



# DISLEY PARISH COUNCIL

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

### **Disley Parish Council Statement**

#### **(Update from September 2018)**

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” in 2017 inviting developers and landowners 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 will be open for a second consultation period in July to September 2019 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 current assessment proposes that this site could accommodate up to 20 dwellings.

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 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*

- 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.
- Cheshire East Council has suggested that it may be possible to access the Greystones allotment site directly from the A6.
- Disley Parish Council hosted a consultation meeting with Disley allotment holders on 14th September 2017 and subsequently sent a letter to all allotment holders on 18th September 2017 outlining the Council’s proposed submission of the Greystones site in response to the “Call for Sites.” Disley Parish Council will hold further consultation with allotment holders following the adoption of the Local Plan (expected in summer/autumn 2020).

### **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)

In its response to the Draft Site Allocation Development Policy Consultation in March 2019, the Parish Council fully supported residents’ concerns that the Cloughside Farm site was 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. This response is available on the Council website at: <https://disleyparishcouncil.org.uk/>

The Parish Council will inform residents via the Parish Council website, Twitter, Facebook and eBulletin when the dates for the consultation of the second draft of the Cheshire East SADPD are announced. Residents are encouraged 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.