

EiP Statement

Cheshire East Site Allocations and Development Policies Document

Harrow Estates

Representor ID 989307

Our ref 41064/36/CM/KH
Date September 2021

Subject Matter 7 – Transport and Infrastructure

1.0 Introduction

- 1.1 Lichfields is instructed by Harrow Estates [Harrow] to make representations on its behalf to the Cheshire East Site Allocations and Development Policies Document [SADPD].
- 1.2 This Statement has been prepared in response to the Matters, Issues and Questions raised by the Inspector for the Matter 7 Examination in Public [EiP] hearing session. It should be read in conjunction with previous submissions on the SADPD [Representor ID 989307] and is written in the context of Harrow's land interest at:
- 1 Safeguarded Land LPS52 on the western side of Poynton as identified in the adopted Cheshire East Local Plan Strategy [CELPS].
 - 2 Woodford Aerodrome (in neighbouring Stockport Borough) which is currently being developed and will provide 920 new homes. The site was also identified as a draft allocation to provide an additional 750 dwellings in Policy GM Allocation 37 of the Greater Manchester Spatial Framework [GMSF] Publication Plan 2020. Whilst Stockport withdrew from the GMSF in December 2020, the history to the site is relevant and the Council is now progressing with the preparation of its own Local Plan.
- 1.3 This statement expands upon previous representations made throughout the SADPD preparation process in light of the Inspector's specific issues and questions. Where relevant, the comments made are assessed against the tests of soundness established by the National Planning Policy Framework [NPPF] and the National Planning Policy Practice Guidance [Practice Guidance].

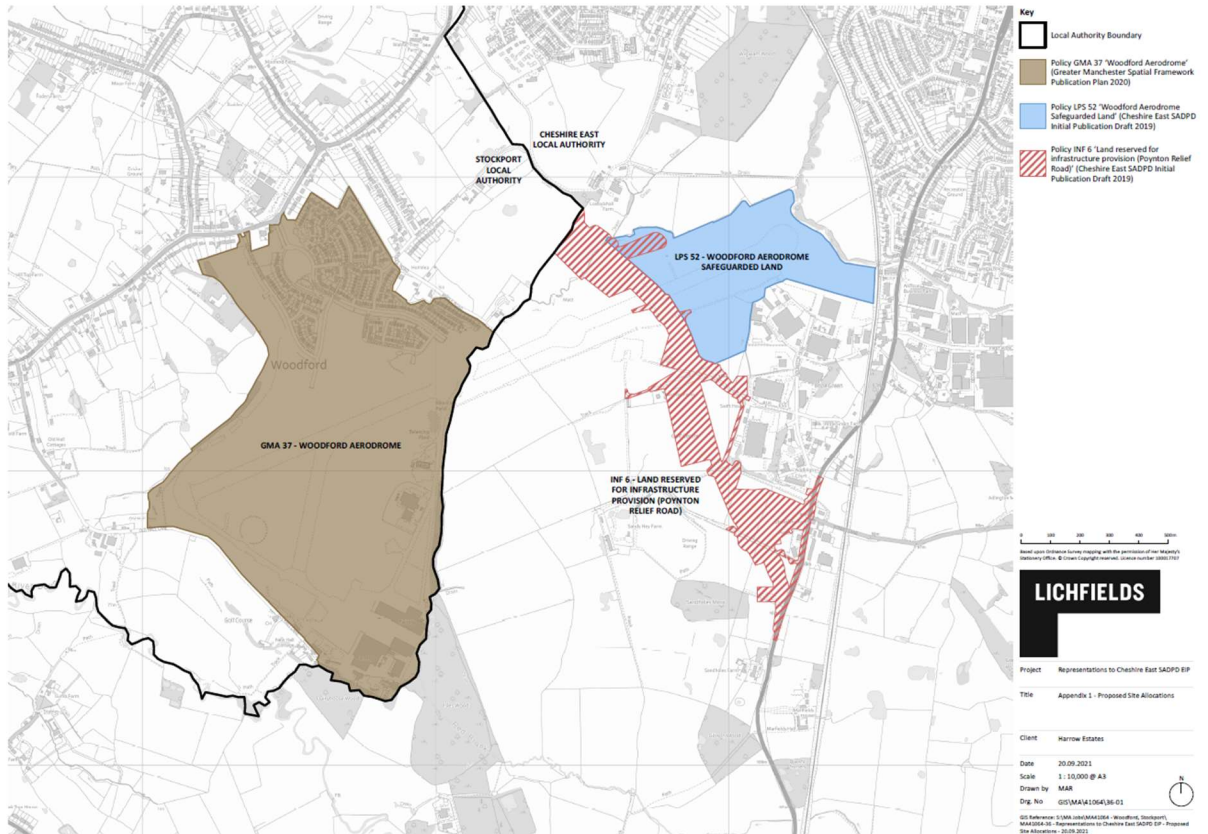
2.0 Matter 7 – Transport and Infrastructure

Protection of existing and proposed infrastructure (Policy INF 6)

Question 113. Should the SADPD and Policies Map continue to safeguard the route of the Poynton Relief Road, given that it has not yet been completed, to ensure it is effective in supporting the cross-boundary proposals for Woodford Aerodrome?

- 2.1 Harrow considers it is essential that the SADPD and Policies Map continue to safeguard the route of the Poynton Relief Road. As set out in the introduction to this Statement, Harrow has

land interests in both Cheshire East (Safeguarded Land LPS 52) and neighbouring Stockport Borough (Woodford Aerodrome), and the Poynton Relief Road is intended to serve both. The interrelationship between the two sites and the Poynton Relief Road is shown on the plan below.



- 2.2 Safeguarded Land LPS 52 – Woodford Aerodrome is identified within the adopted Cheshire East Local Plan Strategy [CELPS] as safeguarded land to meet longer term development needs beyond the plan period. It adjoins the existing employment and residential areas in Poynton and is bounded by the route of the Poynton Relief Road. The site has the potential to provide housing, employment or a mix of uses and it is capable of meeting need within the plan period if required. The connection of the Safeguarded Land to the Poynton Relief Road will allow for it to come forward when needed and ensure the comprehensive delivery of the site. It is therefore imperative that the route of the Poynton Relief Road is safeguarded to enable opportunities for connectivity with Safeguarded Land LPS 52.
- 2.3 In relation to cross-boundary proposals for Woodford Aerodrome, Harrow has for some time promoted the expansion of the development within the existing boundaries of the site to provide an additional 750 homes. The site was identified as a draft allocation within the Greater Manchester Spatial Framework [GMSF] Publication Plan 2020 [Policy GM Allocation 37] and the policy requirements included the provision of access to the site via a new junction from the Poynton Relief Road. This connection would require a link to the Poynton Relief Road through land within Cheshire East.
- 2.4 Whilst Stockport Council withdrew from GMSF in December 2020, Harrow is continuing to engage with Officers in the preparation of the emerging Stockport Local Plan and is committed

to the on-going promotion of the Woodford Aerodrome as a site that is entirely suitable, available and achievable for housing development and would make a significant contribution to reducing the considerable shortfall of new homes within the Borough over the emerging plan period. The Poynton Relief Road is an important cross boundary matter and effective joint working between Cheshire East and Stockport Council has to continue because of the strategic importance of this road to both authorities.

2.5 As the Poynton Relief Road has not yet been completed and to ensure that the plan is sound, is positively prepared and endures beyond the plan period Harrow considers it is essential that the safeguarded area is re-instated in Policy INF6 and on the Policies Map to ensure that it is effective in supporting the delivery of Safeguarded Land LPS 52 and to facilitate a link to any potential future draft allocation at Woodford Aerodrome (within Stockport Borough).

2.6 Harrow also suggest that appropriate wording is added to Policy INF6 to support future connections to the Poynton Relief Road:

“1. To assist in supporting existing development and securing planned growth, development will only be permitted where it is unlikely to adversely impact on existing infrastructure or the delivery of proposals for new and improved infrastructure in the borough, as identified in the strategies or plans of the council and other statutory infrastructure providers.

2. The land required for the construction of the following highway and public transport schemes as shown on the adopted policies map, is safeguarded:

i. Middlewich Eastern Bypass;

ii. A500 Barthomley Link Road;

iii. North West Crewe Package; and

iv. Middlewich Railway Station.

v. Poynton Relief Road

3. Development proposals that would prejudice or undermine the delivery of these schemes will not be permitted

4. The delivery of links from the Poynton Relief Road to Safeguarded Land LPS52 and the potential future allocation at Woodford Aerodrome (within the Stockport Local Plan) will be fully supported”.