsewhere in the SADPD Part 2 Plan.
5. The number of houses proposed is a reduction on the earlier number proposed of 25 new homes to be constructed on this site.

Q19 and 20 Policy PYT 4 Land at former Vernon Infants School page 157

This policy is a proposal for 20 new homes subject to the criteria set out in PYT 4. The site is part of the former Vernon Infant school playing field land off Bulkeley Road and St George's Road East. These criteria include five listed points which development proposals would need to meet prior to any planning permission being granted.

The Town Council supports this policy for the following reasons:

- 1 The site is in a sustainable location in close proximity and walking distance to the town centre.
- 2 The site also lies in very close proximity to a wide range of facilities including shops, restaurants, the Town Council offices and library site

- 3 The change of use of land would provide opportunities for a range of different house types to be provided and suit local community housing aspirations
- 4 The proposed site would provide a different type of housing offer than that available on the major sites offering estate formats of housing layout (Local Plan Part 1 schemes). The site would complement the other non-strategic housing sites set out elsewhere in the SADPD Part 2 Plan.
- 5 The Borough Council undertook a local consultation in the period ending January 2021 to progress this matter with the Secretary of State for Education. This consultation was part of the section 77 of the School Standards and Framework Act 1998.

Policy HOU4 of the Poynton Neighbourhood Plan also allocated this land for housing use in the 2019 making of the Plan. The number of housing units proposed at that time was 25 within the Plan period to 2030. There is some scope on this site for a range of house types with a Planning approved layout determining the number of housing units.

Q21 In light of the evidence in the Poynton Sports Mitigation Strategy, the Town Council would support the proposals for housing development on Sites PYT1, PYT3 and PYT4 and the provision of replacement playing fields and sports facilities on land within the Green Belt at Site PYT2 north of Glastonbury Drive. It should be noted that many of the junior clubs already find it difficult to play football within the Town due to lack of playing pitches and the Sports Club is encouraged to open up their facilities to more junior clubs as part of their expansion. The existing Sports Club has a history of developing further which should meet the policy requirements of Sports England as a statutory consultee and be consistent with national policy. There is a substantial local membership of the club along with patrons from other local areas. The need to replace the playing fields and sports facilities in advance of the commencement of housing development is understood. In the Town Council's view there is a reasonable prospect that the three sites will be available and developable for housing within the plan period. It is expected that there would be substantial demand for such properties due in particular to their location in different parts of the town.

Windfall sites

The Town Council would also like to refer to the term 'windfall sites' which is used to refer to those sites which become available for development unexpectedly and are therefore not included as allocated land in a planning authority's development plan. As the town of Poynton is inset into the North Cheshire Green Belt and is also situated in proximity to major facilities such as Manchester Airport and the various universities within the city region, there is substantial interest in the town for development proposals. It is understood that such sites can add to the local supply of housing but the Town Council would welcome national or Borough guidance regarding windfall sites.

Conclusion

The Poynton Settlement Report of August 2020 confirms that the development requirements of the Borough have largely been met in the Local Plan Strategy 2017. An outstanding balance of dwellings is set out in the report as a figure of 88 houses within the plan period to 2030 (paragraph 3.7 refers).

The total number of houses to be built on currently allocated sites is now given as 408 number (paragraph 3.9) out of the total original proposed 3 allocation sites totalling 450 houses. Within the plan period to 2030, that leaves 42 as an outstanding requirement. The total number of houses for the town with the Site Allocations 2021 added would be 528 that is the 408 plus the 120 units to be met from the allocations at PYT 1 is 80 no. (Sports Club site), PYT 3 is 20 number (Poynton High School) and PYT 4 is 20 number (Vernon Infants School).

Site PYT 1 would likely be developed fully only within the latter part of the Local Plan period of 2030 due to the need to provide and deliver the full range of sports facilities required for the Poynton Sports Club for the relocation of their sports and related facilities. This would be in advance of the housing construction required to deliver the project on site. The two smaller sites at Poynton High School and at Vernon Infants school may also be subject to some delays in progression due to their education status. In any event, it seems likely that the amount of housing development within Poynton in the plan period to 2030 will align well with the both the Local Plan Strategy and the Site Allocations Plan.

Based on the evidence set out in the Sustainability Appraisal the Site Selection Methodology Report (SSM)¹⁶ and the relevant Settlement Reports, together with the background research and policies set out in the Poynton Neighbourhood Plan 2019, the Town Council is satisfied that sites PYT 1, PYT 3 and PYT 4 are justified as appropriate sites for housing taking into account the reasonable alternatives.

With regard to employment, Site LPS 51 of the 2017 Strategy for the Adlington Business Park Extension lies just outside the town boundary of Poynton and within the parish of Adlington. This strategic employment allocation has the potential to provide for around 10 hectares of employment land. The site forms a natural extension to the existing employment uses on the edge of the built form of Poynton. There is no requirement in either the Core Strategy or Site Allocations plan to provide further employment land within the town of Poynton. Rather the site at Adlington is intended to form an appropriate location to meet the needs of Poynton town. Surrounding uses include an existing business park and the railway line.