

Poynton Neighbourhood Plan

Basic conditions statement

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This document is the Basic Conditions Statement in support of the Submission Version of the Poynton Neighbourhood Plan (the Plan), which is required under the provisions of Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.

This Statement addresses the legal requirements, the designation of the Plan area and Plan proposal, each of the 'basic conditions' required in the Regulations and explains how the submitted Neighbourhood Plan satisfies the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

National Planning Practice Guidance (Paragraph: 065) sets out that only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004.

The basic conditions are as follows:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or Neighbourhood Plan).
- b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. (This applies only to Orders not Plan proposals)
- c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. (This applies only to Orders not Plan proposals).
- d) The making of the order (or Neighbourhood Plan) contributes to the achievement of sustainable development.
- e) The making of the order (or Neighbourhood Plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f) The making of the order (or Neighbourhood Plan) does not breach, and is otherwise compatible with, EU obligations.
- g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Plan).

This Basic Conditions Statement sets out how the Poynton Submission Version Neighbourhood Plan has been prepared to meet the basic conditions. It has been prepared and submitted as a supporting document for consideration by the Neighbourhood Plan Independent Examiner.

The small town of Poynton lies at the northern end of the unitary Cheshire East Borough Council and at the eastern end of the Cheshire Plain. The far eastern part of the town borders onto the Peak District National Park which has its own local Planning Board. The town lies 7 miles (11 km) north of Macclesfield and 5 miles (8 km) south of Stockport and at the 2011 National Census the total population was 14,260.

Work on the Neighbourhood Plan began in earnest in 2013 and the Plan has progressed in parallel with the preparation of the Cheshire East Local Plan. Members of the local community have been informed and consulted about this Plan through public meetings, social media and articles in newsletters delivered to every house, and given the opportunity to contribute to its development through various consultation events and questionnaires. Additionally, the Plan documents and background evidence have been published and made available to view on the Poynton Town Council website. Cheshire East Spatial Planning team have been consulted and have been supportive and helpful from the outset in providing advice along the way.

During 2013 Poynton Town Council began consultations with a range of local communities about developing a Neighbourhood Plan with the aim of shaping the vision for the town over the next 15 to 20 years. Initial work on preparation of the Plan began later that year in response to the desire of the local community to have a greater say in future planning decisions. A Steering Group was set up comprising members of the Town Council and local independent members of the local community as volunteers. The Town Council is the “qualifying” body for the purposes of plan preparation. A series of consultation events along with evidence collection and studies took place over a three year period. The Pre-submission version of the Neighbourhood Plan was the subject of consultation from September 2016. The Plan reflected the consultations carried out over that three year period and gave the local community and other interested parties the opportunity to contribute to the development of the Plan.

Following the adoption of the Cheshire East Local Plan in July 2017, it was considered appropriate for a further round of consultation to be held on the pre-submission version. The Steering Group made a number of changes to this document in the light of comments received from local residents, developers and other interested parties. The Neighbourhood Plan has also been updated both to reflect changes in, and to ensure compliance with, the Local Plan. The Steering Group has kept Poynton Town Council fully informed on the Plan’s progress and early draft versions of the Plan were submitted to the Town Council for their consideration and support. The Steering Group has also worked closely with officers of Cheshire East Council during the preparation of the Plan.

3. Legal Requirements

3.1 The Submission Plan is being submitted by a qualifying body

The Poynton Submission Neighbourhood Plan is being submitted by a qualifying body, namely Poynton Town Council.

3.2 What is being proposed is a neighbourhood plan

The Plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

3.3 The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Poynton Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made (2018 or 2019) up to 2030.

3.4. The policies do not relate to excluded development

The Neighbourhood Plan proposal does not address minerals or waste matters, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

3.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood plans in place within the neighbourhood area. The Neighbourhood Plan proposal relates only to the Poynton Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

The appendices accompanying this statement demonstrate how the Poynton Neighbourhood Plan:

- Has regard to national policies and advice contained in guidance
- Contributes to the achievement of sustainable development

- Has regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest
- Is in general conformity with the strategic policies of the local development plan
- Is compatible with, EU obligations

3.6 Designated Area of the Poynton Neighbourhood Plan

The town boundary of Poynton is the designated Neighbourhood Plan boundary, being the boundary for which Poynton Town Council is the local Council with a range of duties and responsibilities including Neighbourhood Plan preparation. The designated Plan area is shown in Appendix 1.

3.7 The Plan Proposal

The Plan Proposal only relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The overall Vision Statement of the Poynton Neighbourhood Plan document is as follows:

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.

The Plan seeks to identify objectives for each of the policy sections of the Plan which are Environment, Housing, Transport, Town Centre and Business and Health and Wellbeing. There are nine sections of the Plan named as follows:

POLICY CONTENTS LIST

INTRODUCTION TO THE NEIGHBOURHOOD PLAN

NEIGHBOURHOOD PLAN POLICIES

ENVIRONMENT & GREEN BELT

HOUSING & DEVELOPMENT

TRANSPORT & CONNECTIVITY

TOWN CENTRE & BUSINESS

HEALTH & WELLBEING

IMPLEMENTATION MONITORING & REVIEW

The Policy sections of the Plan are kept separate from the supporting material for ease of reference for all those using the Plan. There are also supporting Appendices which provide the supporting evidence and justification for each policy, supporting documents and site assessments.

The policies described in the Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It has been prepared in accordance with the statutory requirements and

processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The Plan is to have effect in the period from 2010 to 2030 and will be reviewed every five years to ensure conformity with current legislation and planning requirements.

4 The Basic Conditions

4.1 Regard to national policies and advice contained in guidance

This Neighbourhood Plan has been prepared having regard to national policies and guidance in particular the National Planning Policy Framework (NPPF) 2012 and National Planning Policy Guidance (NPPG). NPPF is a paper based document also available on line and the NPPF is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

The DCLG Publication on Neighbourhood Planning, last updated 10th August 2017, states: "Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead."

The Poynton Neighbourhood Plan Steering Group and Poynton Town Council consider that this Plan, as now submitted, properly demonstrates due regard to National Policy and guidance specifically that set out in the National Planning Policy Framework (NPPF), March 2012 and the latest NPPG as at Plan submission date.

Paragraphs 183-185 of the NPPF 2012 describe how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood and deliver the sustainable development they need. Detailed comment on the way policies in the Poynton Neighbourhood policies conform to NPPF 2012 is given in Appendix 2.

Paragraphs 14-16 of the NPPF 2012 set out the presumption in favour of sustainable development, which is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in some aspects of plan-making. Reference is made in particular to a number of relevant NPPF 2012 paragraphs which give general guidance on neighbourhood planning as follows.

NPPF 2012 Paragraph 16 states as follows:

"Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development, support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan and identify opportunities to use Neighbourhood Development Orders."

The strategic elements of the Cheshire East Local Plan were confirmed in July 2017 following the Plan's adoption by the Borough Council. Changes were made to the Submission version of the Poynton Neighbourhood Plan specifically in order to respond to the changes made in adopting the Local Plan. This did result in delays in progressing the Neighbourhood Plan, but these were considered appropriate. Poynton is identified as a Key Service Centre in the Local Plan Strategy with both housing and employment land allocations being proposed for the town in the Local Plan.

In this context, the Poynton Neighbourhood Plan seeks to give positive planning support to the strategic development needs of the Cheshire East Local Plan in all of its Objectives and Policies. In particular, the

Housing objectives seek to meet the local housing need for Poynton in a sustainable manner within the constraints of national Green Belt policy which applies to North Cheshire including Poynton.

NPPF 2012 Paragraph 58

“Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.”

The Housing policies in the Neighbourhood Plan seek to ensure provision of the necessary housing development to meet both the strategic needs identified in the Local Plan arising from the town’s wider role as a Key Service Centre as well as locally arising needs within the town. The number of dwellings proposed in the Local Plan for Poynton is 650 within the plan period of which around 450 units are confirmed housing site allocations on three Strategic Sites which formerly lay within the North Cheshire Green Belt. The remaining 200 units for the Poynton area are proposed to be met through this plan through a combination of proposed allocated sites and other measures as set out in the Housing policy section of the Neighbourhood Plan. The Plan seeks to achieve a balance between accommodating the new Strategic Sites on the periphery of the town, the re-use of brownfield land and more intensive use of sites within the town boundary for housing use. Employment sites within the Poynton settlement lie mainly to the south of the town where the main employment sites are within the adjoining parish of Adlington. In this way, the Neighbourhood Plan demonstrates how the defining characteristics of the town have been deployed in plan making.

An understanding and evaluation of the defining characteristics of the area has also been established through a comprehensive Questionnaire to the whole residential community, questionnaires to local businesses and employers, reviews of Green Belt, Open Space and through a study on ‘Protecting and Enhancing Poynton’s Natural Environment’ by Cheshire Wildlife Trust. This evidence base has informed the preparation and content of the Neighbourhood Plan policies, in particular those which relate to the provision of new housing and the maintenance of employment and retail facilities, the layout and design of new housing, green environment and built environment.

NPPF 2012 Paragraph 183

“Parishes and neighbourhood forums can use neighbourhood planning to:

- Set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- Grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.”*

Poynton has a unique position within the Cheshire East Borough as a town inset within the North Cheshire Green Belt, within a mile or two of the Peak District National Park and the Derbyshire border and also lies in close proximity to the Greater Manchester city region which lies immediately to the north. The results from the town-wide householder survey conducted in January to April 2015 found that, when asked as their first priority for the future of the town, 78% of respondents gave keeping a distinctive buffer of Green Belt around the town as their first priority. The response to the householder questionnaire is considered to be fundamental to the Neighbourhood Plan for Poynton. The views from residents reflected in responses to the survey are an important component of the Plan and therefore should be both respected and reflected in policies and planning decisions relevant to development proposals for the future of Poynton. There are no plans at present for any Neighbourhood Development Orders or Community Right to Build Orders.

NPPF 2012 Paragraph 184

“The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.”

As part of its preparation work for the Local Plan, Cheshire East Council worked closely with the Town Council and local community and business representatives to develop a vision and strategy for Poynton. The Draft Town Strategy looked at how the town might develop in the future. It indicated where new employment, housing and other uses may be located, along with how infrastructure, such as schools, might be prioritised. Consultation took place from August to October 2012. The results of this consultation were an important consideration when developing both the Local Plan and the Neighbourhood Plan at Borough and local level. Although the final Town Strategy was not published, it did provide some background context within which the two statutory planning documents could be progressed in parallel.

Throughout the preparation of the Poynton Neighbourhood Plan, both the Steering Group and Town Council have followed the progress of the emerging Local Plan through its various stages including those from submission in 2014 to adoption in 2017. This involved written representations and attendance at the various hearing sessions held as part of the examination of the Local Plan. Regular contacts were made with the evolving Cheshire East Local Plan, local Borough Councillors and Planning Officers and the hearings and communications from the Inspector for that Plan. Regular liaison with the Spatial Planning team at Cheshire East has been maintained throughout the process of Local Plan and Neighbourhood Plan making. Therefore, it is confirmed that every effort has been made to ensure that there is no conflict between the Poynton Neighbourhood Plan Submission version and the adopted July 2017 version of the Cheshire East Local Plan Strategy.

The conformity between the policies of the Neighbourhood Plan and the NPPF 2012 is demonstrated in further detail in Appendix 2. The general conformity between the policies of the Plan and the strategic policies of the Cheshire East Local Plan is considered in Section 5 and demonstrated in further detail in Appendix 3.

4.2 Contributes to the achievement of sustainable development

The four original aims for Sustainable Development to be achieved simultaneously were set out in the Government Strategy document of 1999 entitled 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. Within that strategy, there were four aims set out as follows:

- Social progress that recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

Paragraph 7 of the NPPF 2012 states as follows:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

Part of the Vision of the Poynton Neighbourhood Plan is as follows: “Development will be of a high quality, sustainable and matched by the provision of infrastructure and services”. So, sustainability has been at the heart of the plan-making process for Poynton. Part of the objectives of Housing policies are to enable and support sustainable development which is appropriate for the future needs of Poynton’s community and age groups. Objectives and policies for each topic covered address one or more of the three dimensions of sustainability.

The following policies reflect different roles with some policies meeting more than one of the sustainability roles.

“economic role” is promoted through policies:

EGB2, EGB4, EGB26, EGB27, HOU1-4, HOU6-10, HOU12-16, H19-28, TAC 7-11, TCB 1-9

“social role” is promoted through policies:

EGB5, EGB7, EGB9-10, EGB15, EGB18-23, HOU1-2, HOU4-5, HOU7-16, HOU18-28, TAC 1-11, TCB 1, TCB 4-9, HEWL 1-8

“environmental role” is promoted through policies:

EGB1, EGB3, EGB6, EGB8-14, EGB 16-18, EGB 24-26, EGB28-32, HOU5, HOU7, HOU8-10, HOU14B, HOU17, TAC 1-11, TCB2, HEWL8

4.3 General conformity with the strategic policies of the local development plan

The Neighbourhood Plan has been prepared in parallel with the Cheshire East Local Plan Strategy which has ensured its general conformity with that strategic plan. Poynton is defined as one of the Borough’s Key Service Centre which are defined in the Local Plan as “towns with a range of employment, retail and education opportunities and services, with good public transport”. The Local Plan sets out a vision for the Key Service Centres that such towns serve a wider locality and usually have a good range of facilities including shops, schools and cultural and leisure facilities.

At the time of submission of the Poynton Neighbourhood Plan, the Cheshire East Local Plan Strategy has been adopted. The Borough Council is also preparing a Site Allocation and Development Plan Document (SADPD) which is also likely to include more detailed policies. A First Draft Consultation took place on this document in September-October 2018. Further consultation will take place during 2019 and then the Plan will be submitted for examination. Due to the early stage of preparation of the SADPD, it has not been considered appropriate to refer to its contents in any detail at this stage of this Neighbourhood Plan as it has the status of an emerging plan only. Once adopted (likely to be in 2019-20), it is however the Borough Council’s stated intention to remove the Saved policies from the legacy Local Plans of the former constituent authorities (which predated NPPF 2012) including those of the Macclesfield Borough Local Plan, many of which relate to Poynton.

This Neighbourhood Plan takes the Local Plan Strategy as the strategic component of the Development Plan for planning purposes. The amount of land required for housing and employment has been set for Poynton in the Local Plan Strategy, and strategic site allocations for both uses have been made in the Poynton area reflecting its role as a Key Service Centre. This Neighbourhood Plan reflects these allocations within the town boundary of Poynton. It is to be noted that the Local Plan identifies land beyond the town boundary as being part of the Poynton settlement for the purposes of meeting Key Service purposes.

Following the results of the first 2016 Regulation 14 consultation on the draft Neighbourhood Plan, amendments were made to some sections of the Plan, particularly the Environment and Housing sections to bring them more closely into general conformity with the strategic policies contained in the July 2017 adopted version of the Cheshire East Local Plan. Details of these policies and their conformity to the Cheshire East Local Plan are given in Appendix 3.

It is concluded that the Poynton Neighbourhood Plan is in general conformity with the strategic policies of the current Development Plan being the adopted Cheshire East Local Plan Strategy July 2017.

4.4 Compatibility with European Union Legislation

The need for environmental assessment of plans and programmes is set out in the EU Directive 2001/42/EC – known as the SEA Directive. Under this Directive, Neighbourhood Plans may require an SEA – but this will depend on the content of each Neighbourhood Plan. The SEA Directive makes SEA a mandatory requirement for:

Plans which are prepared for town and country planning or land use and which set the framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; or Plans which have been determined to require an assessment under the Habitats Directive.

A screening of a draft plan must be undertaken by the responsible authority prior to adoption or submission to the legislative procedure. In this case the ‘responsible authority’ is Poynton Town Council, however, Cheshire East Council, upon request, has agreed to provide a screening opinion on the Poynton Neighbourhood Plan (PNP) to determine if SEA is required. If it is concluded that an SEA is required, Poynton Town Council is responsible for its production and it must form part of the material that is consulted on once the formal consultation stage is reached.

The main determining factor as to whether SEA is required on a Neighbourhood Plan is if it is likely to have a significant effect on the environment. Those Neighbourhood Plans containing land allocations for development, which are not included in the local authority’s plan, are likely to require SEA. Neighbourhood Plans which do not contain such allocations (or simply reflect allocations already identified as part of a local authority plan) are less likely to require SEA.

An SEA Screening Opinion was issued by Cheshire East Council in January 2018 which was submitted to the three statutory consultation bodies (namely Historic England, the Environment Agency and Natural England) for their opinion. Each of the three statutory consultation bodies responded by stating that no SEA was required for the Neighbourhood Plan. The Screening Opinion advised that an SEA is not required, as:

The Neighbourhood Plan does propose to allocate specific sites for future development, and promotes criteria based policies that seek to shape future development proposals, that reduce and manage impact on the environment (both natural and built).

The quantum of development proposed is consistent with the adopted position of the CELPS and the three proposed sites would lead to a population increase of approximately 2.4%. The proposals in the plan are therefore of such a limited scale that they are not considered to create a significant impact on the environment (the key local assets potentially affected by development are given policy protection in the adopted development plan and in the proposed neighbourhood plan).

Given that no designated sites are located within the neighbourhood area or in close proximity to the proposed allocations, because of the very localized effects of potential development, and the proportionally small scale increase in population, implementation of the PNDP is likely to have a local effect only which cannot be considered to be significant to the environment in general or to specifically designated sites.

4.5 Compatible with human rights legislation

The duty on the local planning authority to make a Neighbourhood Plan Development Plan as is proposed does not arise if the authority considers that the making of the plan would breach, or would otherwise be incompatible with any EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998) (s.38A(6)). In the UK, human rights are protected by the Human Rights Act 1998. The Act gives effect to the human rights set out in the European Convention on Human Rights. Article 6 - the right to a fair trial is one of the rights protected by the Human Rights Act. The Act provides rights in UK courts for all citizens and compels public organisations including in this case the local council as Planning Authority (Cheshire East Council) and Poynton Town Council as the relevant qualifying body for neighbourhood plan making to treat everyone equally, with fairness, dignity and respect.

It can be confirmed that the preparation of the Poynton Neighbourhood Plan, and the policies and proposals contained within it, has had due regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights (as amended, 2010); and complies with the Human Rights Act 1998.

5 Conclusion

This Statement has been prepared on behalf of Poynton Town Council to accompany its submission to the local planning authority, Cheshire East Council (CEC), of the Poynton Neighbourhood Plan under the provisions of Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

The Statement demonstrates that the Neighbourhood Plan addresses each of the 'basic conditions' required of the Regulations and the relevant sections of the Localism Act. The text and accompanying Appendices have clearly explained how the submitted version of the Poynton Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

Appendix 1

Appendix 1: Notice of Designation of Poynton Neighbourhood Area

Notice of Designation of Poynton Neighbourhood Area

Name of Designated Neighbourhood Area: Poynton with Worth Neighbourhood Area

Name of Proposed Neighbourhood Area: Poynton with Worth Neighbourhood Area

Name of Applicant: Poynton Town Council

Consultation Period: 11.08.2014 – 24.09.2014

Decision:

Notice is hereby given that Cheshire East Borough Council, pursuant to a decision made on 21st October 2014 by the Portfolio Holder for Housing and Jobs, has designated the neighbourhood area as applied for by Poynton Town Council, as the Poynton with Worth Neighbourhood Area pursuant to section 61G of the Town and Country Planning Act 1990. The boundary of the designated area is shown on the attached map.

Reasons for the decision:

- The application submitted is valid
- The application submitted is appropriate for the purposes of preparing a Neighbourhood Plan

Designated Neighbourhood Area:

As required under The Neighbourhood Planning (General) Regulations 2012 Part 2 Regulation 7 (2), the decision document and a map of the designated area can be viewed at the following locations:

- The Council's neighbourhood planning web pages
- Town Council notice boards within the parish of Poynton
- Poynton Library
- Council offices at Westfields, Middlewich Road, Sandbach

For further information please contact the Spatial Planning Team on 01270 685893 or via email at neighbourhoods@cheshireeast.gov.uk

Appendix 2: Poynton Neighbourhood Plan and NPPF 2012 Conformity

Appendix 2.1 Environment and Green Belt (EGB policies)

Appendix 2.2 Housing (HOU policies)

Appendix 2.3 Transport and Connectivity (TAC policies)

Appendix 2.4 Poynton Town Centre and Business (TCB policies)

Appendix 2.5 Health and well-being (HEWL policies)

Section 9 of the NPPF 2012 is concerned with national planning policy for the Green Belt. Paragraph 79 stresses the importance attached to Green Belt and paragraph 80 defines the five purposes served by the Green Belt. The town of Poynton is an inset into the North Cheshire Green Belt and remains so following the adoption of the Cheshire East Local Plan Strategy July 2017. An assessment of the significance of land parcels of the Green Belt immediately surrounding Poynton was carried out as part of the CELP evidence base. The assessment has been taken into account through both the Local Plan and Neighbourhood Plan preparation, particularly in terms of site assessment for prospective development sites on the fringes of the town to meet the land requirements for housing and employment. Policy EGB 1 reflects the NPPF guidance in paragraphs 79 to 86.

In respect of EGB 2, one of the core national planning principles in the NPPF is the encouragement given to the effective use of land by reusing that which has been previously developed (brownfield land) as set out in paragraph 17 of the NPPF 2012. Within this overall “brownfield first” approach to redevelopment and reuse of land (which this Neighbourhood Plan supports), the NPPF also sets out a proviso that such land should not be of high environmental value.

Policy EGB3 concerns inappropriate development in the Green Belt. Paragraphs 87 and 88 state that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. They also confirm that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Paragraph 89 states that ‘A local planning authority should regard the construction of new buildings as inappropriate in Green Belt’ with a list of six potential exceptions. There are some of these exceptions which may come forward in Poynton particularly for outdoor sport and recreation and for limited affordable housing. The EGB policies of the Neighbourhood Plan in respect of both types of exception comply with the relevant sections and criteria of the NPPF. Only one of these exceptions relevant to housing development of significant numbers in the town of Poynton is the fifth bullet point concerning limited affordable housing for local community needs under policies set out in the Local Plan.

Policy EGB 4 is reflective of paragraph 85 of NPPF 2012 in that the Neighbourhood Plan needs to comply with the strategic policies of the adopted Local Plan in ensuring that the housing requirement of 650 homes within Poynton is met. Some smaller sites on the inner edge of the Green Belt have been identified as having some potential for development in the event that the contribution coming from other sources is not met. This has to be seen in the overall context of a clear preference by the Poynton community at all rounds of engagement and consultation for the retention of Green Belt along with an acceptance of the possibility of small-scale adjustments under the exceptional circumstances required. EGB 1 to EGB 4 are therefore entirely consistent with the NPPF 2012 requirements for Green Belt land.

Paragraph 89 of NPPF 2012 allows the construction of new buildings for the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries so long as the development preserves the openness of the Green Belt and it does not conflict with the purposes of including land within it. There are a range of uses identified elsewhere in this Plan which may be considered appropriate for a Green Belt location whilst continuing to support and purposes of Green Belt on the north side of Poynton. Those uses will include those for which space is required for playing fields for example and associated car parking for players and watching spectators. EGB 5 is therefore compliant with the NPPF.

Paragraphs 101-104 and 109 of the National Planning Policy Framework (NPPF 2012) state that account should be taken of flooding and water quality in the assessment of planning applications. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary, making development sites safe without increasing flood risk elsewhere must be a priority. Policy EGB 6 is in accordance with the NPPF 2012.

For EGB 7 to EGB 10, the Ministerial Foreword to the NPPF 2012 states that *“Our natural environment is essential to our wellbeing, and it can be better looked after than it has been. Habitats that have been degraded can be restored. Species that have been isolated can be reconnected.”* Enhancing the built and natural environment is mentioned as part of the environmental role for sustainable development in paragraph 7 of the NPPF 2012. Bullet point 5 of Paragraph 17, Core Planning Principles, includes *“recognising the intrinsic character and beauty of the countryside”* whilst bullet point 7 states that planning should *“contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.”* A

survey of the Natural Environment in Poynton was commissioned from Cheshire Wildlife Trust as part of the collection of evidence for the Neighbourhood Plan. A number of significant areas of high value habitat distinctiveness and local wildlife sites were identified. Landscape and Countryside access issues are very important to Poynton residents who place great value on proximity to these areas which include both the Green Belt, Macclesfield Canal Conservation Area and the Peak Park Fringe area. Policies EGB 7 to EGB 10 provide essential policies to implement the local sentiments which are themselves reflected in the NPPF 2012 requirements on the Natural Environment.

Neighbourhood Plan policies EGB 11 to EGB 18 reflect the community aspirations for conservation of the natural environment and wildlife within the Plan area. One of the core planning principles in the NPPF 2012 is for planning to contribute to conserving and enhancing the natural environment. The conservation of the intrinsic character and beauty of the countryside is also acknowledged as a core planning principle. These policies are all aligned with the NPPF 2012, each serving a different purpose in terms of Landscape Protection and Enhancement, Landscape Enhancement, Woodland Retention and Enhancement, Protection of Rural Landscape Features, Protect Landscape and Other Key Views Within Poynton, Nature Conservation, Wildlife corridors and the need for a Management Plan for the Environment. It is concluded that EGB 11 to EGB 18 are NPPF 2012 compliant.

Policies EGB 19 to EGB 23 seek to address matters concerning land for allotments and recreational uses. A core planning principle within paragraph of 17 in the NPPF 2012 is for planning to take account of and support local strategies to improve, health, social and cultural wellbeing for all. As part of the preparation of the Neighbourhood Plan, the views were sought of local sports clubs as to their requirements over the next 10 -15 years, given the potential increase in the numbers of local residents arising from the provisions of the adopted Local Plan. Each subject is addressed in a relevant policy number and there is supporting justification for each policy given in Appendix A of the Neighbourhood Plan.

Section 12 of the 2012 NPPF sets out the national planning policy in respect of conserving and enhancing the historic environment.

Policies EGB 24 to EGB 31 are reflective in their different ways of different sections of the NPPF 2012 covering paragraphs 126 to 141. The Ministerial Foreword to the NPPF states that *“Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers.”* Enhancing the built and natural environment is mentioned as part of the environmental role for sustainable development in paragraph 7 of the NPPF 2012. The 10th bullet point of Paragraph 17, Core Planning Principles, is to *“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”* Paragraph 61 requires planning policies and decisions to address the integration of new development into the natural, built and historic environment. Poynton has one existing Conservation Area at Macclesfield Canal and has a number of existing Nationally and Locally Listed Buildings. The relevant policies in the Neighbourhood Plan seek to address local historic environment matters which are of concern to the local community, notably the need for further local listing of sites considered to be of local heritage importance and one nationally listed site which is considered at risk and potential loss of its significance. All historic environment policies of the Plan have had regard to the national policy context set out in section 12 of NPPF 2012.

Plan Policy EGB 32 is proposed in recognition of its status as being NPPF 2012 compliant by virtue of containing Saved policies (from the Macclesfield Borough Local Plan) which were considered as part of the legal process for adoption of the Cheshire East Local Plan in July 2017. EGB32 draws on and supports environment, green belt and recreation/ tourism Saved policies in the Macclesfield Borough Local Plan of continuing relevance to the Poynton area. Furthermore, the emerging Cheshire East Council Site Allocations Development Plan Document (SADPD) is intended once it has completed its consultation and examination processes to replace the Saved Policies of the former Local Planning authorities in Cheshire East. In the case of policy EGB 32, it is considered that the policies listed can still have an important role in planning the future of Poynton, are not included in the first Draft of the SADPD the subject of public consultation September-October 2018 and remain in compliance with NPPF 2012.

Appendix 2.2: Housing; Basic conditions HOU policies compliance with NPPF

Policy HOU 1 concerns the location of future development within Poynton. The preservation of the Green Belt is an underpinning principle of the National Planning Policy Framework (NPPF). Paragraph 79 of the NPPF 2012 supports this, with the government attaching great importance to Green Belt. One of the core principles of the

NPPF paragraph 17 is to “encourage the reuse of existing resources, including conversion of existing buildings” and to “encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value”. The Previously Developed Land (PDL) sites proposed within this Plan are all deliverable within the Plan period, subject to planning permissions being granted, and meeting the criteria within the NPPF. HOU1 is therefore in accord with the NPPF. All references to NPPF in this statement refer to 2012 edition.

The amount of housing development the subject of policy HOU 2, for the Poynton area is based on the recently adopted Cheshire East Local Plan July 2017. That amount expected in Poynton in the period 2010 to 2030 has now been confirmed as 650 units. This comprises two components: three strategic sites at 150 units each and the site allocations of 200 units. This Neighbourhood Plan seeks to demonstrate a number of ways in which that 200 on other site allocations can come forward for development in the period to 2030. It is acknowledged that the 650 figure proposed for the Poynton Settlement would need to be supported by the Neighbourhood Plan in order for the Plan to be in conformity with the local planning framework. Therefore, the sites proposed are sufficient to be able to provide the numbers required by the adopted Cheshire East Local Plan. The approach taken in this Plan reflects the plan-led approach to plan making at both the Borough/strategic scale achieved through the Local Plan and the local/settlement level plan set out in this Plan. Compliance with the NPPF is achieved by both plans, in particular the achievement of sustainable development within Poynton which accords with paras 1 to 17 of the NPPF.

Concerning Policy HOU 3 in respect of the criteria for assessing the suitability of potential housing sites, a core planning principle set out in the NPPF (para 17) is to encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value. This approach is endorsed by Policy SE2 of the adopted Cheshire East Local Plan and also reflects Saved policy H11 of the Macclesfield Borough Local Plan which was the Development Plan during the initial preparation of this Plan. There are a number of sites within Poynton which are either Brownfield or are not currently sited within the North Cheshire Green Belt. These sites could potentially deliver at least a further 200 additional homes within Poynton in the Plan period to meet the overall housing requirement of 650 units. Appendix C of this Plan sets out the methods deployed in setting out the criteria for selecting the potential sites to accommodate the gap requirement of 200 units. The principles of sustainable development set out in the NPPF are reflected in the selection criteria selected.

Policy HOU 4 is the Neighbourhood Plan policy concerning the phasing of development. In accordance with para 47 of the NPPF, the Local Plan does illustrate the expected rate of housing delivery through a housing trajectory for the plan period. The Local Plan also sets out a housing implementation strategy for the full range of housing describing the Borough Council will maintain delivery of a five-year supply of housing land to meet their housing target, including within the Poynton area. The allocations made by the Local Plan will see a major step change in the amount of development in Poynton over the next ten years compared to recent decades. It is normally expected that the market will determine the rate at which houses are built and occupied and a number of different house builders will be promoting sales on the three strategic sites. There are however a number of environmental, infrastructure and other constraints which need to be addressed. Policy HOU4 therefore seeks to mitigate the impact this level of development on local infrastructure, facilities and services, achieve internal renewal, and to accord with Green Belt policy. In these respects policy HOU 4 meets the requirements of complying with the NPPF.

The small settlement of Higher Poynton addressed by policy HOU 5 of this Plan is listed as being at the fourth level of settlements within the Cheshire East Local Plan. For the purposes of the Local Plan, the Higher Poynton area is included within the list of Other Settlements and rural areas for the purposes of settlement hierarchy and the spatial distribution of development as a set out in policy PG 6 of the Cheshire East Local Plan. This is important because whilst any infill development within the Higher Poynton area will be making a contribution to meeting local housing needs within the wider Poynton town, the houses will not be included within the total figure of housing for Poynton as a Key Service Centre due to the four tier settlement hierarchy. In seeking to define the policy and the boundary to which it applies, the Neighbourhood Plan follows the guidance set out on both matters within the supporting evidence for the Local Plan as set out in the supporting justification for this policy. HOU 5 has compliance with the Local Plan and in particular is closely aligned with the Core Planning principles of NPPF (para 17) especially that planning should “*take account of the different roles and character of different areas...recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it*”.

Policy HOU 6 of this Plan reflects local community concerns about the infrastructure implications of the strategic sites in Poynton proposed for development in the Local Plan. The NPPF sets out in a number of sections that development and infrastructure should be aligned together to create sustainable communities, particularly para 162. The full impact on the town arising from this period of substantial growth has clearly not been adequately addressed. Policy HOU 6 therefore seeks to set out an alignment between the three strategic sites in Poynton and the infrastructure required to support the development of those sites.

Consultation on the Neighbourhood Plan and the Local Plan during the same period of time has confirmed the concerns of the Poynton community as to both the impact of the amount of development on the infrastructure of the town and the lack of any town wide Poynton Delivery Plan for the wide range of services and facilities required. For each site allocated as a Strategic Site in the Local Plan, a series of planning considerations has been identified within the policy. Whilst these list criteria relevant to each site, they do not take a spatial approach for the whole of Poynton town by considering the wider concerns generated by the size and location of the growth of the three strategic sites and the capacity of the town to accommodate them. The full impact on the town arising from this period of substantial growth has clearly not been adequately addressed. Policy HOU 6 complies with NPPF guidance on the alignment between development and infrastructure.

The three strategic site allocations proposed in the Local Plan are addressed in HOU 7 to HOU 10. Through the Local Plan Strategy, a number of key infrastructure elements for each of the three strategic sites needed to be identified and consolidated into a town wide approach to development and infrastructure. The NPPF sets out in a number of sections that development and infrastructure should be aligned together to create sustainable communities, particularly para 162. This needed to include the provision of section 106/CIL contributions towards the strategic infrastructure provision in the town wide Infrastructure Delivery Plan and to include the provision and enhancement of the physical, social, community, and green infrastructure provision both on and off site. The 650 housing requirement for Poynton also needed to be addressed in terms of the infrastructure requirements. Policies HOU 7 to HOU 10 comply with NPPF guidance on the alignment between development and infrastructure.

Policies HOU 11 TO HOU 14 relate to the proposed housing site allocations. The Neighbourhood Plan allocations are one of three components of the housing land supply. Of the total Local Plan Poynton 650 requirement, strategic site allocations total 450 units on 3 sites, Neighbourhood Plan allocations number 160 units on 3 sites with the remainder from windfall sites (expected to be at least 140 over the Plan period). It is therefore expected that the Local Plan and Neighbourhood Plan allocations will be sufficient to meet the requirement without the need for any further release of Green Belt land within the Plan period to 2030. This gives some continuity in terms of planning services and facilities to accommodate the growth in housing and population in the town. The policies accord with the sustainable development approach set out in the NPPF and comply with the components of the Core Planning principles set out there including the protection of the Green Belt and countryside, the effective use of previously developed land and the preference for land of lesser environmental quality for development.

Housing mix, density and environmental factors are the subject of policies HOU 15 to HOU 18. There is a need for new housing in Poynton to meet the needs of both existing and future generations, and provide an appropriate mix of housing types and sizes which are suitable for the full diversity of Poynton's population. In support of this, paragraph 159 of the NPPF (concerning Plan-making) states that action should be taken to address the need for all housing types, including affordable housing. This is further supported by Strategic Priority 2.1.ii of the Cheshire East Local Plan, which seeks to ensure an appropriate mix of housing types, sizes, and tenures. Policies HOU 15 to 18 reflect the NPPF requirements and the relevant policies of the Local Plan, further details being set out in Appendix A of the Plan.

Policy HOU 19 concerns density and site coverage. There are existing housing areas within Poynton which are of a substantially lower local density than the surrounding areas which would themselves usually have been built at a later date. Given the brownfield first emphasis of the Plan, there is some risk to these smaller areas being threatened by redevelopment out of character as well as overdevelopment. The density of a proposed development is only one of a number of criteria used to assess the acceptability of a scheme. That a development proposal exceeds the density of development in the adjoining area will not normally on its own be sufficient reason to warrant a refusal due to the presumption in favour of sustainable development as the golden thread of plan-making and decision making (paragraph 14 of the NPPF refers), demonstrable harm in terms of the impact on amenity will also need to be shown. The location of a development site close to the

town centre where there are a range of facilities and other services and some public transport may be available nearby, can be a material consideration justifying a higher density, and in accord with paragraph 14.

Policy HOU 20 is in respect of affordable housing. In the Neighbourhood Plan, the terms 'Affordable homes' and 'affordable housing' are based on those definitions set out in the NPPF 2012 Annex 2. Paragraph 159 of the NPPF states that action should be taken through planning policies to address the need for all housing types, including affordable housing. The intentions of the NPPF are supported by Strategic Priority 2.1.ii of the CEC Local Plan which seeks to ensure an appropriate mix of housing types, sizes and tenures, including affordable housing in Cheshire East. Policy SC5 of the adopted Cheshire East Local Plan requires that in Key Service Towns such as Poynton, developments of 15 or more dwellings (or 0.4 hectares) are required to include at least 30% affordable units. Given that most new developments in Poynton are smaller than the Cheshire East average in terms of the number of homes built in a single development, it is appropriate that the 30% minimum threshold be required for smaller developments than those set out in the Local Plan in order to ensure that the number of affordable homes increases. This is supported by strong support from Poynton residents to increase affordable housing provision in the town. Therefore, HOU 20 aligns with the NPPF and Local Plan.

For self-build homes, the relevant Plan policy is HOU 21. Paragraph 159 of NPPF recognises the need to address all types of housing need including those wishing to build their own home. The Neighbourhood Plan also recognises the benefits that some limited self-build housing could bring to Poynton in terms of providing a different type of housing mix to that offered by volume house builders or those constructing similar designs in small groups or estates, and the potential for increasing the number of homes through infilling. Indeed, a number of new homes have already been built in Poynton through this approach in recent years. It is concluded that HOU 21 is in compliance with NPPF.

Neighbourhood Plan policy HOU 22 is concerned with the matter of design. The high quality of the existing built and natural environment in Poynton means that all new development should contribute to the continuation of this high quality. This is supported by Section 7 of the NPPF, which attaches great importance to the design of the built environment as a key aspect of sustainable development. Paragraph 58 of the NPPF requires neighbourhood plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the local area in line with a clear understanding and evaluation of its defining characteristics. Paragraph 64 clearly states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Plan policy HOU 23 regarding the replacement of existing dwellings concerns proposals to rebuild or replace an existing dwelling. The policy sets out a number of criteria needing to be satisfied for planning approval to be granted. Replacements of a dwelling in the Green Belt is included within one of the exceptions to Green Belt policy set out in para 89 of the NPPF provided that the new dwelling is retained as residential and is not materially larger than the dwelling it replaces. Elsewhere, a significant benefit of a replacement dwelling is it would be likely to meet the golden thread of sustainability (para 14 of NPPF refers). In this case, the sustainability of the dwelling in planning terms would relate primarily to the location of the proposed development. From the spatial planning perspective, a proposed replacement dwelling may not increase the number of car trips and other journeys and so does not add to the unsustainability of an area. Policy HOU 23 is therefore aligned with NPPF in taking a positive view to replacement dwellings not located in the Green Belt.

Policy numbers HOU 24 TO HOU 26 refer to extensions to existing dwellings in all parts of Poynton. Within the NPPF, local planning authorities are encouraged to support opportunities to make more effective use of existing development and previously developed land in delivering new homes (para 17 and elsewhere). Provision of new homes through backland and tandem development and appropriate sub-division of existing housing stock can all provide opportunities for new homes in Poynton within the "PDL-first" policy approach adopted in this plan, subject to appropriate safeguards as set out in this range of Housing policies. In addition, it is understood that extensions to existing dwellings can help to upgrade and expand existing housing stock to meet the needs of Poynton residents. The policies for extensions comply with the national guidance set out in NPPF.

Residential caravans and mobile homes are the subject of Plan policy HOU 27. Residential caravans and mobile homes are generally limited in their design options and whilst often of a temporary nature, they can impact significantly on local surroundings and amenity particularly in rural areas. There are various categories of such

caravans and homes which are also subject to other legislation. As residential caravans and mobile homes require the same services required by a permanent dwelling, Saved Policy DC44 of the Macclesfield Borough Local Plan provides that proposals for such development be treated in the same way as applications for new housing development. Therefore, other national planning policies for housing set out in NPPF also apply to policy HOU 28, in particular regarding Green Belt policy (section 9 of NPPF) and concerning Housing (section 6 of NPPF).

Policy HOU 28 is proposed in recognition of its status as being NPPF 2012 compliant by virtue of containing Saved policies (from the Macclesfield Borough Local Plan) which were considered as part of the legal process for adoption of the Cheshire East Local Plan in July 2017. HOU 28 draws on and supports Housing chapter Saved policies in the Macclesfield Borough Local Plan of continuing relevance to the Poynton area. Furthermore, the emerging Cheshire East Council Site Allocations Development Plan Document (SADPD) is intended once it has completed its consultation and examination processes to replace the Saved Policies of the former Local Planning authorities in Cheshire East. In the case of policy HOU 28, it is considered that the policies listed can still have an important role in planning the future of Poynton, are not included in the first Draft of the SADPD the subject of public consultation September-October 2018 and remain in compliance with NPPF 2012.

Appendix 2.3: Transport and Connectivity Basic Conditions TAC policies compliance with NPPF 2012

One of the core planning principles in the NPPF 2012 (para 17) is that planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. Also, within the NPPF, Chapter 4 on Promoting Sustainable Transport sets out how transport policies can contribute to facilitating sustainable development and also contributing to wider sustainability and health objectives. It is also a core planning principle of the NPPF that patterns of growth are actively managed to make the fullest possible use of public transport, walking and cycling, as well as focusing development in locations which are or can be made sustainable. Para 29 of NPPF recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from area to area. Poynton as a small town inset into the North Cheshire Green Belt and in close proximity to the Greater Manchester city region has its own transport challenges. All subsequent references to NPPF in this document are to 2012 version.

Policy TAC 1 relates to walking within the Plan area. The majority of transport policies have been replaced at a strategic level by the adopted Connectivity policies within the Cheshire East Local Plan Strategy which is itself in conformity with chapter 4 of NPPF. Two new Local Plan policies CO 1 and CO 2 concerned with Sustainable Travel and Transport and with Enabling Business Growth through transport infrastructure have many of the same aims as earlier Plans for the area but reflect more directly and explicitly the current national guidance set out in the NPPF. As an example, policy CO 1 of the Cheshire East Local Plan Strategy sets out a number of strategic criteria concerning the need to reduce travel (subsection 2 of policy CO1) and improve pedestrian facilities so that walking is attractive for shorter journeys (subsection 3 of policy CO1). TAC 1 is in alignment with Chapter 4 of the NPPF.

Cycling within the plan area is the subject of Plan policies TAC 2 and TAC 3. One of the Core Planning principles in the NPPF refers to the benefits of cycling as one of the main modes of transport which can support more sustainable forms of development. The majority of the town area of Poynton is relatively flat and it has a good network of local roads with the railway line and some natural features (such as the Inclines) acting as some constraints on the growth of cycling as a means of travel within the town.

Plan policy TAC 4 provides local Planning guidance regarding disabled facilities and transport within Poynton. Those persons with a disability are defined for national Planning purposes at Annex 2 of the 2012 NPPF. There is no specific national Planning guidance set out in NPPF on the matter of providing adequate facilities for disabled persons and/or restricted mobility. In its absence, there is strategic guidance available from the existing Development Plan policy T4 of the Macclesfield Borough Local Plan which set out how the Council would negotiate for adequate provision in a range of situations. This policy was replaced in July 2017 by the new policies CO 1 and SC 3 of the newly adopted Local Plan. The Neighbourhood Plan policy seeks to be compliant with T4 and with CO 1 and SC 3.

Quiet lanes are the subject of policy TAC 5 and are a network of rural roads where minimal traffic calming measures are used to enable all road users to 'share with care'. Travel is easier for cyclists, walkers, horse riders and those in wheelchairs. Drivers are encouraged to travel at slower speeds. The 'Quiet Lanes' scheme was introduced by the national organisation CPRE (Campaign to Protect Rural England) and operates in many parts of the country following the appropriate legislation in 2006. There are other local schemes in Cheshire East and in the adjoining area of Woodford within Stockport Borough. Whilst there is no reference to Quiet Lanes as an aspect of planning guidance within the NPPF, it is clear that this national CPRE initiative predates the 2012 NPPF and complies with many transport related aspects of the framework.

TAC 6 concerns bus provision. Section 4 of the NPPF emphasises the important role played by transport in it facilitating sustainable development as proposed in this Plan. The NPPF also states the need for the transport system to be balanced in favour of sustainable transport modes. At para 35 of NPPF, it is indicated that development should be located so as to have access to high quality public transport facilities. The site allocations proposed in this Plan and those made in the Local Plan have had due regard to the relationship between main bus routes and potential development sites. Within and around the town, bus services are available to serve longer travel distances.

In respect of train services, policy TAC 7 acknowledges that rail is an important component of public transport provision and is confirmed in several sections of the NPPF. Poynton has two railway stations although neither

for historical reasons is within or adjacent to the town centre. This poses challenges for users depending on their destinations. Support for rail improvements of various types is found in the NPPF and other local planning documents.

TAC 8 of the Transport and Connectivity section of the Plan is the Planning policy seeking to address traffic volumes within Poynton. The centre of Poynton is subject to high levels of traffic arising from the town's position at the point north-south traffic along the A523 and A6 corridors meets east-west traffic making journeys between the Peak District (and other areas to the east) to employment areas within Greater Manchester and Manchester Airport. Para 35 of NPPF expects new development to help create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones. The proposed Poynton Relief Road is now in Cheshire East's proposed programme of major road schemes. A bypass of the town has been planned for many decades and proposed routes protected from development. The NPPF section 4 concerned with promoting sustainable transport has been taken into account in Plan making particularly the need to balance in favour of sustainable transport. The Movement Study undertaken in support of the Plan should enable traffic volumes to be reduced following the completion of the Relief road and more sustainable forms of travel can be promoted and developed within the town.

Traffic calming and road safety matters as addressed in TAC 9 have been a major concern of the community over many decades. The proposed Poynton Relief Road is now in Cheshire East's proposed programme of major road schemes. The public inquiry for the scheme is being held in November 2018. Section 4 of NPPF 12 concerns the need for sustainable transport to be taken into account in Plan making particularly the need to balance in favour of sustainable transport. The Poynton Movement Study undertaken in support of the Neighbourhood Plan should enable further measures to improve traffic calming and road safety measures following construction of the Relief Road. Section 4 of NPPF 12 makes clear that transport has many objectives including contributing to sustainability and health objectives and TAC 9 aligns well with the key sections of the NPPF.

Policy TAC 10 addresses the ongoing challenges created by the construction of major roads in and around the Poynton area, in recent years and ongoing. Safety and movement are central to section 4 of the NPPF 2012 and in particular at paragraph 35 there is reference to the need for plans (including this Neighbourhood Plan) to protect and exploit opportunities for the use of sustainable transport modes for the use of people and goods. The Poynton Movement Study endorses these principles with specific proposals for future improvements once the local strategic road network is completed and open to traffic. TAC 10 is in accordance with the factors set out in paragraph 35 of NPPF 2012.

NPPF 2012 at paragraph 40 seeks to improve the quality of parking in town centres including appropriate charging and enforcement. Plan policy TAC 11 seeks to provide the Poynton specific car parking response which is based on NPPF and current supply and demand which may change over the plan period due to increased housing and employment development locally. Further encouragement to other modes of transport within the town is reflected in other policies in this Plan.

Policy TAC 12 is proposed in recognition of its status as being NPPF 2012 compliant by virtue of containing Saved policies (from the Macclesfield Borough Local Plan) which were considered as part of the legal process for adoption of the Cheshire East Local Plan in July 2017. TAC 12 draws on and supports Transport chapter Saved policies in the Macclesfield Borough Local Plan of continuing relevance to the Poynton area. Furthermore, the emerging Cheshire East Council Site Allocations Development Plan Document (SADPD) is intended once it has completed its consultation and examination processes to replace the Saved Policies of the former Local Planning authorities in Cheshire East. In the case of policy TAC 12 it is considered that the four policies listed can still have an important role in planning the future of Poynton, are not included in the first Draft of the SADPD the subject of public consultation September-October 2018 and remain in compliance with NPPF 2012.

Appendix 2.4: Poynton Town Centre and Business Basic conditions TCB policies compliance with NPPF 2012

Regarding policies for the town centre and business, policy TCB 1 accords with the core planning principles of the NPPF in that plan-making should take account of the different roles and character of different areas and should include the promotion of the vitality of the main urban areas. Section 2 of the NPPF (paras 23 to 27) relates specifically to ensuring the vitality of town centres and sets out detailed guidance for their planning. This includes the extent of town centres and primary shopping areas should be defined. Local Plans should also allocate a range of suitable sites to meet the scale and type of retail, commercial, leisure and cultural activities. Poynton is identified as a Key Service Town within the Cheshire East Local Plan with a range of local services for the town and surrounding communities. The policy proposals of TCB 1 are intended to recognise this status by small additions being added to the definition of the town centre and the proposed masterplan approach to the future of the town centre.

Plan policy TCB 2 aligns with two sections of the NPPF, that concerning ensuring the vitality of town centres and also section 7 requiring good design. The proposed Design Guidance and Character Statement set out at TCB 2 is intended to reflect the individuality of Poynton town centre and is based on partnership working between the Town and Borough Councils – this reflects para 23 of the NPF within section 2. Para 58 of the NPPF within the Design section sets out the aims of good design including establishing a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, work and visit. The statement would also reflect other criteria set out in para 58 including a need to respond to local character and history as well as reflecting the identity of local surroundings and materials. For TCB 2 this would include defining the key architectural styles for principal shopping streets and surrounding areas as well as setting out detailed design guidelines for future development. TCB 2 is fully aligned with NPPF.

In respect of policy TCB 3, the NPPF in section 2 promotes competitive town centres that provide customer choice and a diverse retail offer, and which reflect the individuality of each centre. In the case of Poynton, the Shared Space scheme along the main areas of public realm already creates a distinctive context within which existing and proposed town centre uses can develop. The mixed use of properties within the town centre is recognized and the policy is aimed at supporting viability, attractiveness and vitality of the town centre, and the objective of planning policy will be to maintain a balance of uses so as to maintain and enhance the vitality and attractiveness of the main shopping area. There is a turnover of use of buildings within the town centre including some key sites which also aligns with the need for a wide range of uses to be accommodated to reflect its position as a Key Service Centre.

Plan policy TCB 4 addresses land for community purposes and the town centre. One of the core planning principles set out in the NPPF (para 17) is to take account of and support local strategies to improve health, social and community wellbeing for all, and to deliver sufficient community and cultural facilities and service to meet local needs. The town centre is located at the heart of the local community and also serves wider rural communities. It is also central to the three major land releases for housing allocations in the Local Plan so it is essential that space is found to accommodate the changing and growing needs of the local community. Account has been taken of the relevant NPPF policies in preparing TCB 4.

Car parking within the town centre is the subject of plan policy TCB 5. At the core of national planning policy as set out in the NPPF is the presumption in favour of sustainable development (para 14 and elsewhere refers). Town centres are by definition the most accessible part of any town. Poynton reflects this pattern in terms of uses and accessibility with the exception that the main railway station serving the town is for historical reasons located on the western side of the town on the line into Manchester. A range of public and private car parks currently serves the diverse needs of the local community and need to be retained and enhanced as appropriate. Section 4 of NPPF concerns the need to promote sustainable transport and para 40 expects an improvement in the quality of parking in town centres to make it convenient, safe and secure. It is concluded that TCB 5 reflects the national guidance in NPPF.

Policy TCB 6 addresses the matter of support for business in a number of different ways through this Plan. There are two NPPF chapters which deal specifically with planning for the economy; Chapter 1 is concerned with building a strong competitive economy and Chapter 3 supports a prosperous rural economy. In Chapter 1, emphasis is given to the need to plan proactively to meet the development needs of business and to support an economy fit for the 21st Century. (para 20) Specific examples of how this may be achieved are set out in TBC 6 for the town of Poynton. Chapter 3 (para 28) expects neighbourhood plans to support the rural economy

in a number of ways including through the conversion of existing buildings and well-designed new buildings. TCB 6 is therefore fully aligned with these sections of the NPPF.

Home working is identified as an issue for this Plan and policy TCB 7 seeks to provide planning policy guidance at a local level. Within Chapter 1 of NPPF (concerning the need for a strong, competitive economy) at para 21 the facilitation of flexible working practices such as the integration of residential and commercial uses within the same unit is encouraged. Poynton is considered an appropriate location subject to adequate environmental safeguards as set out in the detailed wording of the policy. The aim of encouraging and supporting home working across the plan area aligns well with NPPF para 21. Section 5 of the NPPF is concerned with supporting high quality communications infrastructure which is essential to sustainable economic growth. Other aspects of the NPPF support the transition to a low carbon economy, encourage the reuse of existing buildings (including their conversion) and to make the fullest use of public transport, walking and cycling. Each of these can facilitate home working.

Policy TCB 8 of the Plan concerns employment land. The economic role of sustainable development is an underlying dimension of the NPPF (para 7 refers). In particular, it is stressed that this role contributes to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right place and at the right time to support growth and innovation, and by identifying development requirements, including the provision of infrastructure. The Cheshire East Local Plan proposes no strategic release of Green Belt land within the boundary of Poynton town. The additional employment land (as required in the Cheshire East Local Plan to meet the needs of the Poynton area) is proposed to be concentrated on newly allocated land to the south of the Poynton town boundary. This in turn reflects the siting of existing employment sites to the south of the town and both existing and proposed employment sites would be in close proximity to the proposed Poynton Relief Road. The Green Belt boundary to the south of the town boundary has been redrawn in the Local Plan to recognise this location. There are therefore no specific land allocations for employment use made in this Plan. It is considered that this complementary approach to employment land planning across the parish/ town boundary between Poynton and adjacent areas is appropriate in such circumstances. The strategic employment land elements reflect the presumption in favour of sustainable development (paras 11 to 16 of NPPF) whilst other TCB policies seeks to address more local development needs for business and the town centre.

Policy TCB 9 is proposed in recognition of its status as being NPPF 2012 compliant by virtue of containing Saved policies (from the Macclesfield Borough Local Plan) which were considered as part of the legal process for adoption of the Cheshire East Local Plan in July 2017. TCB 9 draws on and supports the relevant Poynton town centre chapter Saved policies in the Macclesfield Borough Local Plan of continuing relevance to the Poynton area. Furthermore, the emerging Cheshire East Council Site Allocations Development Plan Document (SADPD) is intended once it has completed its consultation and examination processes to replace the Saved Policies of the former Local Planning authorities in Cheshire East. In the case of policy TCB9 it is considered that the policies listed can still have an important role in planning the future of Poynton, are not included in the first Draft of the SADPD the subject of public consultation September-October 2018 and remain in compliance with NPPF 2012.

Appendix 2.5: Health and Wellbeing Basic conditions HEWL policies compliance with NPPF 2012

Policy HEWL 1 promotes a healthy lifestyle for Poynton residents which in turn reflects chapter 8 of NPPF 2012 that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The DCLG also gives guidance in respect of how this may be achieved. Healthy communities are essential to the social role of sustainable development (para 7 of NPPF) and this includes accessible services available locally reflecting community needs and support for health, social and well-being. Other policies in this Plan in the HEWL and other chapters aim to provide Poynton residents 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. It is considered that HEWL 1 is in compliance with the relevant sections of the NPPF.

The need to get about within Poynton and its local area is addressed in policy HEWL 2. Promoting sustainable transport is a key element of the NPPF and comprises chapter 4. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. Poynton residents and visitors benefit from its location as a small town inset into the surrounding countryside. This poses its own challenges so those who want to walk, cycle or use public transport to travel within Poynton, and use public transport to travel outside of Poynton, are to be encouraged and should be able to do so (so there are no environment, social or physical barriers to so doing). Within NPPF chapter 8 (Promoting healthy communities) planning policies are expected to protect and enhance public rights of way and access. Local authorities are expected to seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks. Within Poynton, existing public rights of way are to be safeguarded and enhanced to provide pedestrian and cycle way access through any permitted developments with improved links to the town centre. Policy HEWL 2 is aligned with the relevant NPPF chapters, namely 4 on transport and 8 on healthy communities.

Access to green spaces are the subject of policy HEWL 3 and the NPPF Chapter 11 gives guidance on conserving and enhancing the natural environment for the benefit of the community. Also, in Chapter 8 there is guidance given as to the need for high quality public space and active and continual use of public areas. The policy aims to provide Poynton with sufficient safe, accessible, maintained green spaces which can be used by the whole community, so the spaces can be enjoyed by everyone and would bring about an increase in social cohesion and a sense of community. HEWL 3 aligns well with relevant national policy both in both Chapters 11 and 8.

Policy HEWL 4 is concerned with sports and social activities for all. Within Chapter 2 of NPPF regarding the vitality of town centres, it is stated that local planning authorities should 'allocate a range of suitable sites to meet the scale and type of leisure development needed in town centres. It is important that needs for leisure are 'met in full' and 'deliver sufficient community and cultural facilities and services to meet local needs'. The Cheshire East Local Plan (July 2017) incorporates these requirements into policies SC1 and SC2. Policy HEWL 4 summarises the relevant activities identified in Poynton from the Neighbourhood Plan work so includes a range of different types of provision to meet the growing population and needs of the town. The delivery of potential additional facilities is also addressed and may need bespoke solutions.

The subject of growing up in Poynton is set out in terms of policy HEWL 5. The aim is that Poynton residents, but especially toddlers, children and young people can be supported by the town infrastructure to reach their full potential. Many matters covered in HEWL 5 are referred to within section 8 of the NPPF "Promoting healthy communities". The wording of the policy provides locally relevant examples, including some referred to in para 70 of NPPF concerning the delivery of social, recreational and cultural facilities and services. Another issue addressed in HEWL 5 concerns an ageing population in the town in line with national trends. Although the NPPF does identify duties for local planning authorities to meet housing demands for elderly people based on demographic trends, wider national recognition of the impact of an ageing population is not addressed specifically within the NPPF. Policy HEWL 5 sets out a Borough-wide initiative instead (the Ageing Well in Cheshire East Programme) to which the planning policy is aligned.

HEWL 6 is the plan policy for access to healthcare professionals and their services and facilities. Health well-being as defined in the social role of sustainable development requires the planning system to provide strong, vibrant and healthy communities (para 7 of NPPF). For this plan, this means Poynton residents being able to secure timely access to and appointments with relevant health professionals along with access to health and social care facilities either locally or with good transport or in their own homes or other accommodation.

Particular concern arises from the prospect of additional pressure on existing practices from the proposed development in Poynton of 650 homes and the development of 950 new houses in neighbouring Woodford. In para 162 of NPPF, health and social care are listed as being among the types of infrastructure which local authorities and service providers should assess the quality and capacity of as part of their plan-making duties. HEWL 6 is the local reflection of concerns about the combination of an ageing and growing population and the capacity of both professionals and supporting facilities to cater for the growing demand. HEWL 6 aligns with both sustainable development and infrastructure components of the NPPF.

Policy HEWL 7 is complementary to and supportive of HEWL 6 regarding the location of a central health hub located within the Poynton area and serving smaller communities in north east Cheshire. The proposed selection criteria are as set out in the policy itself. A new core building would be provided in preference to a greater level of capacity for the delivery of Primary Care services to the local population from existing facilities. The social role of sustainable development in supporting strong, vibrant and healthy communities is the appropriate guidance in the NPPF (para 7 refers). A centrally located hub would also comply with other dimensions of sustainable development including a location with a sustainable solution. Para 162 of NPPF also applies in terms of the hub being an important addition to health infrastructure in the local area. HEWL 7 accords well with appropriate national planning policy as set out in NPPF.

Air quality is a key element of good health and wellbeing and is addressed in policy HEWL 8. Para 124 of NPPF (within section 12 concerning the natural environment) expects local planning policies to sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. In addition, planning decisions on applications should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan. Cheshire East Council are required to undertake a regular review and assessment of the air quality within the borough, and assess levels of air pollution against air quality objectives. Where levels are found to be in excess of these objectives, the Council should declare an Air Quality Management Area (AQMA) and through an action plan set out the measures to work towards achieving the objectives. Levels of Nitrous oxide have been monitored along sections of London Road South Poynton in recent years. Although levels were found to be quite high around one junction, no AQMA was required to be designated. The Town Council actively supports the monitoring programme. Policy HEWL 8 complies as written with the relevant planning policy guidance in the NPPF.

Appendix 3 Poynton Neighbourhood Plan and Cheshire East Local Plan Strategy 2017 conformity

Appendix 3.1 Environment and Green Belt (EGB policies)

Appendix 3.2 Housing (HOU policies)

Appendix 3.3 Transport and Connectivity (TAC policies)

Appendix 3.4 Poynton Town Centre and Business (TCB policies)

Appendix 3.5 Health and well-being (HEWL policies)

Appendix 3.1 Environment and Green Belt Basic conditions

EGB policies compliance with Cheshire East Local Plan Strategy

EGB 1 Key CELPS policy; PG2, PG3

The CELPS states in the Vision for Key Service Centres that development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability. Some site allocations totalling around 450 homes on three sites previously within the North Cheshire Green Belt have been made in the CELPS to help achieve that vision. In terms of PG 2 (Settlement Hierarchy), the Key Service Centres will see growth, with high quality homes and business premises provided, where smaller independent traders and tourism initiatives will continue to thrive and where all development will contribute to creating a strong sense of place. EGB 1 has to be seen in this context.

CELP policy PG3 states that *“within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy.”* Policy EGB 1 makes clear these three strategic site allocations have been justified in the context of the Local Plan as meeting national policy for sustainable development. The strong preference of the Poynton community is that the other boundaries which seek to retain the Green Belt around Poynton should be supported and retained if possible or exceptional circumstances should be deployed for any development to occur within the Green Belt. EGB 1 is therefore fully compliant with both PG 2 and PG 3.

EGB 2 Key CELPS policy; PG2, Policy MP1, Policies SD1, SD2, Policy SE2

The objective of sustainable development is at the heart of the Cheshire East Local Plan (CELP). The Background section of the Local Plan in paragraphs 1.21 to 1.45 sets out the vision that vibrant and historic market towns located throughout the Borough, with their attractive and varied townscapes and concentrations of listed buildings, provide high quality living and working environments, and are a key part of the Borough’s visitor economy and maintain their important economic function. The objective that the future for Cheshire East is:

“Sustainable, Jobs-led Growth and Sustainable, Vibrant Communities” with the Local Plan Strategy being the spatial interpretation of that objective. The policy principles underpinning the vision at 1.29 confirm that development should take place on brownfield sites, *“where possible, to minimise the use of greenfield, Strategic Green Gap, open countryside or Green Belt sites”*. EGB 2 is therefore wholly aligned with the overall CELPS vision in respect of a brownfield approach to development needs.

CELP Policy MP1 sets out the presumption in favour of sustainable development. Policy PG2 sets out that in the Key Service Centres, some development to meet needs and priorities will be supported as set out for EGB 1 above. Policy SD1 sets out that sustainable development in Cheshire East should (item 13) *“Support the achievement of vibrant and prosperous town and village centres”*; and (item 14) *“Contribute to protecting and enhancing the natural, built, historic and cultural environment”*. Policy SD2 sets out sustainable development principles that all development will be expected to meet.

Within the Cheshire East Local Plan adopted Policy SE 2 concerns the effective use of land and seeks to give effect to the core planning principle within the Borough. That Policy also clarifies that landscape amenity or biodiversity losses are the two most significant matters which could compromise the redevelopment of brownfield land.

It can be concluded that EGB 2 is compatible with the relevant policies in the CELPS.

EGB 3 Key CELPS policy; PG3

The adopted Cheshire East Local Plan (July 2017) sets out at Policy PG3 the national guidance in the NPPF (2012) in Sections 1 to 4. That NPPF changed the previous emphasis and broadened the basis upon which brownfield sites within the Green Belt may be permitted. It provided that an exception to the general presumption against the construction of new buildings in the Green Belt may apply for limited infilling or the partial redevelopment of previously developed sites (brownfield), whether redundant or continuing use (excluding temporary buildings), provided that the development would not have a greater impact on the

openness of the Green Belt and the purpose of including land within it than the existing development. Policy EGB 3 is aligned with both the Local Plan policy PG3 which is in turn aligned with NPPF section 9 concerning national Green Belt policy.

EGB 4 Key CELPS policy; PG3

The adopted Cheshire East Local Plan (July 2017) sets out at Policy PG3 the national guidance in the NPPF (2012) in Sections 1 to 4. NPPF provides that Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan (para 83 refers). In point 6 of PG£ it is noted that in addition to those areas listed for removal from the Green Belt (which include the three strategic sites in Poynton), it may also be necessary to identify additional non-strategic sites to be removed in the Site Allocations and Development Policies Document. This may be the case in Poynton if the housing need requirement is not being met at some future date. The Local Plan is clear that within the Plan period to 2030, there will be no further strategic releases of Green Belt land other than through a review of the Local Plan. Policy EGB 4 of this Plan seeks to achieve a plan-led solution to meeting any unmet local housing needs through small sites being released through the Site Allocations or Neighbourhood Plans. EGB 4 is therefore in compliance with current PG3 and current and new NPPF 2018 guidance.

EGB 5 Land at Glastonbury Drive Key CELPS policy; PG3 and PG7

This site currently lies within the North Cheshire Green Belt. It is a discrete and clearly identifiable site in a sustainable location close to the centre of the town and within convenient walking distance of many local facilities and services. It has been assessed as part of the Cheshire East Council Green Belt Review prepared by Arup as part of the evidence base for site selection for the Local Plan Strategy housing requirement. It was categorised by Arup as making a limited contribution to Green Belt. The site was not included in the list of strategic sites in the Local Plan Housing requirements exercise due to its limited size which fell substantially below the Borough Council size of around a minimum of 150 units per strategic site. The site is presently unused but could meet some local needs for recreation or open space uses if the Green Belt status retained. The policy is compliant with PG3 and PG7 of the adopted Local Plan.

EGB 6 Key CELPS Saved MBLP DC17 to DC20, SE13

The four Saved Policies DC 17 to DC 20 in the Macclesfield Borough Local Plan are concerned with the management of water resources including flood risk. Those policies are retained as Saved policies within the adopted Cheshire East Local Plan with the exception of Policy DC18 concerning sustainable urban drainage systems which is proposed to be replaced by Policy SE13 regarding flood risk and water management within the adopted Cheshire East Local Plan Strategy (July 2017). At para 162 of NPPF, flood risk, water supply and wastewater and its treatment are all considered as appropriate infrastructure for which local authorities along with providers of services should assess the quality and capacity of such infrastructure for plan-making purposes. Managing surface water and flood risk and maintenance of all relevant infrastructure is essential. Policy EGB 6 is compatible with both the Saved MBLP and CELPS policies.

EGB 7 Key CELPS policy; PG3, SC1, SC6 Saved policies in the Environment and Recreation and Tourism chapter of the Macclesfield Borough Local Plan

In the Macclesfield Borough Local Plan the Aims and Strategy of the Plan includes sections on the Environment, Green Belt, Countryside, and Recreation and Tourism, all of which relate to this policy. Some relevant policies are now confirmed as being saved in the adopted Cheshire East Local Plan. Accordingly, those policies continue to carry weight in policy and decision-making. At a strategic level, the most significant environmental aim of the Macclesfield Local Plan in relation to ECB 7 is to protect, conserve and enhance both the natural and the man-made heritage of the Borough. In terms of delivering this aim, the overall strategy for the environment is to conserve and enhance the attractive urban and rural environment, improve the despoiled areas, and revitalise the urban areas. A number of means to achieve this are listed including protecting the landscape, the woodlands and river corridors from unnecessary development, encouraging enhancement schemes where appropriate, and protecting open spaces from development, and improving

them where necessary. For Recreation and Tourism the Macclesfield Local Plan Strategy is to improve recreational provision for the benefit of residents and visitors, whilst ensuring that the conservation and restraint policies are not undermined. Ways of meeting this strategy include the protection of existing public and private open spaces from development, and increasing the provision in areas of identified shortfall, such as playing fields and local open spaces.

Within the Cheshire East Local Plan SC 1 in respect of Leisure and Recreation and SE 6 regarding Green Infrastructure are directly applicable to EGB 7 at a strategic level. Both the locally based Saved policies of the Macclesfield Borough Local Plan and the recently adopted Cheshire East Local Plan referred to here are aligned for the purposes of neighbourhood plan making.

EGB 8 Key CELPS policy; Policy SE1, SE3, SE4, SE6, SE7

Within the Sustainable Environment chapter of the CELPS, the four policies listed above are relevant to the natural and historic environment of Poynton as the subject of policy EGB 8. Furthermore, the adopted CELPS now confirms that Policy NE1 of the Macclesfield Borough Local Plan is a saved policy. Areas of Special County Value are now known as Local Landscape Designations, Policy NE1 will therefore continue to apply to the landscape areas to the east of the Macclesfield Canal in Poynton.

Regarding the historic environment, of the design and conservation policies in the MBLP, all bar one were deleted from the policy by the CELPS. Cheshire East Council consider that new policies SE1, SD2 and SE7 of the adopted Local Plan should address the same or similar requirements.

EGB 9 Key CELPS policy; Policy C01

EGB 9 addresses the matter of encouraging public access to the countryside. Previous Local Plan policies for Transport for the Poynton area have all now been replaced by policy C01 of the Cheshire East Local Plan Strategy concerning Sustainable Travel and Transport. This policy seeks inter alia “to improve pedestrian facilities so that walking can be attractive for shorter journeys”. This policy provision along with other aspects of C01 would be complementary to proposed Neighbourhood Plan policy EGB 9 which would itself endeavour to secure delivery of that policy with regard to access to the countryside in the Poynton area.

EGB 10 Key CELPS policy; Policy EG4

Within the adopted CELPS policy EG4 Tourism provides that the Local Plan Strategy will protect and enhance the unique features of Cheshire East that attract visitors to the area, including their settings, whilst encouraging investment. This will be achieved in a number of ways including that of through: “improving access to our natural and historic landscapes through enhancing our vital public rights of way network”. The Cheshire East Local Transport Plan and Rights of Way Improvement Plan 2011-2016 also refers to a policy to “Protect and advance our public rights of way and green infrastructure and endeavour to create new links beneficial for health, safety or access to greenspaces: leisure routes for cyclist, horse riders and walkers”.

EGB 11 Key CELPS policy, Policy SE4 Saved policy NE1 of the Macclesfield Borough Local Plan.

Landscape protection and enhancement are addressed in policy EGB 11. The supporting evidence reflects the landscape status of the Peak Park Fringe Area of Special County Value for Landscape (ASCVL) lying partly within the Plan area. The ASCVL policy is as set out in saved policy NE1 of the Macclesfield Borough Local Plan. This Neighbourhood Plan policy is intended to continue the important protection given to the foothills of the Peak District which itself is based on landscape assessment at various spatial scales. This is also reflected in CELPS policy SE4 concerning the Landscape. Within policy SE4 the new designation of Local Landscape Designation Areas would apply to the Peak Park Fringe area. Both the Saved MBLP and CELPS policy are consistent with EGB 11.

EGB 12 Key CELPS policy, Policy SE4

The conservation and enhancement of different landscape character areas within Poynton has been based on Policy NE2 of Macclesfield Borough Local Plan. That policy was deleted from July 2017 by the adopted CELPS. New Policy SE4 sets out the proposed strategic approach to landscape protection. Neighbourhood Plan Policy EGB 12 is therefore intended as a local replacement relevant to the Poynton area. Policy SE4 (alongside Green Belt policy) is likely to continue to control development in the Green Belt. The recognition of the differences in character between the higher land areas to the east and the lower woods and farms (identified in the Cheshire Landscape Assessment) create opportunities for positive uses of the Green Belt and the parts of the landscape within town such as the Inclines and Woods. Policy EGB 12 aligns well with existing national planning policy and with previous and existing Borough policy for the landscape.

EGB 13 Key CELPS policy; Policy SE5

Woodlands are an important component of the natural environment and are essential in both the rural and town situations in Poynton, sometimes for different reasons. The retention and enhancement of existing areas of woodlands were set out in Policy NE7 of the Macclesfield Borough Local Plan. That policy has been deleted in the CELPS by new Policy SE 5 which sets out the preferred strategic approach to trees, hedgerows and woodland Neighbourhood Plan Policy EGB 13 is intended as a local replacement, relevant to the Poynton area. EGB 13 is fully compliant with SE5.

EGB 14 Key CELPS policy; Policy SE5

The conservation and enhancement of different rural landscape features including woodland, hedgerows and other natural attributes, is based on Policy NE3 of Macclesfield Borough Local Plan That policy is retained as a Saved Policy in the adopted CELPS. This Neighbourhood Plan policy aims to complement that wider strategic policy for a larger area. Policy EGB 14 is fully aligned with both the Saved policy and the most relevant CELPS policy which is SE5 as referred to in respect of policy EGB13 above.

EGB 15 Key CELPS policy; Policy SE1

The retention of valued local views is important to protect the character of any area. In the case of Poynton, the views to the east are of the foothills of the Pennines and include areas forming part of the Peak District National Park. Equally, the Parish Church of St George is in the centre of the town, has a clear heritage focus and is the tallest building. The former MBLP Policy BE1 included a design principle for the town centres which include Poynton, that development should be human in scale and not normally exceed three storeys in height. That policy has now been superseded by CELPS Policy SE1, which applies to the whole Cheshire East Borough Council area. Policy SE1 is therefore the relevant strategic policy for EGB 15 to comply with. Item 1 of SE1 states that “ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements”. This aligns well with the intent of EGB 15 as set out in both the policy and its supporting justification.

EGB 16 Key CELPS policy; Policy SE3

The importance of nature conservation for the planning of Poynton is recognised in EGB 16. Other policies in this Plan have emphasised the natural environment of the Poynton area as contributing to its popularity as a place to live, work and relax. Saved Policy NE11 of the MBLP addresses nature conservation matters. The key policy in CELPS is Policy SE3 which seeks to protect and enhance biodiversity and geodiversity. Until reviewed and updated through the production of a Cheshire East Council Site Allocations and Development Policies DPD, the spatial extent of nature conservation areas in the former Macclesfield Borough is shown in the proposals maps of the existing Macclesfield Local Plan. It is concluded that SE3 is compliant with both Saved policy NE11 and CELPS policy SE3, both of which have been addressed in Plan making.

EGB 17 Key CELPS policy; Policy SE3

EGB 17 proposes a wildlife corridor for Poynton based on technical and professional evidence summarised within the Plan. Policy SE3 of CELPS refers to the importance of such corridors in its first paragraph. The corridors are also referred to in item 4iv of the policy and are defined in the Glossary to the NPPF. There is clear alignment across all three spatial scales – town, borough, national.

EGB 18 Key CELPS policy; Policy SE3

This policy seeks to recognise other aspects of nature conservation in the form of a management plan for the Poynton environment. In addition to measures to improve use and accessibility, such a Plan may include arrangements for short and long term management that retain the special character of identified sites. The purpose of this policy is to incorporate other aspects of the Cheshire Wildlife Trust report, including remedial action. The Cheshire East Local Plan Strategy emphasises the natural environment as being one of the Borough's greatest strengths, highly valued by residents and visitors alike. Protecting and enhancing the environment is seen as a key aspiration of the Local Plan. Policy SE3 of the CELPS has six strands of policy relating to biodiversity and geodiversity. The natural environment needs to be managed in a positive way and this plan proposes that a town-based Management Plan for the Environment is prepared. EGB 18 is in full accordance with national and strategic Local Plan policy.

EGB 19 Key CELPS policy; Policy SE 6

This policy seeks to identify the need for further sites for the provision of small pocket parks, picnic areas and informal open spaces throughout the Poynton area. The relevant CELPS policy is SE6 concerning green infrastructure which sets out how the Borough Council will aim to deliver a good quality, and accessible network of green spaces for people to enjoy, providing for healthy recreation and biodiversity and continuing to provide a range of social, economic and health benefits. This will be achieved in a number of ways set out in the policy. The Neighbourhood Plan policy EGB 19 is in full compliance with SE 6 as the strategic policy for local delivery of improvements to green infrastructure.

EGB 20 Key CELPS policy; Policy SC 3

The encouragement of allotments is set out in both EGB 20 for Poynton and SC3 for the whole Borough. Local demand is reported in the east and west of the town and delivery of more allotments would accord with a number of wider spatial and other policies including SC3 which concerns health and wellbeing. SC3 provides that the Borough Council and its partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles in a number of ways including promoting the role of communal growing spaces including allotments, Allotments are also seen as valuable community spaces that offer wider benefits. EGB is fully aligned with CELPS policy SC3.

EGB 21 Key CELPS policy; Policy SE6, SC2

The evidence from a variety of sources demonstrates that there is a need to address the requirement for additional pitch facilities in Poynton by a combination of different solutions set out in EGB 21 and its justification. At the strategic level, Policy SE6 in the Sustainable Environment Chapter covers all outdoor open space such as parks, allotments and playing fields; open space standards and contributions. Criterion 4 of SE6 set out the requirements for development to satisfy including contributing to the provision of outdoor sports facilities in line with Policy SC2. Both strategic policies therefore set the context within which EGB 21 has been prepared in particular to respond to the expanding need for playing fields due to the increase in population expected over the Plan period.

EGB 22 and EGB 23 Key CELPS policy; Policy SC1, SC2

At the strategic level, policies SC1 and SC2 of CELPS set out the Borough Council's priorities including how any proposal affecting an indoor or outdoor sports facility will be assessed in relation to any emerging or subsequently adopted indoor Sports Strategy or Playing Pitch Strategy. There is a recognised need by the local authority, Town Council, and local sports clubs and teams that improvements in both the number and quality of sports facilities are needed in Poynton, in particular arising from the increase in the number of households within the next 10-15 years who will be seeking local access to sports facilities. Cheshire East Council has already undertaken sports assessments of the main outdoor sports facilities and this has informed this Neighbourhood Plan. EGB 22 aligns with Local Plan policies SC1 and SC2. EGB 23 recognises an acknowledged need by the Borough Council, Town Council, and local sports clubs and teams that improvements in both the number and quality of sports facilities are needed in Poynton. EGB 22 and EGB 23 have been prepared in compliance with the appropriate Local Plan policies.

EGB 24 Key CELPS policy; Policy SC7

The important and interesting history of Poynton is reflected in the number and variety of heritage assets in the town. The Saved policies of the Macclesfield Borough Local Plan 2004 provide a comprehensive range of policies concerning heritage assets at the Borough-wide level. From July 2017, Local Plan Policy SE7 has become the main Development Plan policy for the historic environment across Cheshire East. The view is taken that in the light of the significance of the heritage assets of the Poynton area, some continuity of protection at a local level may be needed. There may be a local policy gap in some aspects of the protection and enhancement of listed buildings in the town as Cheshire East Council develops its own strategic and local policies as the local planning authority. This Neighbourhood Plan recognises and supports the current policies for heritage protection within Poynton. EGB 24 complies with both SC7 and the relevant Saved policies of the Macclesfield Borough Local Plan.

EGB 25 Key CELPS policy; Policy SE7

CELPS policy SE7 concerns the historic environment as Cheshire East contains a much valued, varied and unique built heritage. This is identified as being a key contributor to the quality of life and economic attractiveness of the borough and has a positive and important role to play in achieving a sustainable community in Cheshire East. At the strategic level, the Borough expects all new developments to respect and promote the distinctive local heritage of the area including the distinctive qualities of towns (including Poynton and its surrounding area) and villages across the borough. Policy EGB 25 of the Neighbourhood Plan confirms the need for the listed buildings within the town to be improved and enhanced as appropriate to each structure or building. It is considered that EGB 25 is in full compliance with the requirements of CELPS policy SE7 with regard to listed buildings.

EGB 26 Key CELPS policy; Policy SE7

EGB 26 sets out the approach to be taken to changes of use of listed buildings within Poynton. At the strategic level, CELPS policy SE7 provides that the Borough Council will seek to positively manage the historic built environment through engagement with landowners/asset owners and other organisations and by working with communities to ensure that heritage assets are protected, have appropriate viable uses, are maintained to a high standard and are secured and have a sustainable future for the benefit of future generations. The two policies are considered to be supportive of each other at the neighbourhood and strategic level.

EGB 27 Key CELPS policy; Policy SE7

Lostock Hall Farmhouse is a significant listed building in Poynton which suffers from decades of neglect and lack of repair and maintenance. It is justified in the supporting explanation as to the need for a separate policy for the site. The building is listed grade II with elements that probably date from the 16th century with 19th century modifications and additions. Although SE7 is a Borough wide policy, it is considered that the specific content of policy EGB 27 is reflective and supportive of the approach to such heritage assets taken in CELPS policy SE7 and the NPPF guidance.

EGB 28 Key CELPS policy; Policy SE7

The CELPS proposes at a Borough level Policy SE7 as an approach to heritage assets, including designated and non-designated assets, and is based on the national guidance set out in the NPPF. EGB 26 is an acknowledgement of the Borough Council approach to Local Listing. This policy of the Neighbourhood Plan is compliant with both previous and current Local Plan and the NPPF.

EGB 29 Key CELPS policy; Policy SE7

The strategic policy regarding non-designated heritage assets is set out at point 3b of policy SE7 of CELPS. In EGB 29 the policy sets out how some of the historical places in Poynton will be identified in appropriate ways including by plaques summarising the reasons for their inclusion. The list of these assets comprises many features derived from the history of Poynton as a coal mining area until nearly the mid-20th century. There are still many places in Poynton reflective of its significance over the centuries which the community wishes to acknowledge and mark in some way. EGB 29 is compliant with SE7 for the purposes of plan-making.

EGB 30 Key CELPS policy; Policy SE7

The strategic policy regarding non-designated heritage assets is set out at point 3b of policy SE7 of CELPS. In EGB 30, the policy sets out the approach taken in this Plan to protecting and enhancing non-designated heritage assets within Poynton. The list of these assets comprises many features derived from the history of Poynton as a coal mining area until nearly the mid -20th century. EGB 30 is compliant with SE7 for the purposes of plan-making.

EGB 31 Key CELPS policy; Policy SE7

The strategic policy regarding designated heritage assets is set out at point 3a of policy SE7 of CELPS. The curtilage and setting of a designated heritage asset is an important consideration when any aspect of that asset is the subject of planning proposals through the decision making process. EGB 31 is compliant with SE7 for the purposes of plan-making.

EGB 32 Key CELPS policies: various chapters of CELPS including Appendix B

These Saved policies derive from the Macclesfield Borough Local Plan of 2014 and have direct relevance to Poynton within their subject areas. The Plan Policy EGB 32 is proposed in recognition of its status as containing Saved policies which were considered as part of the legal process for adoption of the Cheshire East Local Plan in July 2017. EGB 32 draws on and supports environment, Green Belt and recreation/ tourism Saved policies in the Macclesfield Borough Local Plan of continuing relevance to the Poynton area. Furthermore, the emerging Cheshire East Council Site Allocations Development Plan Document (SADPD) is intended once it has completed its consultation and examination processes to replace the Saved Policies of the former Local Planning authorities in Cheshire East. In the case of policy EGB 32, it is considered that the policies listed can still have an important role in planning the future of Poynton, are not included in the first Draft of the SADPD the subject of public consultation September-October 2018 and remain in conformity with CELPS.

Appendix 3.2: Housing Basic Conditions

HOU policies compliance with Cheshire East Local Plan Strategy

HOU 1 Key CELPS policy; Policy PG3, PG4, PG7

In terms of the location of future development as set out in HOU1, a major factor of both CELPS and Neighbourhood Plan has been the desire to protect the Green Belt which surrounds the settlement. To this end para 8.38 of CELPS states “the Council recognises the important role of the Green Belt in the Borough, particularly in preventing its towns and settlements from merging into one another, safeguarding the countryside and concentrating development into its urban areas”. Chapter 8 of the CELPS Planning for growth reflects the need to balance growth with major constraints such as national Green Belt policy CELPS policy PG3 confirms that the “construction of new buildings is inappropriate in the Green Belt”. Policy PG4 also applies to Poynton in that the northern part of the former Woodford Aerodrome allocates the site as Safeguarded Land for future employment development and subject to policy LPS52. The Neighbourhood Plan takes into account the four CELPS strategic site allocations, three housing, one for employment. Policy PG7 sets the overall spatial distribution of development with Poynton defined as a Key Service Centre and the land requirement for Poynton: in the order of 10 hectares of employment land and 650 new homes. The housing component of 650 units would be met by a combination of CELPS allocations and this Neighbourhood Plan as explained in other Housing policies. HOU 1 in respect of the location of development is compliant with the relevant policies of CELPS.

HOU 2 Key CELPS policy; Policy PG3, PG4, PG7

The amount of new housing development expected in Poynton in the period 2010 to 2030 has now been confirmed in CELPS as around 650 units (PG7). This amount comprises two components: three strategic sites at 150 units each and the site allocations of 200 units. This Neighbourhood Plan seeks to demonstrate a number of ways in which that 200 can be delivered on other site allocations to come forward for development in the period to 2030. It is acknowledged that the 650 figure proposed is for the Poynton Settlement which includes areas to the south of Poynton town which is the boundary of this Neighbourhood Plan area. All housing development for the Poynton settlement would need to be sited within the town for reasons of achieving sustainable forms of development in accordance with both NPPF and CELPS. In this manner, the Neighbourhood Plan is aimed to be in conformity with the CELPS and in turn NPPF. Therefore, the amount of development and sites proposed are sufficient to be able to provide the numbers required by the adopted CELPS.

HOU 3 Key CELPS policy; Policy SE2, SD1, SD2

The approach to site selection of potential housing sites in this Plan as set out in HOU 3 is aligned with both NPPF and CELPS. A core planning principle of NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value. Policy SE2 of the adopted CELPS reflects this approach as did policy H1 of the MBLP Plan which was the Development Plan during the preparation of this Plan. Policies in the Sustainable development section of the CELPS (SD1 and SD2) are also applicable to site selection for housing sites based on a case by case approach as explained in the justification to policy HOU 3. It can be concluded that HOU 3 aligns well with both CELPS key policies which in turn reflect NPPF 2012.

HOU 4 Key CELPS policy; Policy PG1, PG7, SE2

It is also noted that the CELPS contains no explicit policies regarding the phasing of development, rather a predicted pattern for sites to come forward. CELPS Policy PG1 sets out the level of housing land required during the plan, Policy PG7 sets out the spatial distribution of development across the borough and Policy SE2 addresses use of previously developed land. A previous phasing policy (H1 of the MBLP) was not saved in the CELPS as Cheshire East Council felt the combination of the new Local Plan policies would be appropriate to respond to phasing of housing sites and on large sites. These changes can be seen in the overall context of plan

making which should follow the NPPF guidance in respect of the deliverability of sites. This requires that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Over a full plan period, the allocations made by the CELPS will see a major step change in the amount of development in Poynton over the next ten years. Whilst it is normally expected that the market will determine the rate at which houses are built and occupied and a number of different house builders will be promoting sales on the three strategic sites. There are however a number of environmental, infrastructure and other constraints which need to be addressed. Policy HOU 4 therefore seeks to mitigate the impact this level of development on local infrastructure, facilities and services, achieve internal renewal, and to accord with Green Belt policy. Given Poynton's constraints a phasing approach to housing is considered justifiable and aligns with CELPS PG1, PG7 and SE2.

HOU 5 Key CELPS policy; Policy PG1, PG3, PG6, PG7

HOU 5 is the specific policy for Higher Poynton. Within CELPS the Higher Poynton area is included within the list of Other Settlements and rural areas for the purposes of settlement hierarchy and the spatial distribution of development as set out in policy PG6. The need for the policy arises from this separation of Higher Poynton as a settlement in its own right. Any infill development within the Higher Poynton area will be making a contribution to meeting local housing needs within the wider Poynton town area, but the housing created will not be included within the total figure of housing for Poynton as a Key Service Centre due to the four tier settlement hierarchy. Poynton town itself has a confirmed settlement boundary as confirmed in Table 8.3 of CELPS. HOU 5 has therefore been proposed to recognise the area to be defined as Higher Poynton for the specific purposes of meeting Green Belt policy (PG3), contributing to the overall amount of development in the Borough (PG1) and compliance with PG6 and PG7.

HOU 6 Key CELPS policy; Policy IN1, IN2, LPS48, LPS49, LPS50

Arising from the amount of housing development proposed in the CELPS for Poynton, HOU 6 seeks to address the matter of infrastructure provision which the local community is extremely concerned about. For each site allocated as a Strategic Site in CELPS, a series of planning consideration has been identified within the policy. Whilst these list criteria relevant to each site, they do not take a spatial approach for the whole of Poynton town by considering the wider concerns generated by the size and location of the growth of the three strategic sites and the capacity of the town to accommodate them. The full impact on the town arising from this period of substantial growth has yet to be addressed. Policy HOU 6 therefore seeks to set out an alignment between the three strategic sites in Poynton and the infrastructure required to support the development of those sites.

HOU 7 to HOU 10 Key CELPS policy; Policy IN1, IN2, LPS48, LPS49, LPS50

The CELPS takes a Borough wide and strategic approach to plan making as is required and expected for a large and varied borough comprising half of Cheshire. These policies are proposed at Neighbourhood Plan and Poynton town wide level because a number of key infrastructure elements for each of the three strategic CELPS sites (numbered LPS48, LPS49 and LPS50) needed to be identified and consolidated into a town wide approach to development and infrastructure. This needed to include the provision of section 106/CIL contributions towards the strategic infrastructure provision in the Poynton wide Infrastructure Delivery Plan and to include the provision and enhancement of the physical, social, community, and green infrastructure provision both on and off site. Policy HOU 7 sets the overall spatial context of this scale of development and the local expectations of the manner in which the sites will be developed. This scale of development is literally the "once in a generation" period of land being released from the Green Belt. High standards are required across all sectors of site management and development. Policies HOU 8 to HOU 10 are included having taken into account concerns expressed by local residents as part of both the Local Plan and Neighbourhood Plan preparation. They have also taken into account the criteria set out in each of the Local Plan policies for development of these three strategic sites which are HOU8 policy LPS50 Chester Road, HOU 9 policy LPS48 Hazelbadge Road and HOU 10 LPS49 Sprink Farm. Site planning factors in terms of constraints and opportunities are also included among the criteria. It is considered that HOU 7 to HOU10 are complementary to CELPS in recognising the complexity of the Borough wide CELPS providing an opportunity for the

Neighbourhood Plan to take into account both local concerns and opportunities arising from the amount and location of development proposed in Poynton.

HOU 11 to HOU 14 Key CELPS policy; Policy SD1, SD2, PG3, PG7, SE2

Policies HOU 11 to HOU 14 refer to the selected sites for allocation in this Plan, being all in sustainable locations within easy walking distance of the town centre and in compliance with policies SD1 and SD2 Planning for Sustainable Development in CELPS. The sites are considered deliverable and are available either currently or with a realistic prospect that housing could be delivered on each site within 5 years. Each site is considered viable having regard to their existing use and the potential development value in a popular town. Two sites (Sports Club and Glastonbury Drive) have known developer interest whilst the third site (Vernon School) is owned by the Borough Council. All sites would be developed in accordance with the relevant policies set out in the CELPS (July 2017) and the Saved Policies of MBLP (as set out in Appendix B of the Cheshire East Plan). Policies HOU 11 to HOU 14 have been prepared to accord with the higher levels of planning alongside community preferences including the need to limit further development in the Green Belt and to take a sequential approach to development based on brownfield and sustainable development principles as set out in the key policies listed above.

HOU 14 to HOU 18 Key CELPS policy; Policy SE1, SE2, Saved Policy DC1 and H12

This range of policies relate to matters of housing mix, density and environment. Strategic Priority 2.1.ii of CELPS seeks to ensure an appropriate mix of housing types, sizes, and tenures including affordable housing to meet the Borough's needs. This aspiration is supported by the Poynton community. For density, NPPF expects housing density should reflect local circumstances and Saved DC1 of the MBLP also requires densities to be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself. Within the CELPS policies SE1 and SE2 are the most applicable. SE1 provides that through design all development proposals should make a positive contribution to their surroundings in terms of a number of factors while SE2 expects windfall developments to consider the character and density of the proposed development. These aspects have been taken into account in plan making for the topics set out in HOU 14 to HOU 18. Locally, Poynton's unique character means that high density development would not be appropriate and as such, a maximum density has been specified in this Plan.

HOU 19 Key CELPS policy; Policy SE1, SE2 Saved Policy DC1 and H12

In terms of density and site coverage, HOU 19 recognises that there are some housing areas within Poynton which are of a substantially lower local density than the surrounding areas which would themselves usually have been built at a later date. Given the brownfield first emphasis of the Plan, there is some risk to these smaller areas being threatened by redevelopment out of character as well as overdevelopment. HOU 19 therefore aims to seek the appropriate balance for future windfall developments in areas currently at a lower density than the redevelopment proposals coming forward. Such an approach aligns with CELP policies SE1 and SE2 and Saved policies DC1 and H12.

HOU 20 Key CELPS policy; Policy SC5, SC6

NPPF provides detailed definitions and guidance on affordable housing and these policy intentions are supported by Strategic Priority 2.1.ii of CELPS which seeks to ensure an appropriate mix of housing types, sizes and tenures, including affordable housing in Cheshire East. Policy SC5 of the CELPS requires that in Key Service Towns such as Poynton, developments of 15 or more dwellings (or 0.4 hectares) are required to include at least 30% affordable units. Given that most new developments in Poynton are smaller than the Borough average in terms of the number of homes built in a single development, it is appropriate that the 30% minimum threshold be required for smaller developments than those set out in the Local Plan. This would aim to increase the number of affordable homes. Limited affordable housing for local community needs located within the Green Belt and within the context of policy SC6 of the Local Plan could deliver further affordable homes in rural areas. Other criteria in HOU 20 have derived from local experience and public engagement

responses. This includes strong support from Poynton residents to increase affordable housing provision in the town. HOU 20 therefore aligns well with CELPS SC5.

HOU 21 Key CELPS policy; Policy SC4

Policy SC4 of CELPS recognises the importance of a residential mix which should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities and could include people wishing to build or commission their own home. The Neighbourhood Plan also recognises the benefits that some limited self-build housing could bring to Poynton in terms of providing a different type of housing mix to that offered by volume house builders or those constructing similar designs in small groups or estates, and the potential for increasing the number of homes through infilling. There is clear alignment between CELPS SC4 and Plan policy HOU 21 of the Neighbourhood Plan.

HOU 22 Key CELPS policy; Policy SE1

Within the Sustainable Development section of the CELPS, policy SE1 set out the policy requirements for design with four topics giving guidance as to how development proposals should make a positive contribution to their surroundings. The high quality of the existing built and natural environment in Poynton means that all new development should contribute to the continuation of this high quality. This is supported by Section 7 of NPPF in attaching great importance to the design of the built environment as a key aspect of sustainable development. SE1 and HOU 22 are aligned at Borough and neighbourhood level.

HOU 23 Key CELPS policy; Policy SE1, PG3, Saved policies of MBLP

There is national policy in NPPF concerning replacement of any building in the Green Belt which is reflected in CELPS policy PG 3. Replacement of a building can be an exception to national Green Belt policy provided the new building is in the same use and not materially larger than the one it replaces. Beyond that, there is limited national NPPF or strategic guidance from CELPS. There are some policies within the Development Control section of the MBLP which relate to design matters, and which are saved through CELPS. These policies are compatible with policy HOU 23 of this Neighbourhood Plan.

HOU 24 to HOU 26 Key CELPS policy; MP1, SC4, SE1, SE2

The Neighbourhood Plan policies concern proposed extensions to existing dwellings and how they may be assessed. There are a number of strategic policies in the adopted CELPS which these Neighbourhood Plan policies are compliant with including MP1 Presumption in favour of sustainable development, SC4 Residential Mix, SE1 Design and SE2 Efficient Use of Land. There are also some Saved policies within the Development Control Chapter of the MBLP which include DC2 Design (Extensions and Alterations), DC3 Design (Amenity), DC41 Residential (Infilling), DC42 Residential (Subdivision) and DC43 Residential (Side extensions). It is important that developments of this kind continue to be delivered in conformity with other policies in this Plan. Furthermore, they should adhere to the same requirements and standards as new housing developments, particularly with regard to design and local character. Saved Policy H11 of MBLP also provides that existing housing stock will normally be retained for that use in the Borough including Poynton. The Neighbourhood Plan policies in respect of existing houses are compatible and in support of the relevant policies within the CELPS and the relevant Saved policies of the MBLP.

HOU 27 Key CELPS policy; Saved Policy MBLP, DC44

HOU 27 concerns residential caravans and mobile homes which are generally limited in their design options. Whilst often of a temporary nature, they can impact significantly on local surroundings and amenity particularly in rural areas. Saved Policy DC44 of the MBLP Plan provides that proposals for such development be treated in the same way as applications for new housing development. This policy remains the most relevant Planning policy against which such uses should be considered as the adopted CELP does not include any policies for residential caravans and mobile homes at the strategic level. Caravan sites are however controlled and managed under other legislation in addition to that under the Planning Acts. HOU 28 is therefore compliant with the latest Development Plan policy DC44 of MBLP.

HOU 28 Key CELPS Appendix B Saved policies of Macclesfield Borough Local Plan

Plan Policy HOU28 is proposed in recognition of its status as being NPPF 2012 compliant by virtue of containing Saved policies (from the Macclesfield Borough Local Plan) which were considered as part of the legal process for adoption of the Cheshire East Local Plan in July 2017. HOU28 draws on and supports the retained Housing chapter Saved policies in the Macclesfield Borough Local Plan of continuing relevance to the Poynton area. Furthermore, the emerging Cheshire East Council Site Allocations Development Plan Document (SADPD) is intended once it has completed its consultation and examination processes to replace the Saved Policies of the former Local Planning authorities in Cheshire East. In the case of policy HOU28, it is considered that the policies listed can still have an important role in planning the future of Poynton, are not included in the first Draft of the SADPD the subject of public consultation September-October 2018 and remain in compliance with NPPF 2012.

Appendix 3.3: Transport and Connectivity Basic conditions

TAC policies compliance with Cheshire East Local Plan Strategy

TAC 1 Key CELPS policy; Policy CO1

Policy CO1 of the CELPS sets out a number of strategic criteria concerning the need to reduce travel (subsection 2 of policy CO1) and improve pedestrian facilities so that walking is attractive for shorter journeys (subsection 3 of policy CO1). An objective of previous Plans and strategies is now reflected in both the CELPS CO1 and TAC 1 of the Neighbourhood Plan as being the need to make the town centre accessible for the whole community. Walking is the most obvious way this can be achieved from any direction and over any reasonable walking distance which would include the whole town area. Policy CO1 also sets out Borough Council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking. This would also be supportive of the needs of residents and businesses and being prepared for carbon free modes of transport. Policy TAC 1 is fully aligned with CO1 of CELPS.

TAC 2 Key CELPS policy; Policy CO1, IN2

At a strategic level, policy CO1 of the CELPS provides at subsection 3 a number of ways in which cyclist facilities can be improved so they become attractive for shorter journeys. This also aligns with the policy S8 of the Cheshire East Local Transport Plan 2011-2016. Also, CELPS policy IN2 has now superseded policy IMP2 of the Macclesfield Borough Local Plan in respect of developer contribution which includes improvements for cycling provision of various types depending upon site specific circumstances. TAC 2 is compliant at the local level with both relevant strategic policies CO1 and IN2.

TAC 3 Key CELPS policy; Policy CO1, SD2

At the strategic level, two policies are applicable: Policy CO1 deals with sustainable travel; Policy SD2 covers sustainable development including cycling provision. Within CELPS policy CO1 the improvement of facilities for cyclists includes the suggested provision of secure parking facilities at new developments, at public transport hubs, town centres and community facilities. Current provision within the Poynton area is limited and needs to be expanded and improved in quality and number. Within the draft Poynton Town Centre Strategy Objective (b) *seeks to create a town centre that is accessible for all*. Neighbourhood Plan policy TAC 3 is aligned with these policies.

TAC 4 Key CELPS policy; Policy CO1, SC3

TAC 4 addresses the needs of people with restricted mobility and a previous Development Plan policy (T4 of the Macclesfield Borough Local Plan) set out how the Council would negotiate for adequate provision in a range of situations. This policy was replaced in July 2017 by the new policies CO1 and SC3 of the newly adopted Local Plan. Point 2ii of policy CO1 states that pedestrian facilities should be improved in a number of ways including support for safe and secure access for mobility and visually impaired persons including mobility scooter users and parents with pushchairs. Furthermore, item 6 of SC3 Health and Wellbeing seeks to ensure that all development is designed to create safe environments in a number of ways such as ensuring the natural surveillance of streets and public spaces, providing convenient, well designed, all weather, safe access and movement routes for all and in promoting activity that is appropriate to the area, by encouraging a diversity of uses. The Neighbourhood Plan policy seeks to be compliant with T4 and with CO1 and SC3.

TAC 5 Key CELPS policy; Policy CO1, SE1

The overall objective of policy CO1 concerning sustainable travel and transport includes the delivery of council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking. This objective aligns well with policy TAC 5. For policy SE1 Design development proposals are expected make a positive contribution to their surroundings

in terms of a number of matters, the most relevant to TAC 5 being the following: sense of place, ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements and ensuring sensitivity of design in proximity to designated and local heritage assets and their settings and finally in ensuring that places are designed around the needs and comfort of people and not vehicles, so that layout, street design and parking is in accordance with the principles set out in Policy CO1 and Manual for Streets TAC 5 is therefore written in full accordance with both relevant strategic policies being CO1 and SE1.

TAC 6 Key CELPS policy; Policy CO1

The vision for Cheshire East in 2030 includes an expectation that stronger and safer communities will have been created with a high quality of life, good access to education, jobs, services, shops and public transport. The vision also expects sustainable patterns of development that enable a high proportion of people to travel by public transport, cycle or on foot. Criterion 4 of policy CO1 of the CELPS sets out the need to improve public transport including bus services in various ways at a strategic level. Previous Planning policies for Poynton have also supported the need to integrate the use of public transport and support this in a number of ways. Policy TAC 6 is fully aligned with the adopted CELPS.

TAC 7 Key CELPS policy; Policy CO1

The CELPS aims to capitalise on the strengths of the existing public transport system in Cheshire East, including good transport links to major centres by way of the rail and motorway network. The Local Plan sets out how the Council will seek to improve connectivity in the future. The importance of rail travel is also confirmed in the NPPF. Poynton has two railway stations although neither for historical reasons is within or adjacent to the town centre. This poses challenges for users depending on their destinations. Support for rail improvements of various types is found in the NPPF and CELPS including CO1. At item 4 of CO1 Local Plan support is given for proposals for rail infrastructure and the provision of rail facilities as appropriate and to engage in proposals for improving rail connectivity through High Speed Rail. Although no specific proposals for Poynton are made, as a Key Service Centre some improvements in services and facilities can be expected. TAC 7 is well aligned with CO1 in respect of rail services.

TAC 8 Key CELPS policy; Policy CO1, CO2

Policy TAC 8 seeks to address the matter of traffic volumes in and through Poynton which are a major concern to the whole community. To this end the Poynton Movement Study was commissioned to identify traffic solution following the completion of committed local and sub-regional road schemes aimed at making improvements for local communities such as Poynton. Policy CO2 of CELPS seeks to support new developments which are well connected and accessible in a number of ways. Poynton Relief Road is confirmed in the Justification to policy CO2 in that the scheme is included in the major highway schemes listed in the Borough Council Infrastructure Delivery Plan. The CELPS also confirms that the Borough Council is also committed to working with adjacent local authorities to mitigate the impact of cross boundary travel. This is particularly significant for the Poynton area due to its proximity to the Greater Manchester city region and its location.

TAC 9 Key CELPS policy; Policy CO2

This policy is concerned with traffic calming and road safety both of which were identified as important issues in community consultation. MBLP policy T8 was the most recent relevant policy until 2017 which provided that traffic management measures and environmental improvements would be sought on and adjacent to proposed new road schemes (including the Poynton Relief Road). That policy has been replaced by new CELPS policy CO2 which makes a similar provision concerning routes which may be relieved of traffic. Item 2ii of CO2 states that where new or improved infrastructure is provided, supporting measures to improve the walking, cycling and sustainable travel environment on routes relieved of traffic. There are two major schemes which are new road infrastructure which should facilitate this policy. The A6 to Manchester Airport Relief Road Scheme will provide 10 kilometres of new 2-lane dual carriageway from the A6 near Hazel Grove (south east

Stockport), via the 4 kilometres of existing A555 to Manchester Airport and the link road to the M56. The scheme bypasses heavily-congested district and local centres including Poynton and the road opened in October 2018. Poynton Relief Road will be a standard single carriageway, approximately 3 kilometres in length to the south west of the town with work commencing on site in late 2019 and the road opening in 2021. Both schemes will facilitate both strategic policy CO2 and Plan policy TAC 9.

TAC 10 Key CELPS policy; Policy CO2

Policy TAC 10 arose from local concern about the traffic implications of the amount of development proposed for Poynton in the CELPS following its adoption in 2017. The Town Council commissioned an independent Movement report as part of its Neighbourhood Plan programme. Recommendations and proposals have come forward from the report and are referred to here. Policy TAC 10 is fully aligned with strategic policy CO2 particularly the items listed in item 2 of CO2.

TAC 11 Key CELPS policy; Policy SD1, CO2, SE1, MBLPT13

Within the CELPS strategic car parking matters are addressed in a number of policies including item 7 of SD1, item 2vii of CO2 and item 1iii of SE1, each relating to a particular aspect of car parking. Policy TAC 11 at the town level recognises the importance of car parking for town centre uses in accordance with NPPF. Policy T13 of MBLP is a Saved CELPS policy and seeks the retention of all existing public car parks for continued use. There is some continuity and alignment in policy between the three plans in the provision of parking to the Poynton area following adoption of CELPS; these are TAC 11, CELPS SD1, CO2 and SE1 and MBLP T13.

TAC 12 Key CELPS policy; Appendix B for Saved Policies of Macclesfield Borough Local Plan

Policy TAC 12 is proposed in recognition of its status as being NPPF 2012 compliant by virtue of containing Saved policies (from the Macclesfield Borough Local Plan) which were considered as part of the legal process for adoption of the Cheshire East Local Plan in July 2017. TAC12 draws on and supports Transport chapter Saved policies in the Macclesfield Borough Local Plan of continuing relevance to the Poynton area. Furthermore, the emerging Cheshire East Council Site Allocations Development Plan Document (SADPD) is intended once it has completed its consultation and examination processes to replace the Saved Policies of the former Local Planning authorities in Cheshire East. In the case of policy TAC 12 it is considered that the four policies listed can still have an important role in planning the future of Poynton, are not included in the first Draft of the SADPD the subject of public consultation September-October 2018 and remain in compliance with NPPF 2012.

Appendix 3.4: Poynton Town Centre and Business Basic conditions TCB policies compliance with Cheshire East Local Plan

TCB 1 Key CELPS policy; Policy EG5

TCB 1 defines Poynton town centre based on both an assessment of the boundary of the existing MBLP town centre and found to be still appropriate in most areas, given the constraints of existing development, mainly of surrounding established residential areas. The CELPS does not seek to define town centre boundaries, merely to create a hierarchy of settlements within the Borough in which Poynton is one of the Key Service Centres. There are two types of policy which TCB 1 should comply with; Saved policies for Poynton town centre are set out in the MBLP (comprising 8 policies (numbered PDC1 to PDC8) which together form Chapter 15 of that Local Plan) and the relevant adopted CELPS (July 2017) policies which are considered to be EG5 concerning the town centre first approach to retail and commerce. TCB 1 has been developed to accord with both Saved and adopted Local Plan policies.

TCB 2 Key CELPS policy; Policy SE1

Seeking to acknowledge the existing visual character of Poynton town centre, TCB 2 reflects former policy for design guidance is set out in Policy BE1 of the MBLP 2004, which provided that high standards of design will be promoted across the former Borough, and that new development and changes in the built environment (particularly in town and district centres such as Poynton) should achieve a number of design principles which are set out. BE1 is not retained in the adopted CELPS being replaced by a more strategic and generic approach as set out in SE1 of the CELPS. It is recognised that SE1 cannot replace BE1 at a local level and does not on its own comply with the requirements set out in Chapter 7 of the NPPF, particularly for local character to be acknowledged and planned for. Accordingly, TCB 2 seeks to provide an appropriate planning framework as there is local support for more design guidance for the town centre to guide the likely future pressures for new development over the Plan period.

TCB 3 Key CELPS policy; Policy EG5

Within CELPS, policy EG5 seeks to promote a town centre first approach to retail and commercial uses which requires for Key Service Centres such as Poynton a focus on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential as appropriate. The Borough Council intend to review all town centre boundaries as part of their proposed Site Allocations and Development Policies document. In the meantime, Policy TCB 3 reflects both the existing policy of the Macclesfield Borough Local Plan for Poynton town centre and the emerging policy, particularly when read in conjunction with Policy TCB 1. In addition, two MBLP policies for Poynton town centre (PDC1 and PDC4) are saved in the CELPS ensuring further continuity of policy coverage.

TCB 4 Key CELPS policy; Policy EG5

Neighbourhood Plan policy TCB 4 derives from a combination of community engagement about this subject, national policy as set out in NPPF and relevant Saved policies of the MBLP (PDC 4 to PDC6) along with CELPS EG5. The town centre of Poynton lies at the heart of the community and therefore it is essential that space is found to accommodate the changing and growing needs of the local community. The policy reflects the core planning principle (set out in NPPF) of the need to take account of and support local strategies to improve health, social and community wellbeing for all, and to deliver sufficient community and cultural facilities and service to meet local needs. Policy EG5 supports diversification of uses in the Key Service Centres including reuse of upper floors of buildings to a variety of non-retail uses. TCB 4 is found to be compliant with relevant strategic policies.

TCB 5 Key CELPS policy; Policy EG5 Saved policies of MBLP PDC7, PDC8 and T13.

There are applicable Saved policies within the MBLP which continue to be relevant to car parking within the town centre which is already under pressure at certain periods of the week. The Saved policies are: PDC7 and PDC8 within the Poynton chapter of the MBLP and T13 (Transport chapter). There is however a shortage of suitable land to provide additional spaces within the town centre. CELPS policy EG 5 along with NPPF also recognise that town centres are by definition the most accessible part of any town, and so Poynton reflects this pattern with the exception that the railway station is for historical reasons sited on the western side of the town. A range of car parks to serve the diverse needs of the local community needs to be retained and enhanced as appropriate. TCB 5 is aligned with Saved and adopted Local Plan policies and NPPF regarding town centre car parking.

TCB 6 Key CELPS policy; Policy EG3, EG5, Saved policies of MBLP PDC4.

TCB 6 seeks to address at the local level planning for the economy based on NPPF and both Local Plans at the strategic level. Chapter 1 NPPF is concerned with building a strong competitive economy and Chapter 3 supports a prosperous rural economy. In Chapter 1, emphasis is given to the need to plan proactively to meet the development needs of business and to support an economy fit for the 21st Century. Chapter 3 states that *neighbourhood plans should support the rural economy in a number of ways including through the conversion of existing buildings and well-designed new buildings*. Policy EG3 of CELPS reflects NPPF and provides flexibility in the use of land while EG5 promotes a town centre approach to retail and commerce aspects of business. Policy TCB 6 is considered to be compliant with both these CELPS policies. Within MBLP Saved Policy PDC4 provides that within the shopping areas the use of upper floors will be encouraged for housing, small scale offices and other uses appropriate to a shopping area, making it still a relevant strategic policy.

TCB 7 Key CELPS policy; Policy Strategic Priority 1, CO1

CELPS identifies four Strategic Priorities for the future development of Cheshire East. Strategic Priority 1 is to promote economic prosperity by creating conditions for business growth including the need to support flexible working and investment in new communication technologies, to allow home working and to support businesses reliant on e-technology. Policy CO1 entitled Sustainable Travel and Transport supports this priority by identifying a number of actions. These include reducing the need to travel by guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible, ensuring development gives priority to walking, cycling and public transport within its design and encouraging more flexible working patterns and home working. Policy TCB 7 is therefore in compliance with both the CELPS Strategies priorities and CO1.

TCB 8 Key CELPS policy; Policy Strategic Priority 1, PG7 EG3

CELPS identifies four Strategic Priorities for the future development of Cheshire East. Strategic Priority 1 is to promote economic prosperity by creating conditions for business growth including by providing a viable and flexible supply of quality employment land and premises, including business parks and strategic sites, to attract new and innovative businesses, to enable existing businesses to grow, to bring empty plots into economic use and to create new and retain existing jobs. The economic role of sustainable development is an underlying principle of the NPPF. In particular, it is stressed that this role contributes to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right place and at the right time to support growth and innovation, and by identifying development requirements, including the provision of infrastructure. CELPS policy PG 7 identifies the need for an additional 10 hectares of additional employment land to meet Poynton's needs over the period to 2030. That amount of land cannot be accommodated within or adjacent to the town of Poynton without a further incursion into the North Cheshire Green Belt. CELPS policy EG3 fulfils many of the same purposes of identifying land for employment purposes to the south of Poynton and beyond the boundary of this Neighbourhood Plan. Given that the strategic policies of the CELPS now confirm the Green Belt boundary, it can be seen that TC 8 is both an appropriate policy for the town, but also is reflective of the wider strategic employment needs.

TCB 9 Key policy CELPS including Appendix B for Saved polices of Macclesfield Borough Local Plan.

Policy TCB 9 is proposed in recognition of its status as being NPPF 2012 compliant by virtue of containing Saved policies (from the Macclesfield Borough Local Plan) which were considered as part of the legal process for adoption of the Cheshire East Local Plan in July 2017. TCB 9 draws on and supports the relevant Poynton town centre chapter Saved policies in the Macclesfield Borough Local Plan of continuing relevance to the Poynton area. Furthermore, the emerging Cheshire East Council Site Allocations Development Plan Document (SADPD) is intended once it has completed its consultation and examination processes to replace the Saved Policies of the former Local Planning authorities in Cheshire East. In the case of policy TCB 9 it is considered that the policies listed can still have an important role in planning the future of Poynton, are not included in the first Draft of the SADPD the subject of public consultation September-October 2018 and remain in compliance with NPPF 2012.

Appendix 3.5: Health and Wellbeing Basic Conditions

HEWL policies compliance with Cheshire East Local Plan Strategy

HEWL 1 Key CELPS policy; Policy SC3 Strategic Priority 2

Strategic Priority 2 of CELPS is the creation of sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided. This is intended to be delivered in a number of ways two of which are relevant to HEWL 1. These are enabling vulnerable and older people to live independently, longer and ensuring that development provides the opportunity for healthier lifestyles through provision of high quality green infrastructure and cultural, recreational, leisure and sports opportunities. Encouraging a healthy lifestyle is the subject of Plan policy HEWL 1 which is reflective of CELPS incorporating a need for due consideration to be given to Health and Wellbeing reflected in more detail in Policy SC3. Both strategic and neighbourhood plans aim to demonstrate that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities as required in NPPF. Of the many matters referred to in SC3, most are applicable for Poynton as a Key Service Centre. HEWL 1 confirms the Poynton community support at the local level so it aligns with the Strategic Priority and SC3.

HEWL 2 Key CELPS policy; Policy SC3, SD1 Strategic Priority 4

Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network is Strategic Priority 4 of the CELPS. The Strategic Priority sets out a number of ways in which it can be delivered. All 8 delivery activities listed are applicable within the Poynton town area. HEWL 2 derives from both national and Borough strategic planning policy. The promotion of sustainable transport is a key element of the NPPF and smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. CELPS policies SC3 and SD1 are the most relevant. Policy HEWL 2 is considered fully compliant with the key priorities and policies of the Local Plan.

HEWL 3 Key CELPS policy; Policy SC3, SD1 Strategic Priority 4

The overall 2030 Vision for Cheshire East is set out in the CELPS and includes people leading healthy and active lifestyles benefiting from improved access to sporting facilities, high quality open spaces, play areas, allotments and the open countryside. The vision also expects a green infrastructure network to have been created, increasing the provision of accessible green spaces, supporting flora, fauna and improving general wellbeing. In turn, this is derived at least in part from various sections of the NPPF including Chapter 7 which provides guidance on conserving and enhancing the natural environment for the benefit of the community. There is also evidence of a link between wellbeing and the environment as documented in evidence supporting this Plan. One of the features of Poynton enjoyed by its residents is the easy access to green spaces such as the Inclines and local countryside. CELPS policy SC3 supports green spaces (item 6(iv) refers) as does SE6 concerning Green Infrastructure. HEWL 3 is fully aligned with relevant CELPS policy and Local Plan Vision.

HEWL 4 Key CELPS policy; Policy SC1 SC2 SD1 Strategic Priority 4

Sports and social activities are the subject of plan policy HEWL 4. Strategic Priority 2 of the CELPS is in creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided. This would be delivered in a number of ways including two which are relevant to HEWL 4. These are to ensure that development provides the opportunity for healthier lifestyles through provision of high quality green infrastructure and cultural, recreational, leisure and sports opportunities and through working with infrastructure providers to make sure that infrastructure to support the community is provided; this will include local health and social care facilities, indoor and outdoor leisure and recreation facilities, greenspaces, education, transport. This priority is a reflection of NPPF in stating that Planning Authorities should 'allocate a range of suitable sites to meet the scale and type of leisure development needed in town centres. It is important that needs for leisure are 'met in full' and 'deliver sufficient community and cultural facilities and services to meet local needs'. CELPS does incorporate these

requirements in policies SC1 and SC2. CELPS SD2 is also applicable in that outdoor sports provision is identified as one of the services which should be available to all residents at a travel distance of 500m (Table 9.1 refers).

HEWL 5 Key CELPS policy; Policy SC1 to SC5 Strategic Priority 2

The Local Plan Vision for Cheshire East at 2030 includes stronger and safer communities having been created with a high quality of life, good access to education, jobs, services, shops and public transport and an appropriate range of housing to meet its needs, including those of an ageing population. It is also acknowledged this is partly due to increased longevity, but is also a consequence of the age structure of the local population and in particular the ageing of the large number of people born during the post World War 2 baby boom (born 1945-60). Other Poynton residents need to be supported across the different age ranges by the infrastructure of Poynton to reach their full potential. Strategic Priority 2 of the Local Plan sets this out in a series of deliverables. CELPS policies SC 1 to SC 5 in the Stronger Communities section of the Local Plan are the most applicable to HEWL 5 and there is good alignment achieved.

HEWL 6 Key CELPS policy; Policy IN1, SD1, SD2 Strategic Priority 2

The service provided by health professionals can be a relevant planning consideration as confirmed in Para 162 of NPPF concerning the assessment of the quality and capacity of infrastructure of health which must include its professional staff across the wide range of health services being delivered (including access to GP's, dental care and transport to local hospitals). Strategic Local Plan Priority 2 is creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided. Within the justification to CELPS policy IN 1 concerning Infrastructure it is confirmed that social and community are included within the scope of infrastructure which would include the provision of health facilities (including hospitals, doctors and dentists surgeries), social care and social and community facilities (including community centres, support for community groups and projects). Delivery of appropriate infrastructure is also important in terms of sustainable development principles as set out in policy SD 1 and SD 2. For the purposes of the Neighbourhood Plan, the prospect of additional pressure on the two existing medical practices and two pharmacies in Poynton from the development of more than 1600 further homes in Poynton and the adjoining area of Woodford (within the next decade) has prompted requests for better access to healthcare professionals arising from these major developments. HEWL 6 aligns with appropriate strategy and policies of CELPS and NPPF.

HEWL 7 Key CELPS policy; Policy IN1, SD1, SD2 Strategic Priority 2

Similar links can be made between HEWL 7 and HEWL 6 as started above in that the NPPF reference is relevant as also are the CELPS policy references. The reason for this is that as stated above, the prospect of additional pressure on the two existing medical practices and two pharmacies in Poynton from the development of many new homes in Poynton and adjoining areas may require a new larger site which would provide a Central Health Hub with increased services to the community.

HEWL 8 Key CELPS policy; Policy SE12, SD1, SD2

The CELPS supports Borough Council policy in strongly supporting the need to protect the environment and residents from the effects of pollution. Some types of development may cause or contribute to air quality pollution. The Council will seek to make sure that levels are kept to a minimum through the construction phase and life of the development, and are not detrimental to human health, the environment or the amenity of neighbouring or nearby users, or the users of the development itself. The levels of carbon emissions in Cheshire East have also been above the regional average. CELPS policy SE12 is the main policy giving effect to this aim in terms of spatial planning. Air quality is a key element of good health and wellbeing. Levels of Nitrous oxide have already been reported as high in parts of Poynton due to the high volumes of traffic operating within the main roads in the town. Levels are being monitored by the Borough and Town Councils. HEWL 8 is supportive of and complementary to SE 12 at the Neighbourhood Plan level due to these concerns.