



## Chairman's Letter:

Welcome to our Summer Newsletter which predominately concerns Cheshire East Council's Site Allocations and Development Policies Document (SADPD).

Cheshire East Council's cabinet adopted the submission version of the Plan at a special meeting on **6th August 2019**. It was then opened to public consultation for six weeks on **19th August**. We will endeavour to provide as much information as possible within our article with links to the various websites containing all the relevant documentation to which we refer.

We strongly advise that, should you wish to make representations on any of the sites or on any other matters, you do so before the deadline of **5pm on 30th September 2019**.

We will be holding a public drop-in session at the Village Hall on **Thursday 5th September from 7.30pm** in order to record the community's concerns about Cheshire East Council's adopted policy. The Parish Council will be agreeing its response to the proposals at our meeting on **11th September 2019**.

Our Bridge Green Car Park has now been completed. We expect the issues with the automatic number plate reading (ANPR) system to be resolved shortly. The response from the community to the new car park has been positive.

The vacancy for a Councillor for Butley Ward on the Parish Council has been filled and we are happy to welcome our new member, Danny Franks. However, we now find we have a vacancy in Prestbury Ward as Karen Miles has stepped down due to work commitments. I would like to thank her for the work she has done, particularly on raising funds for the children's playground and on the street parties. If anyone wishes to put themselves forward for this new vacancy, they need to send an expression of interest, along with a CV to the Clerk ([clerk@prestburyparishcouncil.gov.uk](mailto:clerk@prestburyparishcouncil.gov.uk)) by the end of September.

This year the Summer Fete was a huge success and more detail follows in this newsletter. Thank you for all your support

Keith Podmore, Chairman



Keith Podmore,  
Chairman

## All the fun of the fayre



The Prestbury summer fete, again organised by Prestbury Parish Council, was held on Sunday July 7th and it was a great success.

The day was warm and bright for the crowds mingling along the main street, stopping to shop or take refreshments at the hosteleries, cafes and pop-up facilities and there was a real party atmosphere. The children had the funfair and donkey rides to enjoy and much more besides. 'Loose Change' played and 'Amara' danced to the beat of the drums and many of the village's associations and clubs had stalls. The Parish Council would like to thank all who contributed and came along to enjoy the day.

## Cheshire East signpost development areas in Prestbury

### Three housebuilding sites identified

Cheshire East Council (CEC) have made known their preferred development sites around the Borough and they include one in Prestbury village centre, one on Prestbury Lane and one off the northern part of Heybridge Lane. They appear in Part Two of the Cheshire East Local Plan which they published for consultation on 19th August following approval by the Strategic Planning Board and the Cabinet.

The consultation will remain 'live' until 5 pm on 30th September. Comments submitted to CEC will be forwarded to the Ministry for Housing, Communities and Local Government (MHCLG) who will appoint a planning inspector to run an examination in public on the proposals.

The Site Allocations & Development Plan Document (SADPD) picks up where Part One of the Local Plan left off (<https://modern.gov.cheshireeast.gov.uk/ecminutes/documents/s70968/Appendix%201%20Publication%20Draft%20SADPD.pdf>).

### The adopted Local Plan Strategy (Part 1)

Part One, the 'Local Plan Strategy', (<https://www.cheshireeast.gov.uk/pdf/planning/local-plan/local-plan-strategy-web-version-1.pdf>), adopted in July 2017, dealt with the principal towns of Crewe and Macclesfield and Key Service Centres such as Wilmslow, Poynton, Congleton and Poynton. It set the over-arching policies for the period 2010-2030, including housing numbers, and allocated the larger strategic sites for housing, employment and mixed use – both for this plan period and the next one. In doing so, it removed 26 large pockets of land from Green Belt around the Borough.

Prestbury was not allocated any strategic sites in the Local Plan Strategy. The nearest ones to Prestbury – other than those in the centre of Macclesfield – are at Henbury (land north and south of Chelford Road), the South Macclesfield Development Area (near Macclesfield F.C. football ground) and land at nearby Lyme Green, the Kings School site off Fence Avenue and the new 'North Cheshire Growth Village' at Handforth.

The proposal to build the Poynton Relief Road was the enabler for granting permission for development sites in south Poynton and an extension to Adlington Business Park, and a 'safeguarded' strategic site, (set aside for development in the next Local Plan period),

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included 22 hectares of Green Belt at Woodford Aerodrome. (Prestbury Parish's northern boundary meets the former British Aerospace site, half of which lies within Stockport Borough).

### The Site Allocations & Development Policies Document (Part 2 of the Local Plan)

Part Two of the Local Plan sets the non-strategic/detailed planning policies for the period up to 2030 and deals with, amongst other things, the Local Service Centres (LSCs) of which Prestbury is one. There are 13 LSCs around Cheshire East. Between them they are required by Part 1 of the Plan to accept a total of 3,500 homes and seven hectares of employment land, but there is no stipulation in the Local Plan Strategy as to how this requirement should be divided up. That has yet to be endorsed through the present process.

The SADPD is seeking to remove a further 13 small pockets from Green Belt, two of which are in Prestbury, and it requires Prestbury to provide 115 new homes between 2010 and 2030 and 0.01 ha. of employment land.

The requirements for the other LSCs are: Alderley Edge: 250 homes, 0.13 employment land; Audlem: 245 homes; Bollington: 390 homes, 0.01 ha. employment land; Bunbury: 105 homes; Chelford: 220 homes; Disley: 245 homes, 0.35 ha. employment land; Goostrey: 12 homes; Haslington: 480 homes, 0.08 ha. employment land; Holmes Chapel: 880 homes, 5.43 ha. employment land; Mobberley: 60 new homes; Shavington: 365 homes, 0.90 ha. employment land and Wrenbury: 135 homes, 0.09 ha. employment land. The low housing allocation for Mobberley is due to aircraft noise and the very low allocation for Goostrey is due to its location within Jodrell Bank Observatory's radio interference zone.

How housing and employment land was determined is set out in the Spatial Distribution Disaggregation Report (<https://cheshireeast-consult.objective.co.uk/file/5442064>). This examines seven different methodologies for assessing the distribution of housing. Under the Green Belt led one Prestbury would only have been required to provide 67 houses in the plan period. However, the methodology settled upon was one which took account of new evidence on development opportunities that had come to light as a result of the 'Call for sites' process initiated in 2017.

Sites put forward by landowners, master planners and developers were assessed by Cheshire East planners against various planning criteria and given ratings. All Green Belt land in the Borough had already been divided up into parcels and given ratings as part of the Local Plan Strategy process. No Green Belt land in Cheshire was considered to make 'no contribution' to Green Belt purposes, some parcels were only considered to make 'a contribution' and others were either given the designation of making 'a significant contribution' or 'a major contribution'. All these designations are detailed in the Green Belt Assessment Update report prepared by Arup in 2015 which is one of the many evidence papers on the Cheshire East Local Plan website.

Prestbury had eight parcels which were classed as making 'a contribution', 13 that were ranked as making a 'significant contribution' and seven which made a 'major contribution'. Prior to the launch of the SAPD document, Prestbury Parish Council were told by Cheshire East's spatial planners that land rated as making either 'a major' or a 'significant' contribution to Green Belt would not be considered for development.

### Prestbury Settlement Report

Analyses of the various LSCs and the development sites proposed within them appear in the settlement report prepared for each one. The Prestbury Settlement Report, dated June 2019, (<https://cheshireeast-consult.objective.co.uk/file/5442111>) concludes that, taking into consideration the number of housing completions and commitments in Prestbury up to March 2019 (ie. 72), and 0.01 ha of

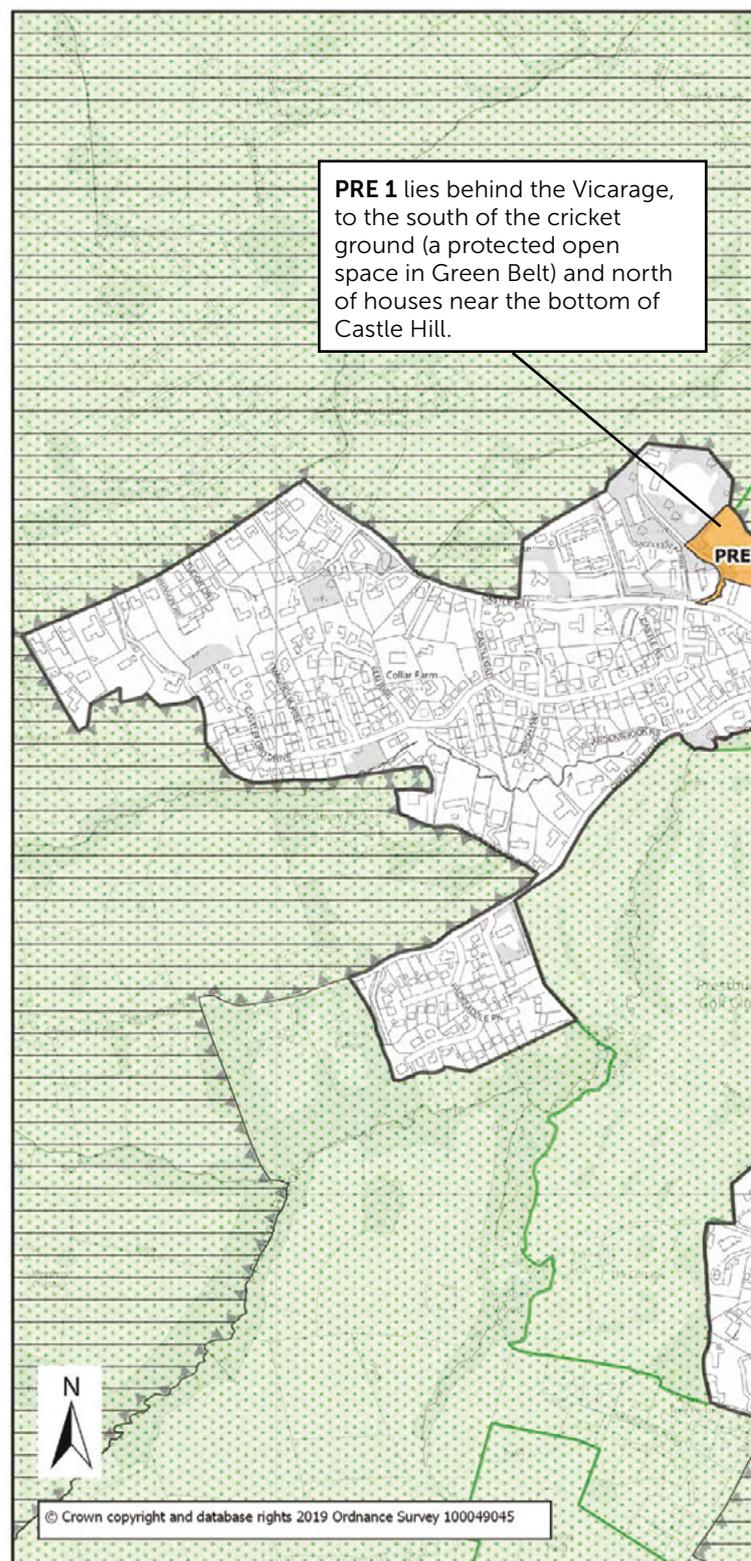
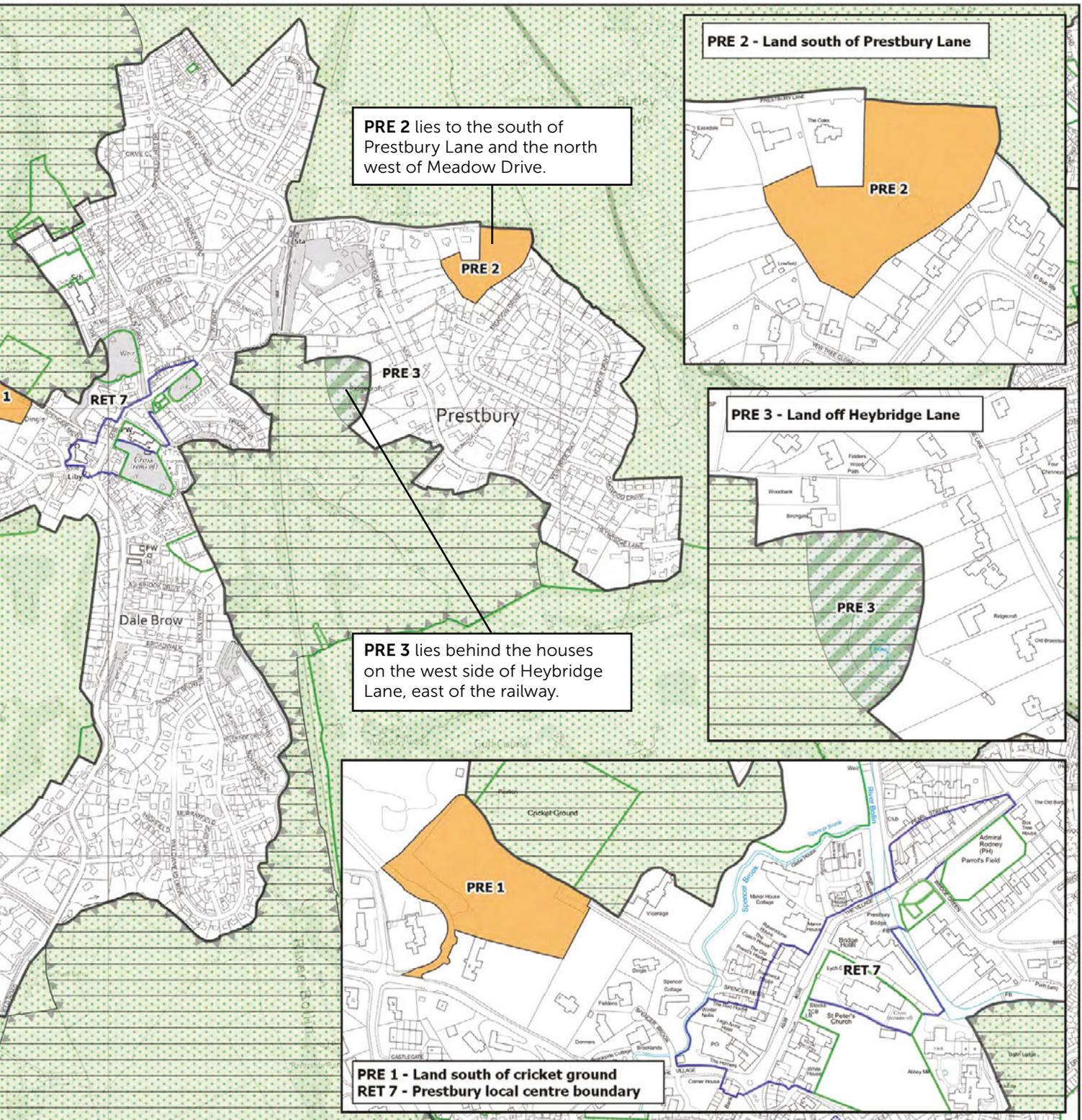


Fig 01

employment land take-up, it means that the remaining requirement for Prestbury is for 43 dwellings. (This assumes acceptance of Cheshire East's distribution methodology). The report runs through a sifting exercise of the Green Belt sites put forward and uses a traffic light system to rate them.

### Cheshire East's Preferred Sites

**PRE 1 (site CFS391)** associated with White Gables Farm lies between the cricket field at the rear of The Vicarage and houses at the bottom of Castle Hill. It is not Green Belt, although the adjoining cricket field is. Cheshire East planners estimate the 1.2 ha. site could deliver 10 dwellings (possibly apartments) before 2030. Vehicular access would be from Castle Hill.



**PRE 2 (site CFS574)** is a Green Belt site of 1.86 ha, which lies between Prestbury Lane to the north and Meadow Drive. It is designated as making 'a contribution' to Green Belt purposes and Cheshire East assesses the site as being suitable for 35 dwellings. Vehicular access would be from Prestbury Lane. Pedestrian access between the site and the village would be via the footpath known as 'the snicket' which crosses Heybridge Lane. This site is also being promoted for development before 2030, ie. during the period of the current Local Plan.

### Fig 01: Notes;

Image is taken from the CEC Draft Adopted Policies Map (text has been added): (<https://moderngov.cheshireeast.gov.uk/ecminutes/documents/s70972/Appendix%207%20Draft%20Adopted%20Policies%20Map.pdf#page=1&zoom=auto,-334,787>).

All green dotted areas are Green Belt and sections with horizontal lines also have a local landscape designation. The orange areas marked as PRE 1 and PRE 2 are designated for housing before 2030 and the shield-shaped area with diagonal lines marked as PRE 3 is designated for development after 2030. Currently, PRE 2 and PRE 3 are Green Belt but they are scheduled for declassification in the SAPD.

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**PRE 3 (site FDR2001)** is a Green Belt site of 3.8 ha. that lies between the West Coast Main Railway Line and the back of houses on the west side of Heybridge Lane. It has a local landscape designation and is part of a Green Belt parcel originally given the ranking of making a 'significant contribution' to Green Belt purposes in the Arup report of 2015. However, CEC planners have subsequently downgraded this section of the parcel to only making 'a contribution'.

In order to gain vehicular access to this site, it would be necessary to demolish a property on Heybridge Lane (no. 20). Pedestrian access to the village would be via 'the snicket'. This site is being promoted for 'safeguarding' for development during the period of the next Local Plan, ie. after 2030.

## The Consultation

The SADPD covers much more than housing. It includes policies on conservation areas, water management, advertisements, landscape and many other topics – but it is recognised by Prestbury Parish Council that policies designating new housing areas are always going to create the most interest and be the most contentious. Hence this newsletter informing residents of the consultation process underway.

Residents need to note that any evidence or background documents which contribute to the Local Plan can be commented on during the consultation process, not just the main document. They also need to be aware of the importance of making planning arguments in any submissions they lodge. For instance, no one is entitled to a personal 'view'. On the other hand, points about landscape or land designations or methodologies used are relevant. Prestbury Parish Council will be preparing its own response and this will be agreed at the next meeting of the full Council at the Village Hall on **Wednesday, 11th September**.

Anyone wishing to take part in the consultation on Part Two of the Local Plan needs to deal directly with the principal authority, Cheshire East Council, but it would be very helpful to Prestbury Parish Council to also see submissions being made by residents. Please copy your submissions to Parish Council Clerk, Luke Trevaskis, ([clerk@prestburyparishcouncil.gov.uk](mailto:clerk@prestburyparishcouncil.gov.uk)).

CEC prefers Local Plan responses to be fed directly into its on-line planning portal, in the relevant sections (<https://cheshireeast-consult.objective.co.uk/portal>). (Follow instructions for completing registration and acquiring 'log-in' access). Alternatively, it is acceptable to send an email submission to: [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk) However, CEC also accepts hard copy submissions which need to be sent to: **Spatial Planning, Cheshire East Council, Westfields, c/o Municipal Buildings, Earle Street, Crewe, CW1 2BJ**. Queries should be directed to the Spatial Planning team on **01270 685893**.

**No submissions will be accepted after 5pm on 30th September.**

Prestbury Parish Councillors are keen to hear what residents think about the development proposals. We would like those who are interested to come along and explain their opinions at a public drop-in session we are holding at the Village Hall between 7.30pm and 9.30pm on **Thursday 5th September**.

## Future Meetings

All Parish Council meetings take place on Wednesdays in the Village Hall. Full Council meetings commence at 7.30pm and Planning Committee meetings commence at 9.30am.

Full Council	Planning Committee
11 September 2019	11 September 2019
9 October 2019	2 October 2019
13 November 2019	23 October 2019
11 December 2019	13 November 2019
8 January 2020	4 December 2019
12 February 2020	15 January 2020
11 March 2020	5 February 2020
8 April 2020	26 February 2020
	18 March 2020
	8 April 2020
	29 April 2020

## Prestbury Parish Council Contacts

### Parish Councillors and wards represented

#### PRESTBURY WARD

(south of the river)

**Arthur Dicken** - 01625 828796  
**Peter Holes** - 07704 591713  
**Sheila Kirk** - 07860 273438  
**Marilyn Leather** - 01625 829074

#### BUTLEY WARD

**Lillian Burns** - 01625 829492  
**Gillian Clewley** – 01625 827741  
**Danny Franks** - 07836 557722  
**Jon Hollowell** - 07808 077550  
**Valerie Herbert** – 01625 828852  
**Thelma Jackson MBE** - 01625 827719

**Prestbury Village Hall,**  
**Macclesfield Road, Prestbury. SK10 4BN**

#### FALLIBROOME WARD

**Keith Podmore** - 07836 605067

**Prestbury Parish Clerk** Luke Trevaskis  
E: [clerk@prestburyparishcouncil.gov.uk](mailto:clerk@prestburyparishcouncil.gov.uk)

**Cheshire East Councillor**  
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**Member of Parliament for Macclesfield**  
**David Rutley** - 01625 422848  
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