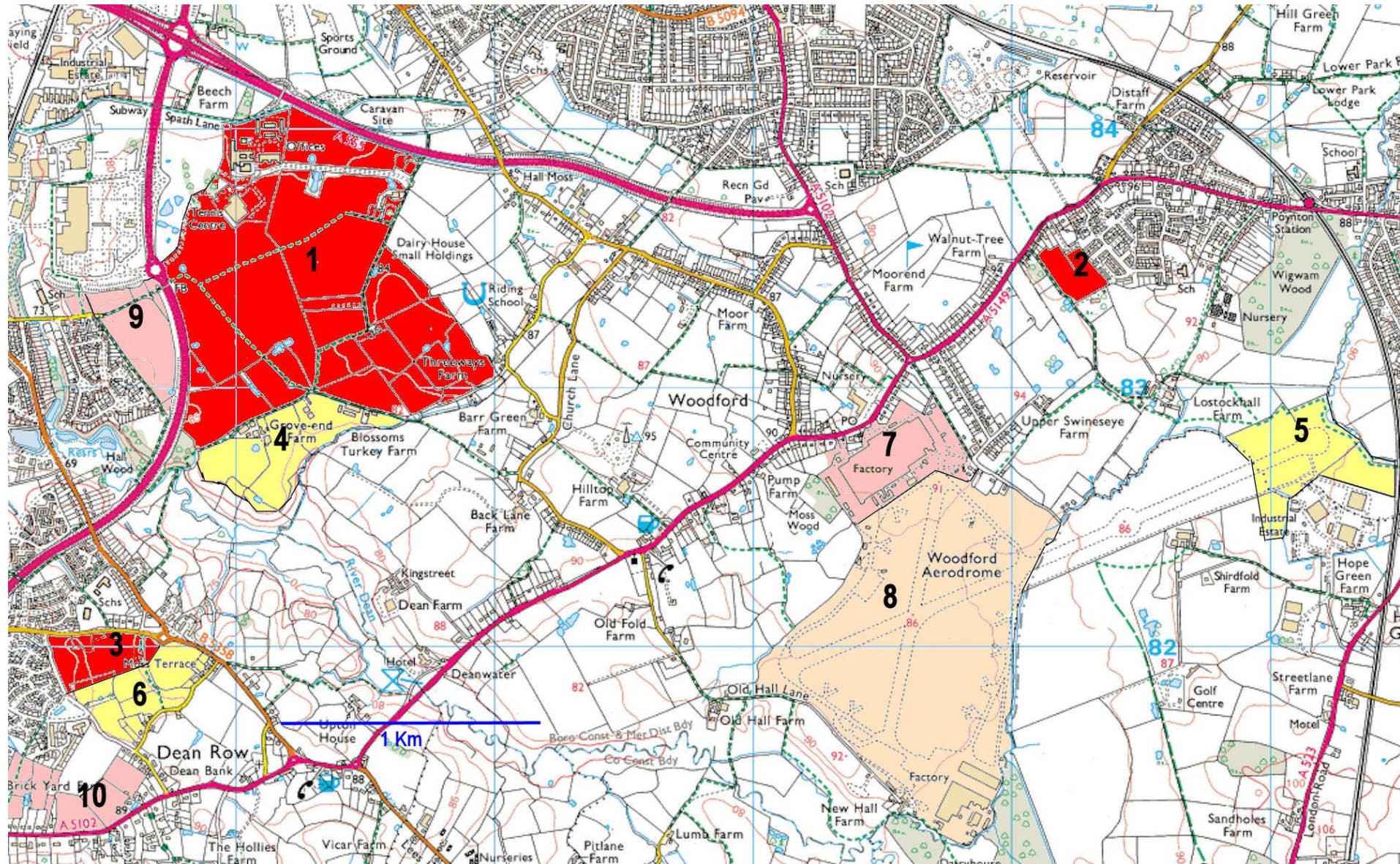






# Revised Cheshire East Council Local Plan proposes even more development around Woodford

## Have your say – see below for how to respond

Note: the map below shows only those sites nearest to Woodford. There are many more in adjacent towns and in Cheshire East as a whole.



## Key to map

 <p><b>Sites proposed for development in CEC Local Plan</b></p> <ol style="list-style-type: none"> <li>1. North Cheshire Growth Village (Handforth East) - 1,650 houses plus commercial premises</li> <li>2. Land south of Chester Road in Poynton – 150 houses</li> <li>3. Heathfield Farm (Dean Row, Wilmslow) – 150 houses</li> </ol>	 <p><b>Proposed sites to be taken out of Green Belt for future development in CEC Local Plan (Safeguarded Land)</b></p> <ol style="list-style-type: none"> <li>4. Handforth East - 14 hectares</li> <li>5. Woodford Aerodrome – 22 hectares</li> <li>6. Heathfield Farm (Wilmslow) – 9 hectares</li> </ol>	 <p><b>Sites currently being developed</b></p> <ol style="list-style-type: none"> <li>7. Woodford Aerodrome site – 145 houses in Phase 1 (Redrow)</li> <li>9. Site in Handforth being developed for a 108-unit Care Village plus 175 houses</li> <li>10. Site in Dean Row, Wilmslow – 204 houses (Jones Homes)</li> </ol>	 <p><b>Site with outline planning permission</b></p> <ol style="list-style-type: none"> <li>8. Outline planning permission for development of a further 775 houses plus care home and commercial premises on Woodford Aerodrome site (Redrow)</li> </ol>
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Note: the map above shows only those sites near to Woodford. The total proposed development in the CEC Local Plan\* in Handforth, Poynton and Wilmslow (sites are beyond the area of the map unless numbered) is as follows:

<b>Handforth: 2,200 new houses in total</b>	<b>Poynton: 650 new houses in total</b>	<b>Wilmslow: 900 houses in total</b>
<ul style="list-style-type: none"> <li>- Handforth East, 1650 houses (site 1 on map) <b>CS30</b></li> <li>- Clay Lane, 250 houses. (beyond area of map)</li> <li>- Safeguarded Land at the bottom of Blossoms Lane (site 4 on map) <b>CS34</b></li> </ul>	<ul style="list-style-type: none"> <li>- South of Chester Road, 150 houses (site 2 on map) <b>CS59</b></li> <li>- Adjacent to Hazelbadge Road, 150 houses</li> <li>- Sprink Farm, 150 houses</li> <li>- Adlington Industrial Estate, industrial development</li> <li>- 250 houses on previously developed land</li> <li>- Safeguarded Land at the Aerodrome (site 5 on map) <b>CS</b></li> </ul>	<ul style="list-style-type: none"> <li>- Heathfield Farm, 150 houses (site 3 on map) <b>CS62</b></li> <li>- Wilmslow Business Park, 6.3 hectares of employment land</li> <li>- Little Stanneylands, 200 houses</li> <li>- Royal London, 175 houses</li> <li>- Safeguarded Land at Heathfield Farm (site 6 on map) and Upcast Lane <b>CS63</b></li> </ul>

\*See map at end for location of all the sites in table above

## How to respond **Deadline 5 pm Tue 19 April.**

You can respond online or by post using the form attached, or by letter, or by email to:

Consultation portal: [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan) (see below)

Email: [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk)

Post: Spatial Planning Team, Cheshire East Council, Westfields, C/O Municipal Buildings, Earle Street, Crewe, CW1 2BJ

## How to respond on line

- Type this link in your browser: <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/lpspcv>
- Then register using the link at the top of that page. Go through the registration process.
- You will get an email with a link you need to click. Finish registering by completing the rest of the details, such as your address etc and confirm. Once you have finished registering, close the window.
- Then click the link above again and login using your login details (if you aren't already logged in).
- You can then do the following:

Click the big blue button in the middle of the page that says "read and comment on the document".

Next look at the left hand menu and click on the + sign at number 15 (Local Plan Strategy Sites and Strategic Locations) for the area you wish to comment on.

(Note in the revised Plan the North Cheshire Growth Village has been removed from the New Settlement section and placed in the Handforth section)

You can then add a comment to any of the sections.

## CEC site code numbers (for sites close to Woodford)

CS30: North Cheshire Growth Village (Handforth East)

CS34: Safeguarded Land, North Cheshire Growth Village extension

CS59: South of Chester Road, Poynton

CS65: Woodford Aerodrome, Poynton

CS62: Heathfield Farm, Wilmslow

CS63: Safeguarded Land at Heathfield Farm

## Points which could be raised in response to CEC Local Plan

### General points

- Huge cumulative erosion of Green Belt in the north of the region.
- Housing need is not one of the exceptional circumstances for changes in Green Boundaries described in the National Planning Policy Framework.
- Brown field sites in the borough have been ignored
- Current road infrastructure would not cope with large cumulative increase in traffic
- Much of the road infrastructure needed would be in neighbouring authority, SMBC, which has concerns about the impact on roads

### **Handforth (NCGV) CS30 and C34**

- Exceptional circumstances for taking the area out of Green Belt have not been demonstrated. ARUP assessment put much of this area in the highest category for contribution to the main functions of Green Belt. The NPPF states that need for housing does not constitute an exceptional circumstance.
- Site selection can be challenged because:
  - o Sites on previously developed land have not been sufficiently explored prior to selection of this site
  - o The needs for housing in Handforth are far exceeded. It is assumed that many occupants will commute to work in neighbouring authorities e.g. Airport City in Greater Manchester
- Unsustainable because:
  - o Commuting to work would be a necessity, encouraging car travel
  - o It is cut off from the rest of Handforth and public transport, encouraging car travel
  - o It would take land away from farm businesses
  - o It would destroy many habitats for wildlife and reduce biodiversity. No measures for biodiversity offsetting are included (that I have found).
- Undeliverable because:
  - o Current road infrastructure would not cope with the extra traffic
  - o Much of the road infrastructure needed would be in neighbouring authority, SMBC, which has concerns about the impact on roads
  - o Proposals for new or modified infrastructure are put forward but these are at a discussion stage with no guarantee of success
  - o Plans for education and health care are not worked up in any detail
  - o The land would require challenging remediation to be suitable for housing which may delay delivery in the timescale required:
    - It is water logged and would require significant drainage
    - Some of the land may be contaminated and some has been used for land fill which is producing gas emissions

### **Poynton (site South of Chester road) CS59**

- Exceptional Circumstances for use of Green Belt have not been demonstrated (need for houses doesn't count)
- Would produce yet more traffic that wasn't planned into improvements in road infrastructure
- Loss of land from farm businesses
- Loss of wildlife habitats
- Potential drainage issues
- Increased pollution on Chester Road

### **Wilmslow (site at Heathfield Farm) CS62 and CS63**

- Exceptional Circumstances for use of Green Belt have not been demonstrated (need for houses doesn't count)
- Would produce yet more traffic that wasn't planned into improvements in road infrastructure
- The proposed housing sites in Wilmslow & Handforth will require a further 10 primary classrooms and 22 secondary classrooms. As yet, there are no plans to provide them. Already, most Primary Schools are oversubscribed
- Increased local traffic pollution

Map showing location of sites in Handforth, Poynton and Wilmslow (all to be taken out of Green Belt)



Note: 39,000 new houses are proposed in Cheshire East as a whole in the CEC Local Plan.

More details can be found at: <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/lpspcv> click on Local Plan Strategy - Proposed Changes 'Clean Version' (PDF Document) under Supporting Documents.



**Map showing CS30 and CS34  
North Cheshire Growth Village**

CS30 and CS34 are both greenbelt land

CS30 is the larger area and is planned to have 1650 houses plus commercial development.

CS34 will be 'Safeguarded', ie removed from the greenbelt for development post 2030