



## Woodford Neighbourhood Forum

**Cheshire East Council Proposed Changes to Local Plan Strategy (Consultation Draft)**

**Representation on behalf of Woodford Neighbourhood Forum**

**Reference Number: 791430 (note the position of Chair is now held by Mr T Barnes)**

**Email address: [woodfordneighbourhood@gmail.com](mailto:woodfordneighbourhood@gmail.com)**

**Submitted by: Ms Evelyn Frearson (Hon Sec)**

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### **Representation**

#### **Context**

The whole of Woodford currently lies within the Greater Manchester Green Belt within Stockport Borough and this is contiguous with the adjoining areas on the Cheshire East side of the boundary subject to the North Cheshire Green Belt. The people and businesses of Woodford are in the middle area between proposed housing developments on both sides of the administrative area between Stockport and Cheshire East.

Woodford Neighbourhood Forum is very concerned about issues arising from the proposals in Cheshire East Council Local Plan (CEC Local Plan) with regard to the following sites:

**CS30: North Cheshire Growth Village (Handforth East)**

**CS34: Safeguarded Land, North Cheshire Growth Village extension**

**CS59: South of Chester Road, Poynton**

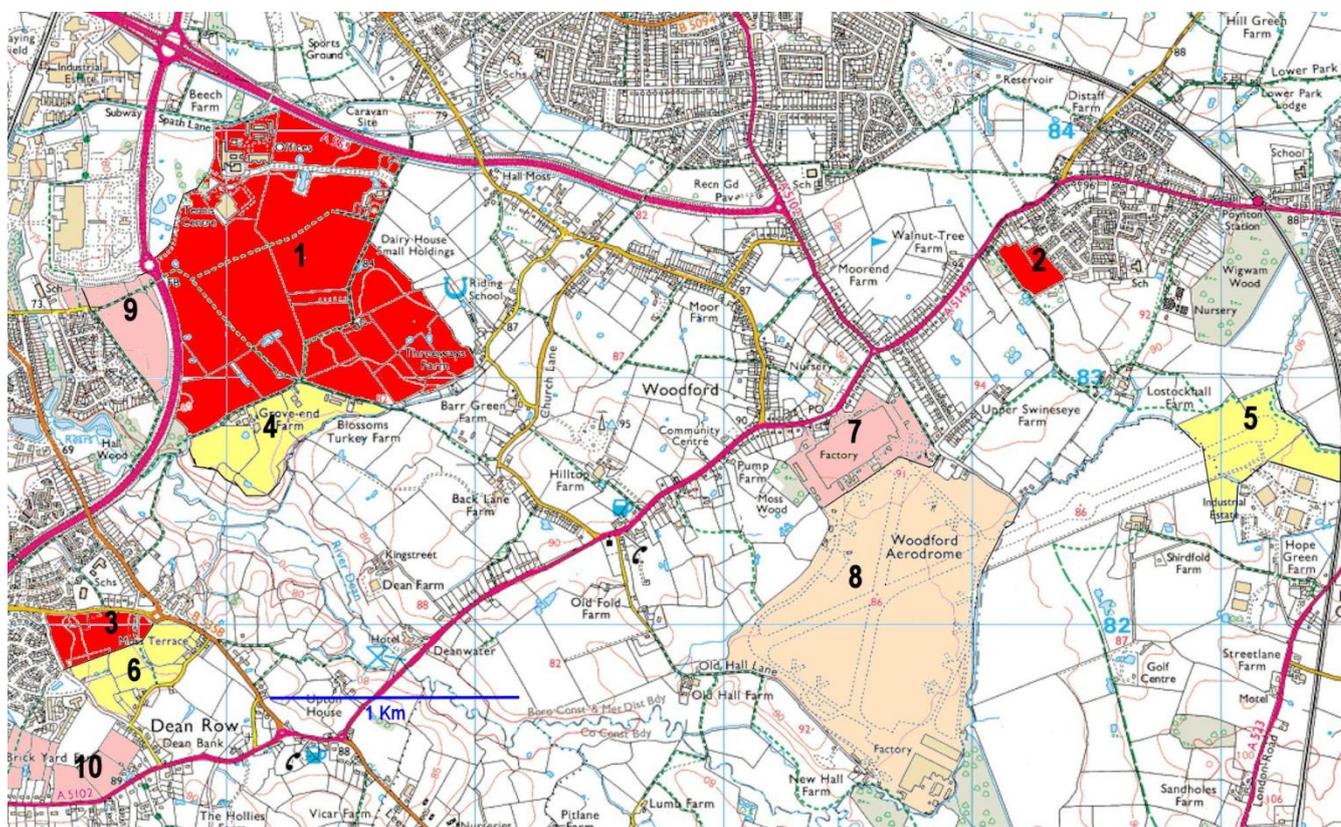
**CS65: Woodford Aerodrome, Poynton**

**CS62: Heathfield Farm, Wilmslow**

**CS63: Safeguarded Land at Heathfield Farm**

## Cumulative impact on Woodford

There would be a huge cumulative impact on Woodford of the proposals in the Cheshire East Local Plan on top of other current and proposed developments nearby, which would amount to 5,000 new homes within or very close to Woodford, if all were to proceed. The map below shows current and proposed development sites which are within, immediately adjacent to, or very close to Woodford.



### 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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## **The cumulative impact would give rise to:**

### **Large-scale erosion of Green Belt where it performs the highest level of functions in the NPPF**

The sites listed above which are proposed for development in the CEC local Plan require land to be removed from Green Belt which currently performs the highest levels of the function of Green Belt as outlined in the NPPF [paras 79-81] (ARUP Green Belt Assessment). The cumulative effect is huge and clearly illustrated by the map. Exceptional circumstances have not been demonstrated which justify this large-scale removal of land from Green Belt.

Sites in Green Belt appear to have been selected before all possible opportunities to utilise brownfield sites have been exhausted.

### **Increased traffic and overload on local infrastructure, including that in the neighbouring authority**

Current road infrastructure would not cope with the large cumulative increase in traffic. Much of the additional road infrastructure needed would be in the neighbouring authority, SMBC, which has expressed concerns about the impact of the proposals on roads.

## **Site specific comments**

Woodford Neighbourhood Forum has the following additional comments with regard to specific sites adjacent to or near to Woodford:

### **CS30 and CS34 North Cheshire Growth Village (Handforth East)**

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. In addition to the points made above regarding Green Belt and road infrastructure, this proposal is:

#### **Unsustainable because:**

- Commuting to work would be a necessity, encouraging car travel
- It is cut off from the rest of Handforth and public transport, encouraging car travel
- It would take land away from farm businesses
- It would destroy many habitats for wildlife and reduce biodiversity. The Local Wildlife Site Partnership has agreed recently to select the site.

#### **Undeliverable because:**

- Proposals for new or modified infrastructure are put forward but these are at a discussion stage with no guarantee of success
- Plans for education and health care are not worked up in any detail
- 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

**CS59: South of Chester Road, Poynton**

In addition to the points made above regarding Green Belt and road infrastructure, this proposal is unsustainable because it would result in:

- Loss of land from farm businesses
- Loss of wildlife habitats
- Potential drainage issues
- Increased pollution on Chester Road

**CS62: Heathfield Farm, Wilmslow**

In addition to the points made above regarding Green Belt and road infrastructure, this proposal is unsustainable because it would result in increased local traffic pollution. It is undeliverable because there are no detailed plans for education provision.

**Conclusion**

In conclusion, Woodford Neighbourhood Forum requests that the following sites:

CS30: North Cheshire Growth Village (Handforth East)

CS34: Safeguarded Land, North Cheshire Growth Village extension

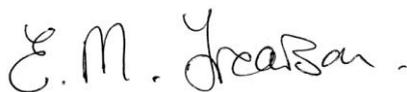
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CS65: Woodford Aerodrome, Poynton

CS62: Heathfield Farm, Wilmslow

CS63: Safeguarded Land at Heathfield Farm

are deleted from the CEC Local Plan because they are not compliant with the NPPF, produce infrastructure problems for CEC and neighbouring authorities and they are unsustainable and undeliverable.



14<sup>th</sup> April 2016

Evelyn Frearson on behalf of the Woodford Neighbourhood Forum Management Committee