

DISLEY PARISH COUNCIL

Richard Holland *Disley Parish Clerk*

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Disley Parish Council response to Cheshire East Council Local Plan Draft Site Allocation and Development Policies Document (SADPD) consultation.

1. DIS 1 – Greystones allotments

The Cheshire East draft SADPD identifies the Greystones Allotment site on the A6 in Newtown as suitable for future development. With regard to this proposal, the Parish Council would like to highlight the following points in relation to the use of this land.

- 1.1 Disley Parish Council would fully realise its responsibilities to provide alternative allotments 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. The full Neighbourhood Plan is available at: <http://disleyparishcouncil.org.uk/neighbourhood-plan/> but the section relating to allotments is as follows:

Disley Neighbourhood Plan Policy CF2 – Allotments

The enhancement and expansion of existing and the development of new allotments will be supported. Proposals that result in harm to or loss of allotments in Disley and Newtown will not normally be permitted unless: -

- A. A replacement provision is made, of at least equivalent quality, where it would be located at reasonable convenience for the existing plot holders, or*
- B. Where clear and significant social, economic and environmental community benefits could be derived from the proposal*

- 1.2 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.



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1.3 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.

1.4 Cheshire East Council have agreed that any development at the Greystones allotment site would be accessed directly from the A6.

2. **DIS 2 - Land off Jackson's Edge Road, Disley** (Lymewood Drive)

Disley Parish Council has taken account of the views of residents who have raised a considerable number of justified reasons why this land is unsuitable for future development. The residents' concerns include the following:

2.1 Current New Housing

During the last six years there have been more than 190 new dwellings constructed in Disley and Newtown with a further 30 units currently under construction. Under the current Local Plan, Disley and Newtown would be required to supply approximately 20 new dwellings in order to meet its allocation for the period ending 2030.

The additional households arising from these new dwellings are placing considerable strain on the local resources and infrastructure and until these issues have been resolved, no further residential development in Disley and Newtown (beyond the outstanding 20 dwellings identified above) should be contemplated, whether in the Green Belt or otherwise.

Allocating an area as Safeguarded land is a clear statement of intent that when the current Local Plan expires that safeguarded land would be available for development. At that stage, it would be difficult, if not impossible, to refuse development of the safeguarded land irrespective of whether the issues relating to local services and infrastructure have been addressed.

Pressure to meet Borough housing quotas will inevitably result in favourable treatment of planning applications for larger schemes which might be considered the "least worst" option, whereas, in reality, Disley and Newtown cannot support further residential development and no such schemes should be contemplated.

2.2 Disley and Newtown Neighbourhood Plan

In the Disley and Newtown Neighbourhood Plan, adopted on 12th July 2018, 93% of responses cited the importance of maintaining the Green Belt in the village.



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2.3 Floods Risk

During the last three years Disley has experienced two significant floods. These may be in part due to the effects of climate change, but it is probable that a significant factor was that the storm drains, culverts and gullies in the village are operating at capacity and are unable to accommodate the water volumes during exceptional weather conditions.

Residential developments result in an increase in the area of hardstanding and impermeable surfaces, which accelerate surface water run-off during periods of heavy rain, thereby increasing the likelihood of storm drains being overwhelmed. It is believed that a major source of excess water during the last two floods was the flat area of land at the Disley Amalgamated Sports Club and the field at Lymewood Drive. The ditch between these two areas and the storm drain on Lymewood Drive could not cope, so that water poured onto Jacksons Edge Road where the storm drains were overwhelmed resulting in a river running down the hill into the village centre. Any further development on the field at Lymewood Drive, as identified as safeguarded land may increase the risk of further flooding.

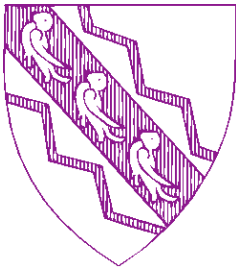
2.4 Air Quality

Disley contains a designated Air Quality Management Area, and already has a significant issue with poor air quality along the A6 corridor. Nitrogen dioxide levels are permanently recorded as being above the national legal maximum. Any further large-scale residential development would result in an increase in standing traffic queuing to join the A6, which will in turn lead to an increase in pollution levels.

2.5 Traffic Volume and Congestion

The A6 runs through the centre of Disley village. This is a very busy road and becomes extremely congested, particularly at peak travel times, which extend far beyond the traditional rush hour. The volume of traffic passing through the village and the degree of congestion has increased significantly since the completion of the new Waters Edge housing estate at Redhouse Lane and the opening of the A555. A traffic count scheduled in November 2019 is anticipated to confirm a 30% increase in vehicle numbers. Any further residential development in the village would increase the volume of traffic using the A6 and its' satellite roads, adding to the congestion.

In the case of the land proposed for safeguarding at Lymewood Drive, any large development would lead to an increase in traffic on Jackson's Edge Road which is increasingly being used as a rat run by motorists trying to avoid standing traffic on the A6.



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2.6 Disley Primary School

The village primary school is currently operating at capacity and local parents already face the risk of not being able to secure places for their children at the school. This in turn forces them to drive to schools further afield at busy times of the day, exacerbating the congestion issue.

2.7 Local Services

The Schoolhouse Surgery GP practice and local dental practices are already close to capacity.

2.8 Car Parking

Disley village centre has limited car parking and, particularly on weekdays, the village suffers from car parking in nearby residential streets due to commuters from Derbyshire, who drive into Disley in order to use Disley railway station.

Conclusion

Disley Parish Council fully supports residents' concerns in relation to future housing developments and proposed safeguarded land in Disley and Newtown. Namely, that there should be no safeguarded land included in the Local Plan for Disley and Newtown due to the negative impact they would have on the village environment while traffic congestion and air quality remain at their current unacceptable levels.

Disley Parish Council will be mindful of residents' concerns regarding air quality and traffic congestion ahead of the results from planned traffic counts. Disley Parish Council will work with Cheshire East Council in recognising the issues of air quality and traffic congestion when considering any further developments in Disley and Newtown.

Disley Parish Council
30th September 2019