

# DISLEY PARISH COUNCIL

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September 2018

## **Cheshire East Local Plan – Site Allocations and Development Policies Consultation**

### **Disley Parish Council Statement**

The Cheshire East Strategic Plan sets out a future allocation of houses to be built across Cheshire East to meet housing needs over the next 30 years. Cheshire East Council are consulting on a draft Site Allocations and Development Policies Document (SADPD) as a further stage to the Local Plan which proposes in more detail future housing allocations across 13 Local Service Centres in Cheshire East, of which Disley and Newtown is one.

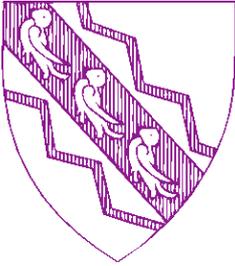
Whilst the Parish Council is reluctant to see further large-scale housing development within the Disley and Newtown area, if more housing is legally required by the Local Plan to 2030, the Council would want the opportunity to influence its' location.

As part of the process to identify potential housing sites across Local Service Centres, Cheshire East Council put out a "Call for Sites" earlier this year inviting developers and land owners to put forward proposals. Consequently, Disley Parish Council submitted three areas of land in Parish Council ownership for potential housing use or for safeguarding for housing use within the Local Plan period to 2030 or beyond to 2045.

The Cheshire East draft SADPD is now open for consultation and identifies one of the sites put forward by the Parish Council – the Greystones Allotment site on the A6 in Newtown - as suitable for future development. Cheshire East's assessment proposes this site would accommodate 11 houses.

With regard to this future proposal, the Parish Council would like to highlight the following points in relation to the use of this land.

- Disley Parish Council would fully realise its responsibilities to provide alternative allotment gardens for its residents. The Parish Council owns various land assets in the vicinity that could be considered for allotment use should any development go ahead. These include areas of Newtown Playing Fields, land adjacent to the Springfield Allotments site and land on Lower Greenshall Lane. The Disley and Newtown Neighbourhood Plan, now formally adopted by Cheshire East Council, sets out policies to ensure this allotment relocation would take place. Details of the Neighbourhood Plan are available at: <http://disleyparishcouncil.org.uk/neighbourhood-plan/>



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- The Parish Council believes that enforced developments within the village should provide benefits for residents and that revenue arising from land sales would be better being available for reinvestment in the community by the Council, than being passed to developers.
- Should the Greystones Allotment site appear in the approved Cheshire East Strategic Plan, the Parish Council would make the land available for development within the Plan period.

## **Safeguarded Land**

The draft SADPD refers to an area of “safeguarded land” in Disley at Cloughside Farm on Lower Greenshall Lane with potential for development beyond 2030. For clarity, this land is not in the ownership of the Parish Council.

*Policy PG4: Safeguarded Land* in Cheshire East’s Strategic Plan defines safeguarded land as, “land between the existing urban area and the inner boundary of the Green Belt that may be required to meet longer-term development needs stretching well beyond the period of the Local Plan.” A fuller explanation and justification are available on the Cheshire East website at: [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan)

The Parish Council encourages residents to view the SADPD and associated documents either online at [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan) or at Disley Library and to feed any comments back to Cheshire East as part of the consultation process. The consultation runs until 22<sup>nd</sup> October 2018.