



DISLEY PARISH COUNCIL

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October 2020

Cheshire East Local Plan – Site Allocations and Development Policies Consultation

Disley Parish Council Statement

(Update from November 2019)*

The Cheshire East Council Strategic Local Plan sets out a future allocation of houses to be built across Cheshire East to meet housing needs over the next 30 years. In 2019 Cheshire East Council consulted on a draft Site Allocations and Development Policies Document (SADPD) as a further stage of the Local Plan which proposed future housing allocations across 13 Local Service Centres in Cheshire East, of which Disley and Newtown is one.

A revised draft is now available and can be found on the Cheshire East Council website at https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/cheshire_east_local_plan.aspx.

The revised draft states that the overall development for housing for the local service centres can now be largely met from developments already completed during the plan period, as well as proposed developments with planning permission already granted. As a result, the SADPD does not allocate any sites for housing development in the local service centres.

Safeguarded Land

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

CFS 199 – Greystones Allotment site, Buxton Road: The Greystones allotment site in Newtown has not been progressed as it is already in the urban area and is not suitable for designation as safeguarded land.

Disley Parish Council has no current plans for the development of this site under normal planning regulations.

FDR1941 Land off Jackson's Edge Road: This site in Disley has been presented by landowners and identified by Cheshire East Council as an area of proposed "safeguarded land" for development beyond 2030. The land lies off Jacksons Edge Road/Lymewood Drive and is designated as 2.43 ha. For clarity, this land is *not* in the ownership of Disley Parish Council. The revised draft states: "This site has been progressed as Safeguarded land DIS2 as it is in a sustainable location and makes a 'significant contribution' to the purposes of Greenbelt."



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There are no alternative sites making an equal or lower contribution to Green Belt purposes that could be progressed instead. There are no significant barriers to development should the site be allocated for such in future."

The Settlement Plan for Disley which was prepared and considered by Cheshire East Council can be found at <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/revpubevidence>

A report on the revised draft SADPD was considered at a Cheshire East Cabinet meeting on 6th October 2020 and Cheshire East Council is now preparing to republish the plan so that further representations can be made ahead of its submission for examination by a Planning Inspector.

Disley Parish Council understands that CEC hopes to commence the public consultation on 19th October 2020 and that it will be open for 6 weeks. The Parish Council will advertise the details of the consultation as soon as they become available.

*The previous Disley Parish Council Statement, dated November 2019, is available to view at: <https://disleyparishcouncil.org.uk/your-council/council-policy-documents/>