

DISLEY PARISH COUNCIL

Richard Holland *Disley Parish Clerk*

Tel: 01663 762726

Email: admin@disleyparishcouncil.org.uk

Web: www.disleyparishcouncil.org.uk

Twitter: [@disleypc](https://twitter.com/disleypc)



Cheshire East Council – Draft Site Allocation Development Policy - Consultation.

Disley Parish Council Statement / Response 19th March 2019

Statement

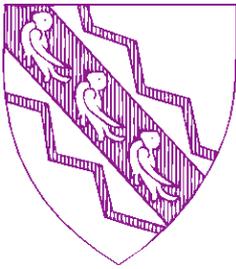
Disley Parish Council, being one of 12 Local Service Centres identified in the Cheshire East draft Site Allocations Development Policy, is committed to working with Cheshire East Council to identify suitable sites in Disley and Newtown to accommodate the future remaining original housing allocation of 41 houses.

Running in parallel to this commitment, the remit of the Parish Council will also be to fully represent the views of the community in respect of any future proposed use of land for development. This follows the principle of involving the community established during the development of the Disley and Newtown Neighbourhood Plan, which has recently been adopted.

The Parish Council will ensure that any land, including safeguarded land allocated for future development, has been fully assessed by Cheshire East Council with a view to having the least impact on the village. The first preference would be for the remaining housing allocation to be met by utilising infill sites, conversions to apartments or use of brownfield sites which may become available in the future.

Rationale for the Statement

Disley Parish Council sees no justified grounds to fully object to the future remaining small-scale housing allocation development requirement in Disley and Newtown. The Parish Council worked with representatives from the community for two years to develop the Neighbourhood Plan, involving wide community consultation. The Neighbourhood Plan, now approved by Cheshire East Council, sets out policies to *inform* any future housing development needs for the village, not prevent it. In terms of Cheshire East identifying safeguarded land for future housing allocations, 93% of respondents to the Neighbourhood Plan consultation considered protecting the green belt around Disley highly important, so it has to be recognised that any potential future encroachment into the green belt would be highly contentious and would need a comprehensive assessment process to justify the allocation and placate resident concerns.



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It is a welcomed fact that Cheshire East has recognised that 83% (214) of the original housing allocation figure for Disley and Newtown (255) has already been achieved through completions and commitments up to 31/03/2017, without encroaching on the green belt. This has been achieved by utilising brownfield sites, infill sites and conversions to apartments. Even though Disley and Newtown is a relatively small area with limited land space available within the built-up area, there may well be further similar opportunities emerging in the future for meeting some, if not all the remaining small allocation of houses which we understand could now be less than 41 when completions and commitments are updated beyond 31/03/2017.

There are also valid concerns in the community that any future developments would have a negative impact on the Air Quality Management Area along the A6 running through the centre of the village. These concerns were expressed in the consultation process for the Neighbourhood Plan, which informed the inclusion of a specific Air Quality Policy in the Plan to address the issue.

It is also recognised that there are proposals for future long-term, large-scale housing developments in adjoining authorities (Greater Manchester/Stockport and Derbyshire/High Peak) which are likely to cause negative impacts on the Air Quality Management Area in Disley. The Parish Council have made representations to consultations from adjoining authorities, raising concerns to ensure that comprehensive mitigation policies for all future development, together with national and local actions for tackling air quality, need to be in place across all authorities along the A6 corridor.

Response – Safeguarded land DIS 2 – “Cloughside Farm”

In terms of the site allocation proposal identifying safeguarded land at Cloughside Farm put forward in the draft SADP, the 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. There are particular concerns about the access road, Redhouse Lane, as this is already suffering from increased traffic due to current developments. The residents' responses listed in the SADP Consultation Outcome Report do not just concern the protection of the green belt at this location.

Therefore, the Parish Council fully supports the residents' concerns in this case, namely that the Cloughside Farm site is not considered suitable to be classed as future safeguarded land due to the poor access to the site which would lead to an increased negative impact on the immediate local community.