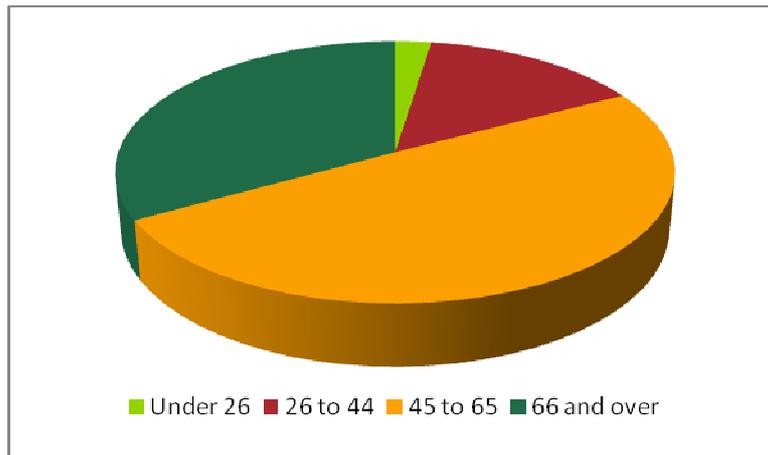


## Draft Poynton Town Strategy Consultation

### Overall Response

- A total of 516 representations were received during the consultation on the draft Poynton Town Strategy

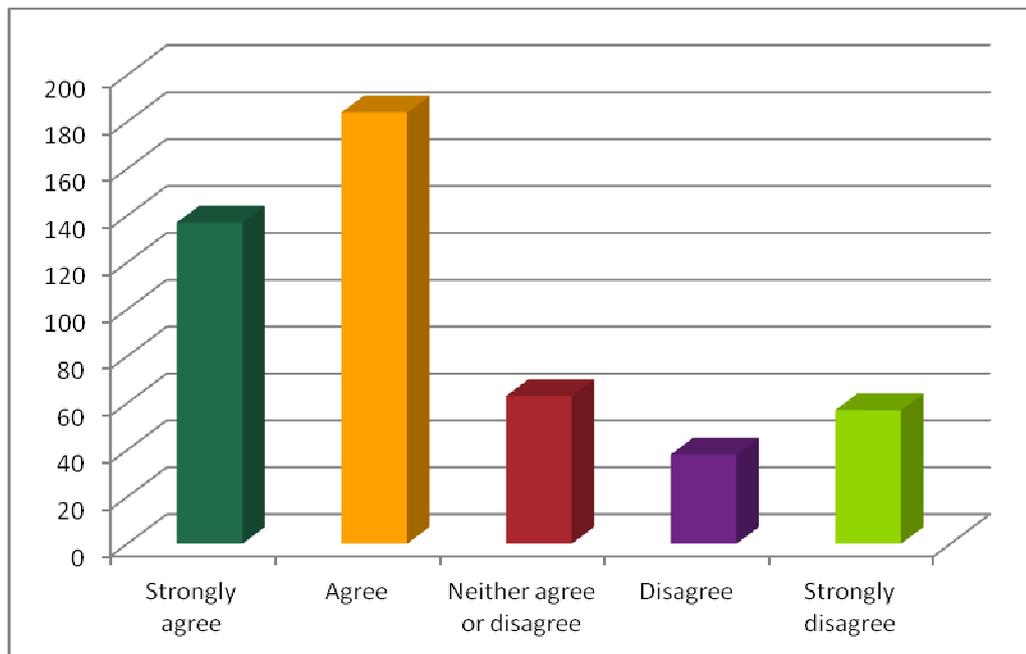
### Age of Respondents



## Key themes emerging from the consultation

### Q1. Vision for Poynton

Do you agree or disagree with the Vision as set out in the draft Poynton Town Strategy?

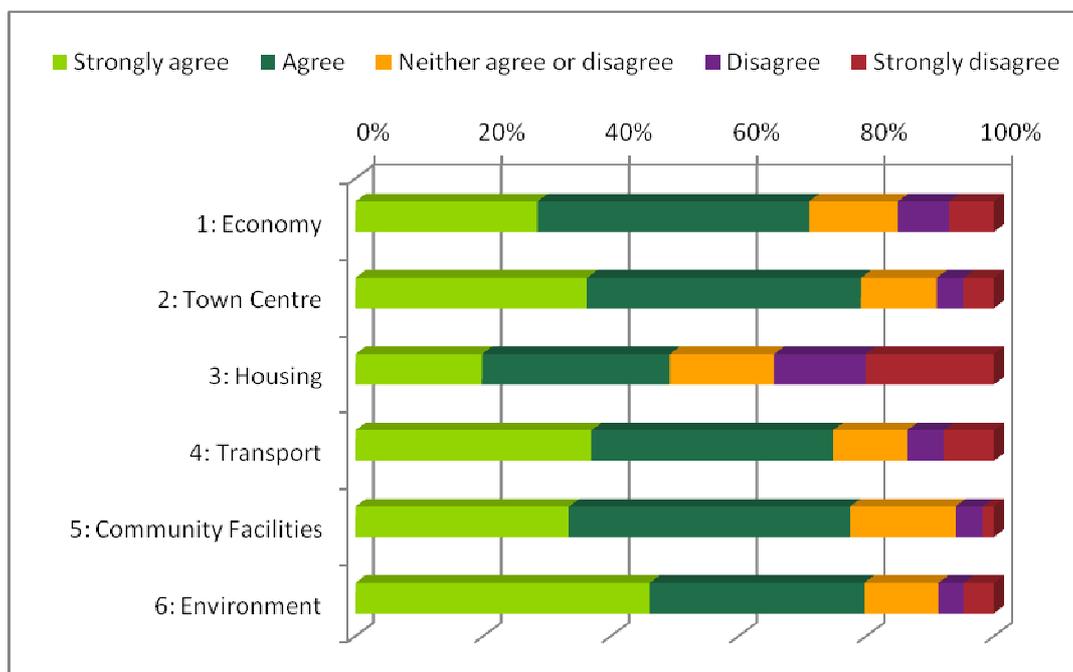


- Support for the retention of the village feel and rural setting/disagreement that Poynton has a village feel or rural setting.
- View that the protection/preservation of the Green Belt should be included.
- View that the vision would use up a large area of Green Belt.
- View that Poynton should keep its separate identity (uniqueness) and not become a suburb of Stockport/conurbation of Greater Manchester.
- Important to maintain a feeling of a small community with good facilities, including those for the youth and elderly.
- Could mention the need to keep housing development to the lower end of the scale.
- Support that a balanced view on sustainable growth, development and the needs of the existing community is at the centre of the vision.
- Needs to be more realistic in terms of demographic and economic factors likely in next 20 years.
- Replace “distinct rural setting” with “distinct Green Belt setting”.
- Should have 'cost justifiable' after the word continuous to avoid the vision being interpreted in potentially profligate ways.
- Wording is vague.
- Should include 'protection' to the rural setting and its open spaces both within the town and around it.
- Should include "and a desirable place in which to work and reside".

- The Vision is not consistent with other parts of the document or the Parish Plan, for example the number of homes suggested.
- Too much emphasis on 'development'. It would be better if the continuous improvements and pro-active management were towards the goal of maintaining Poynton as a thriving community.
- Ensuring continuous improvements is open to interpretation – some respondents disagree if it means extensive house building.
- To retain its village feel suggests that the town does not want to see any growth, but this may be necessary to ensure that facilities and services continue to improve.
- It fails to acknowledge the importance that housing plays in the delivery of a sustainable and prosperous economy – suggest additional wording “through measured housing and commercial growth”.
- Suggested new text “Poynton shall strive to develop as a strong and sustainable community whilst retaining its village feel and distinct rural setting.”
- Poynton is a village.
- Some detail appears to be aggressive and will fundamentally change the look and feel of Poynton.
- Need to recognise Poynton can't remain a village given the size of the population.
- Vision has been arrived at without any professional independent empirical assessment of the strategy's impact.
- It fails to recognise that Poynton has reached maximum size, taking into account current schools, shops, road infrastructure.
- It seeks an unnecessary radical change which will destroy, not enhance, the town.
- The vision is defective in that it fails to allow for the release of sufficient housing, namely 200 to 400 rather than 1,000 (or more).
- It should acknowledge that Poynton is a Key Service Centre and therefore it is considered to be an appropriate location to accommodate additional growth and development in the future.
- Vision should be longer term up to 2050.
- It underestimates the town's role in delivering additional growth – it should be amended to include additional wording; 'develop as a strong and sustainable community allowing for future development and growth in line with its role as a Key Service Centre'.
- Support for the mention of improving and proactively managing the environment and developing a sustainable community.

## Q2. Objectives and Strategy for Poynton

Do you agree or disagree with the Objectives and Strategy as set out in the draft Poynton Town Strategy?



### Economy

- Support for the emphasis on reusing existing employment land and buildings.
- The area needs to retain businesses and employment skills and develop the opportunity for new ones.
- Greenfield sites should be protected.
- Support for brownfield sites to be fully developed in preference to greenfield sites.
- The emphasis should be on ensuring that all vacant brownfield employment sites are redeveloped.
- May be a need to release some greenfield sites before all brownfield sites are used up as they may not necessarily be the correct size or location for modern requirements.
- Green Belt should be protected.
- Support for the encouragement of home working – high speed fibre optic cabling provision is important.
- Support and disagreement with the suggestion of a hotel.
- Suggestion that a bed and breakfast would be more appropriate than a hotel.
- Support the encouragement of small businesses.
- Support for the visitor economy.
- The visitor economy objective has no supporting data.
- Communication Technologies (Objective b) should also be directed to very small (that is micro-) enterprises.

- Objective c (visitor economy) could be supported by more attention being given to promoting Poynton as a place from which to access the adjacent open countryside/canal network and Middlewood Way.
- There should be some encouragement for inward investment to help bring new jobs into the area.
- Should include that business development needs to be appropriate (in terms of type, scale and location etc.) to the "village feel and rural setting".
- Failure to mention the impact of high street supermarkets on the local economy nor suggesting that further additions could have significant implications.
- The Objectives and Strategy are vague.
- Query as to the meaning of visitor economy.
- View that small-scale business opportunities should be included within new housing developments.
- Improvement of public transport is key - existing bus services are inadequate to support development of the economy.
- Objective a) (use of vacant employment sites for businesses) should not be a constraint on using this land for housing, should there be no demand for business use.
- View that support for the growth of larger business could cause traffic issues.
- Need to acknowledge that the SEMMMS road and the proposed Woodford- Poynton bypass will take trade away from businesses and shops in the village centre.
- Disagreement with Objective a) (use of vacant employment sites for businesses) and b) (brownfield before greenfield) of the Strategy as in conflict with the National Planning Policy Framework.
- Disagreement with the intention to create job opportunities.
- Suggest the inclusion of specific references to the protection and enhancement of water quality as an Objective.
- View that it doesn't provide for growth.
- View that manufacturing business is inappropriate.
- View that other sites should be considered for employment in exceptional circumstances.
- Suggestion of incentives for business.
- Disagreement with the development of brownfield sites first.
- The strategy needs to be clear and flexible.
- View that brownfield sites should be identified or a register maintained.

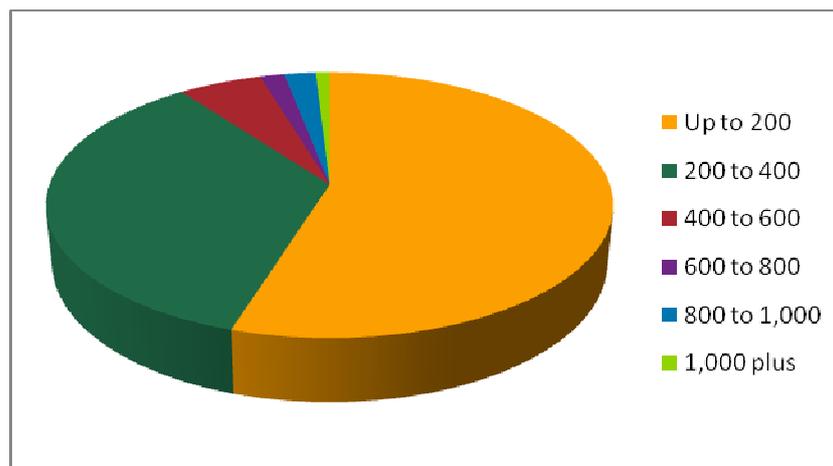
### *Town Centre*

- Support for improving public transport.
- Support the encouragement of residential use of upper floors in town centre
- Support the encouragement of development of mixed use along London Road South.
- Support the encouragement of small retailers and a variety of retail outlets.
- Support for the town centre to be accessible for all.
- Additional objective: "Make the Town Centre a 'destination' that is much more of an outdoor 'cafe' environment where people will choose to go for recreation purposes rather than just for shopping."
- Support and disagreement with enhancement of the town centre.
- Support a variety of shops.
- Support free car parking, including at night-time.
- Suggest that additional car parking is identified.

- The strategy should state that any further large retail developments are inappropriate and should not be allowed/encouraged.
- Eating and drinking establishments should be encouraged.
- Park Lane to be pedestrianised.
- Support for the use of brownfield sites and vacant buildings.
- Strategy should include continued efforts to remove 'through' traffic from the village centre.
- Concern with regards to the meaning of mixed uses and retail outlets.
- Suggestion of improvements to the pedestrian access of the Queensway shopping area.
- Support for parking behind Park Lane shops and disagreement that this could be disabled only.
- Consider encouraging businesses reliant on e-technology/service business to use upper floors of town centre (particularly small businesses).
- No mention of improving public realm; attracting restaurants, alfresco dining or wine bars to improve both the day and night time economies
- No mention is made of the number of readily available parking spaces (to retain /increase numbers) and the consistent problem with illegal parking.
- There should be more emphasis on safety and access for pedestrians and cyclists.
- Develop a strategy to encourage zero tolerance to parking on Park Lane.
- Disagree with the development for mixed use on London Road South.
- Objective c - there is a limited quantum of land for a mixed use development in the boundary of the centre.
- Question if free parking can be controlled or achieved through the spatial planning system.
- Strategy i should be widened to include potential development opportunities along Park Lane as well.
- Query about what is meant by "consider the appropriateness of existing boundaries."
- Limited quantum of land for mixed use development in the town centre.

## Housing

**What range of additional housing is most appropriate?**



- The Green Belt should be protected/excluded from consideration for housing development.
- Support the identification that Poynton's housing needs are not extensive.
- Support/disagreement with the development of brownfield sites first.
- Greenfield sites should not be built on.
- Support a mix of housing.

- Support the encouragement of provision of small, mixed use housing developments.
- Support consideration of the Woodford Garden Village.
- Suggestion of Dickens Lane/all the village as a low density housing area.
- Disagreement with/support of protection of low density housing areas.
- Suggestion that Green Belt is released for housing if needed.
- View that there is a need for affordable housing/starter homes.
- Disagreement with homes specifically targeted at the elderly.
- Should also consider retired wishing to purchase smaller houses/bungalows and still live in Poynton, in walking distance of the town centre.
- The fundamental statistics on which the plan is based seem inconsistent.
- Suggestion of a strategy for empty homes.
- Support for flats above shops.
- Strategy a (housing range) should use a stronger word than "feels".
- Strategy d (small, mixed use housing developments) is contradicted further in the document.
- The Objectives and Strategy need to be aligned with the Vision.
- Disagree with housing for everyone.
- 200 to 400 homes by 2030 may not be sufficient, especially as it is for both market and affordable housing.
- 200 homes are too high.
- The number of homes proposed is not justified in relation to the forecasted increase in population.
- Strategy e is confusing and should be redrafted.
- Need to define limits to both the location of greenfield sites and the amount of land that can be appropriated.
- Suggestions of alternative ranges/numbers of new homes to be built up to 2030, including 50 to 75 and none.
- The Objective should be expanded to ensure that housing is considered in the context of the presumption in favour of sustainable development - refer to the creation of sustainable, inclusive and mixed communities.
- Disagree with the housing range as there is no robust evidence to justify this housing requirement.
- Disagree with b (brownfield first) as it is contrary to the National Planning Policy Framework and is unsustainable.
- Disagree with f (Woodford Garden Village) as there will be limited impacts from the proposed redevelopment upon Poynton.
- Disagree with a – the deduction of housing commitments from the 200 to 400 figure.
- View that 1,000 houses are needed to support the Relief Road.
- Any new development needs to be in proportion with existing development.
- Strategy b (brownfield sites) contradicts the Economy Strategy.
- View that unless brownfield sites are formally allocated for housing in the new Poynton Local Plan they would be regarded as 'windfall' sites and not as part of the 200-400 (or higher) figure for housing land supply. The Strategy should clarify this.
- Queries as to why more housing is needed – suggestion that Poynton has too many houses already.
- Suggestion that a housing target shouldn't be set.
- Concern regarding the infrastructure to support new housing development.

- Requests for no social or rented housing.

### *Transport*

- Support and disagreement for Woodford-Poynton Relief Road and SEMMMS – seen as a transport priority by many and for them to be constructed before new development takes place.
- The effectiveness of the Relief Road has been questioned.
- Support and disagreement with improvements of Middlewood Railway Station.
- Support for improvement of Poynton Railway Station.
- Suggestion of park and ride at Poynton and Middlewood Railway Stations.
- Public transport to be improved before any expansion takes place.
- Suggestions of initiatives to combat public transport issues, including car pooling and bus lanes.
- Support for public transport improvements including improvement of rail and bus links into Manchester and increased frequency of services.
- Support for/disagreement with traffic calming measures, with a suggestion of signage and for measures on estates.
- Support for the provision of safe pedestrian/cycle routes and lanes for every day journeys.
- Suggestion of a town wide travel campaign to reduce car journeys to local schools.
- Suggestion of an aspiration to reduce carbon emissions and energy consumption of local transport.
- Suggestion of an area wide pedestrian/cycle route network plan produced to guide future planning.
- Suggestion of better enforcement of traffic laws.
- The strategy should include bringing current pathways, pavements up to a suitable standard and maintaining them.
- Suggestion to maintain and increase subsidised transport.
- Concern regarding traffic calming measures and the need for them questioned.
- Need a strategy to regulate the size and flow of traffic through Poynton.
- Strategy n should be amended to reduce the amount of traffic flowing through the town rather than monitoring it.
- Support the use of Travel Plans for schools and large businesses.
- Support the production of a comprehensive integrated transport policy.
- There is no real mention of additional arterial infrastructure capacity.
- Suggestion of the development of low carbon incentivised parking/ infrastructure within the town centre.

### *Community Facilities*

- Suggestion of the improvement/refurbishment of play areas to be added.
- View that more choices for young adults and teenagers would be advantageous.
- Support for and disagreement with the provision of a new cemetery and Garden of Remembrance.
- Support the refurbishment and support of existing cultural and arts venues.
- Support the provision of additional football pitches.

- View that emphasis should be on providing additional indoor and outdoor sporting facilities for all age groups.
- Support and disagreement that more sports and recreation facilities are needed.
- Suggestion that more detail regarding allotments should be added.
- There should be a specific reference to new meeting halls/places of worship development needs that may arise during the plan period.

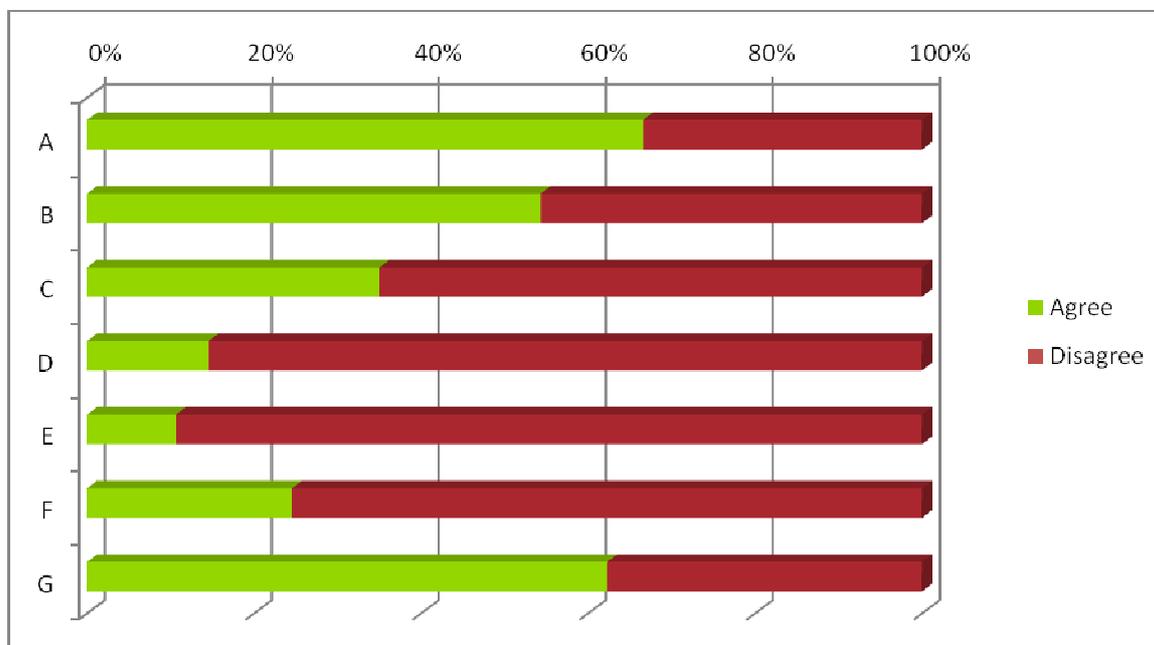
### *Environment*

- Support for the greenfield first policy.
- Suggestion that it should be brownfield only.
- Concern regarding brownfield first policy and suggestion that brownfield sites should be developed concurrently with other sites, not a sequential approach.
- Support the protection of the Green Belt from future development.
- Support for the preservation and enhancement of Poynton's historic and natural environment.
- Emphasis should be placed on protection of the rural environment and footpaths and open spaces around the village.
- Question if this objective/strategy is in line with the housing strategy and the potential sites – suggestion that they contradict each other.
- Support the exclusion of wind farms.
- Disagreement with exclusion of wind farm; it conflicts with the National Planning Policy Framework.
- Suggested Conservation Areas - Stone cottages on Coppice Road, Worth Clough cottages and Long Row.
- View that cycle routes should be promoted/developed.
- Suggestion of a development plan for cycleways and footways.
- Suggestion of an implementation plan for solar panel/low energy installations on public buildings.
- Support for Green Belt development.
- Suggest exclusion of other high-impact technologies, for example large-scale solar panel arrays.
- Suggestion that areas could be designated as Local Character Areas where appropriate instead of Conservation Areas.
- Support for the protection of Listed Buildings and suggestion of additional listings.
- Disagreement with Repairs Notices and Compulsory Purchase Orders on Listed Buildings.
- There should be a requirement on developers to minimise their effect on the environment and safeguard the rural setting.
- Suggestion of an additional potential Site of Biological Importance at Carr Wood.
- Suggestion that the environment is nurtured, enhanced and promoted.
- Questioned as to what 'all' refers to.
- No mention of Poynton Park.
- Specific references to the protection and enhancement of water quality should be included in the Objective.

- Suggestion that Objective c be amended to: “Promote energy efficiency in all developments and the use of renewable energy in all new major developments where viable and appropriate to the context and setting.”
- Support for the investigation of additional Sites of Biological Importance.
- Suggestion that Green Infrastructure protection, creation and enhancement should be referred to.
- View that within the brownfield first policy it should be made clear that development is not appropriate on sites of high ecological value.

### Q3. Potential Development Sites

Do you agree or disagree with the potential areas for future development in the draft Poynton Town Strategy?

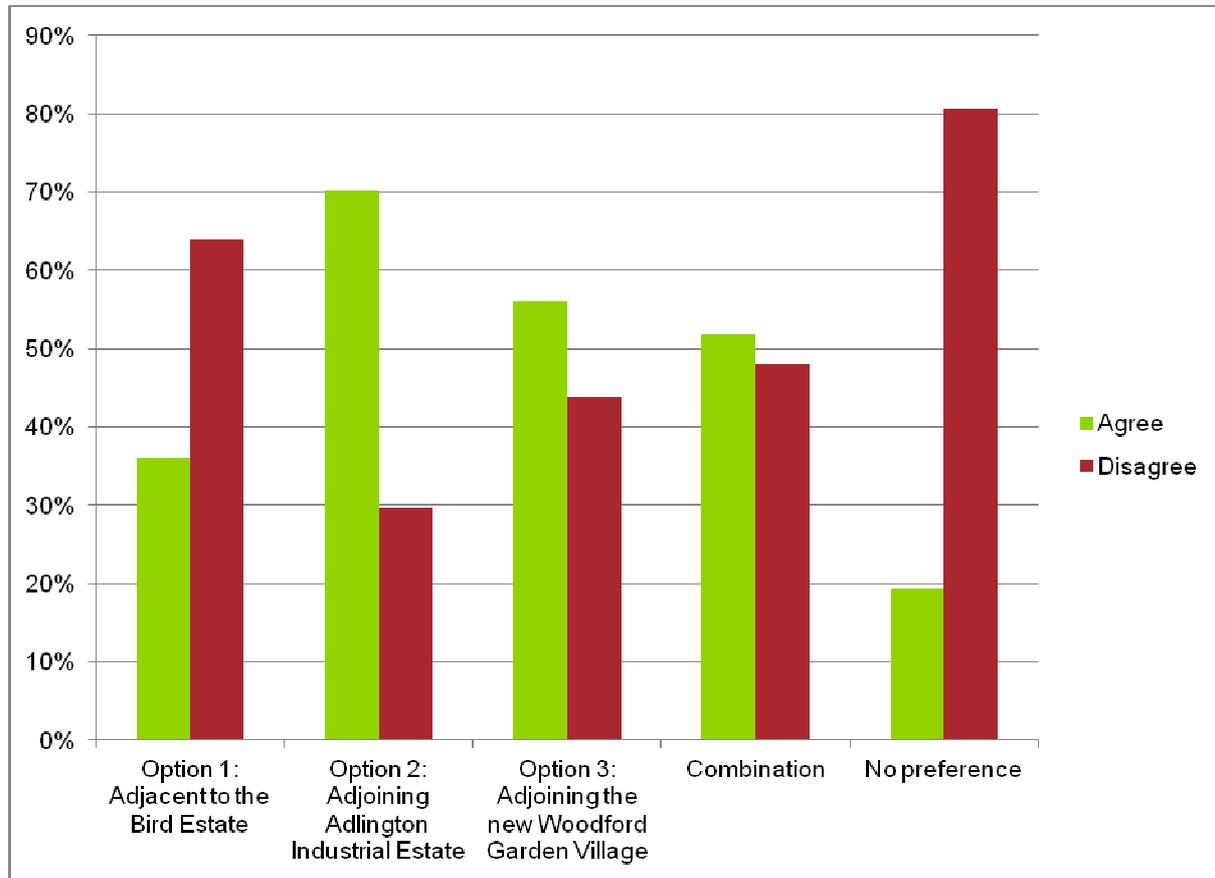


#### *A: Land to the west of Poynton (employment, housing, recreation, open space)*

- View that this site should be developed before others.
- Access only from the Relief Road.
- Question funding for the Relief Road/site could contribute to funding for the Relief Road.
- No housing.
- Opposition to development on greenfield sites.
- No development to west of new road.
- Restrict housing, for example 150, 200, 400.
- Limited employment.
- Have distinct areas, with pedestrian and cycle links.
- Support for the proposed development as long as the Relief Road is built.
- Better transport links on the west and close to Railway Station and town centre.
- Protection of Green Belt.
- Maintain green space between Cheshire and Greater Manchester and on the Poynton side of the Relief Road.
- Traffic congestion/generation.
- Maintain village feel and rural setting.
- Development to the east of the Relief Road only.
- Good road links and close to business/commuter routes.
- Need infrastructure and facilities in place, including a shopping centre – these can be included.

- Need for improved transport links, including pedestrian and cycleways.
- Proximity to Railway Station.
- Too many houses at Woodford; need to consider its impact.
- Development of the site could be seen as infilling.
- Site is isolated from the village.
- Need secondary entry/exit.
- Need for further appraisals and consideration to be given to environmental capacity.
- Retain Wigwam Wood, area to the south of it and Poynton Brook.
- Any development would need to take account of the flood risk areas.
- Need a minimum 8 metre buffer strip between the main river Poynton Brook and any development.
- Has the least impact on Poynton's character.
- Preference for small developments to major new estates.
- Density would need to be suitable.
- Don't use all the areas.
- Sustainable location.
- Could bring business into the regeneration of London Road South's commercial area.
- Part of the area is boggy.
- Preservation of protected sites and footpaths.
- Natural extension of Poynton.
- Need for a master plan.
- Contrary to many objectives in the document.
- Would not achieve an integrated expansion of Poynton.
- Not deliverable.
- Indicate the location of the Listed Buildings on the maps and consider impact on them.
- Other uses: football pitches; employment; open space; nature reserve, Country Park; alternative runway.

**For Site A, on which part would you rather see development focused?**



**Option 1: Adjacent to the Bird Estate**

- Limited expansion only.
- Minimising the growth of the town’s curtilage.
- Develop for housing only.
- Include affordable housing.
- Limited housing, for example 50 homes.
- Traffic congestion.
- Poor access.
- Public transport access
- Public access to Wigwam Wood.
- Disagreement with isolation from Bird Estate.
- Too close to Woodford Garden Village/Stockport border.
- Lostock Primary School is undersubscribed.
- Sustainably located
- Development could meet some needs of Adlington identified in the Parish Plan.
- Suggested uses – open space, nature reserve, football pitches.

### **Option 2: Adjoining Adlington Industrial Estate**

- Develop for employment only.
- Query regarding amount of flooding events.
- Could cope with increased traffic/population.
- Over-subscription of High School.
- Doesn't back onto residential.
- Easy to develop new roads.
- Reasonable road access.
- Performs an economic role.
- Development could meet some needs of Adlington identified in the Parish Plan.
- Employment should have easy access to the Relief Road.
- Dependent on the Relief Road.
- Suggested uses: housing (including affordable housing), play and green areas, retail, recreation, entertainment.

### **Option 3: Adjoining the new Woodford Garden Village**

- Keep separate from Stockport/Woodford Garden Village.
- No access from Relief Road to the Garden Village.
- Too close to the Stockport border.
- Green Belt.
- Intrudes into the countryside and forms a buffer between Adlington/Poynton and Woodford.
- Good road access.
- Need for improved road links.
- Increased traffic.
- Limit number of homes.
- Restore and protect Lostock Hall.
- Better transport links.
- Would not seem like part of Poynton.
- Maximum growth.
- Performs an environmental role.
- Dependent on the Relief Road.
- Reserved for open space/sporting/recreational uses, allotments.

### **Combination**

- Flexible.
- Combine option 1 and 2; 2 and 3.
- Wouldn't concentrate development in any one area.

### **Alternative option**

- Land between Adlington Industrial Estate, Woodford-Poynton Relief Road and the A523 for employment with a landmark building.

***B: Land at lower Park (housing, open space, Railway car park extension)***

- Access issues.
- Traffic congestion/generation issues.
- Oil pipeline issues.
- Infrastructure capacity concerns
- Close to the Railway Station, Relief Road and could be well-served by SEMMMS.
- Some disagreement with proposed housing use.
- Limited housing, for example 100, 200.
- Development needs to be in proportion with original development.
- Retain open feel – limit/appropriate housing.
- Needs to be landscaped.
- Many agree with the car park.
- Could put in road network to support extra traffic to connect with SEMMMS.
- Need good links to the transport network.
- Unsuitable location.
- Sustainable location.
- Would bridge the gap between two large housing estates – logical extension.
- A preferred site for some or once site A and brownfield are developed.
- No/retain open space.
- Need/no need for additional parking at the Railway Station.
- Low intrusion into the countryside.
- Feel like an extension of Woodford or Hazel Grove.
- Easy access to footpaths and fields, which needs to be protected.
- High flood risk area.
- Green Belt.
- Impact on Listed Buildings, which should be marked on the map.
- Tree Preservation Orders.
- Area used for recreation.
- Provides a green wedge.
- Wildlife present.
- Green buffer between Bramhall and Poynton.
- Close to town centre and primary school.
- Query regarding subsidence.
- Needs a minimum 8 metre buffer strip between the main river Poynton Brook and any development.
- Further appraisals need to be undertaken.
- Site is not deliverable.
- Other uses: agricultural, recreation.
- The boundary of the site should be amended to include a parcel of land between Lower Park Road and the properties on Woodford Road.

### *C: Land to the north of Vicarage Lane (housing)*

- View that it would be third choice out of the sites put forward.
- View that it would be first choice for housing once brownfield sites used.
- Most sustainable location/unsustainable.
- Less impact on environment, facilities and services.
- Limited housing, for example less than 40 new homes on the site – low density.
- 40 houses are appropriate.
- Natural infill site/small development with limited impact.
- Traffic congestion/generation issues.
- Good access.
- Road junction issues.
- Easy access to road network.
- Development needs to be in proportion to original development.
- View that it's the best site for housing.
- Green Belt to remain between Poynton and Hazel Grove, it provides a natural break.
- Within walking and cycling distance of Poynton and Hazel Grove Stations.
- Respect Tree Preservation Orders.
- Protection of Green Belt.
- Wouldn't / would detract from rural views/heritage and preserves the setting and character of Poynton.
- Does not have characteristics of Green Belt.
- View SEMMMS and the Relief Road are important to the site, but is unlikely to contribute significantly to the delivery of the Relief Road.
- Close to village centre.
- Deliverable site.
- Need to investigate coal workings.
- Adjacent to a bus route.
- Bounded on all sides.
- Woodford Garden Village would make the site unnecessary.
- Natural habitat/wildlife haven.
- Would need changes to the dual carriageway.
- Greenfield.
- Wildlife.
- Left by Lord Vernon for open space.
- Impact on Listed Buildings, which should be marked on the map.
- Consider impact on Site of Biological Importance.
- Other uses: graveyard; Garden of Remembrance; cemetery; allotments; gardens; play area; exhibition; circus; extension to Poynton Sports Club; horse stabling; grazing.

### *D: Land to the north of Middlewood Road and east of Towers Road (housing)*

- Limit number of homes – low density.
- Transport limitations at Hockley.
- Acceptable if adjacent to a potential Relief Road.

- Development needs to be in proportion to original development.
- May not change the semi-rural aspect of the town.
- Need to preserve rural/agricultural feel of the village.
- Road infrastructure issues, including access.
- Takes pressure off Poynton west.
- Traffic congestion/generation issues.
- Retain Tree Preservation Orders.
- Green Belt.
- Degrade recreation areas, which are well-used
- Well-used footpaths that need to be preserved.
- Rural views.
- Contrary to vision.
- Retain golf course.
- Need to adopt northern end of Towers Road and re-surface.
- Issues with coal workings – subsidence issues.
- Bridge housing gap on Towers Road.
- Natural habitats.
- Water problems.
- Lack of infrastructure, services and facilities.
- Safety concerns.
- Parking issues.
- Marshy land.
- Unsustainable.
- Too close to Hazel Grove.
- Oil pipeline issues.
- Landfill site issues.
- Poor public transport services.
- Accessibility issues.
- Green buffer to the settlement edge.
- Use full length of Towers Road for additional housing.
- Unlikely to contribute significantly to the delivery of the Woodford-Poynton relief road.
- Not deliverable.
- Impact on Listed Buildings, which should be marked on the map.
- Other uses: country park; hotel; community facility.

#### *E: Land to the west of Poynton Coppice (housing)*

- Green Belt.
- Does not form a buffer between Manchester and Poynton – Green Belt is extensive.
- Development needs to be in proportion to original development.
- Limited housing – too many suggested.
- Road infrastructure/traffic congestion/generation issues.
- View that development would be acceptable if brownfield supply has been exhausted.
- Good access/access issues.

- Under-utilised schools.
- Could provide a full range of market and affordable housing.
- Would take pressure off Poynton west.
- Need to preserve rural/agricultural feel of the village and views.
- Retain Tree Preservation Orders.
- Coal working issues.
- Infrastructure, service and facility capacity issues.
- Natural habitats.
- Scope for small scale housing on the edge of Waterloo Road and Coppice Road.
- Area of natural beauty.
- Need to consider the impact on the Site of Biological Importance.
- Safety concerns.
- Area used for recreation and contains footpaths, which should be protected.
- Maintain agricultural use.
- Parking issues.
- Poor public transport provision.
- Unlikely to contribute significantly to the delivery of the Woodford-Poynton relief road.
- Effect on water run-off and collection.
- Site is not available.
- Underground water.
- Should be in line with the Vision.
- Other uses: country park.

#### *F: Land to the south of Dickens Lane (housing)*

- Road infrastructure/traffic generation/congestion issues.
- Roads could cope with additional traffic.
- Near to the High School.
- Green Belt
- Does not form a buffer between Manchester and Poynton– Green Belt is extensive.
- Limited development, for example less than 50 homes.
- Infill at old farm.
- Development needs to be in proportion to original development.
- Detrimental effect on the countryside.
- Area used for recreation and contains footpaths, which should be protected.
- View that development would be acceptable if brownfield supply has been exhausted.
- Could provide a full range of market and affordable housing.
- Accessible/poor access to the town centre.
- Develop only as far as Waterloo Road.
- Close to employment.
- Smaller site and therefore less impact.
- Would take pressure off Poynton west.
- Woodford Garden Village would make the site unnecessary.
- Wildlife habitats.

- Safety concerns.
- Rural setting and views.
- Infrastructure/services/facilities capacity issues.
- Preservation of agricultural land.
- Poor public transport service.
- Unlikely to contribute significantly to the delivery of the Woodford-Poynton relief road.
- Unsustainable.
- Effect on water run-off and collection.
- Safety concerns.
- Too close to Adlington.
- Impact on Listed Buildings, which should be marked on the map.
- View to develop western part of the site only.
- Undeliverable.

#### *G: Land to the east of Poynton Industrial Estate (employment)*

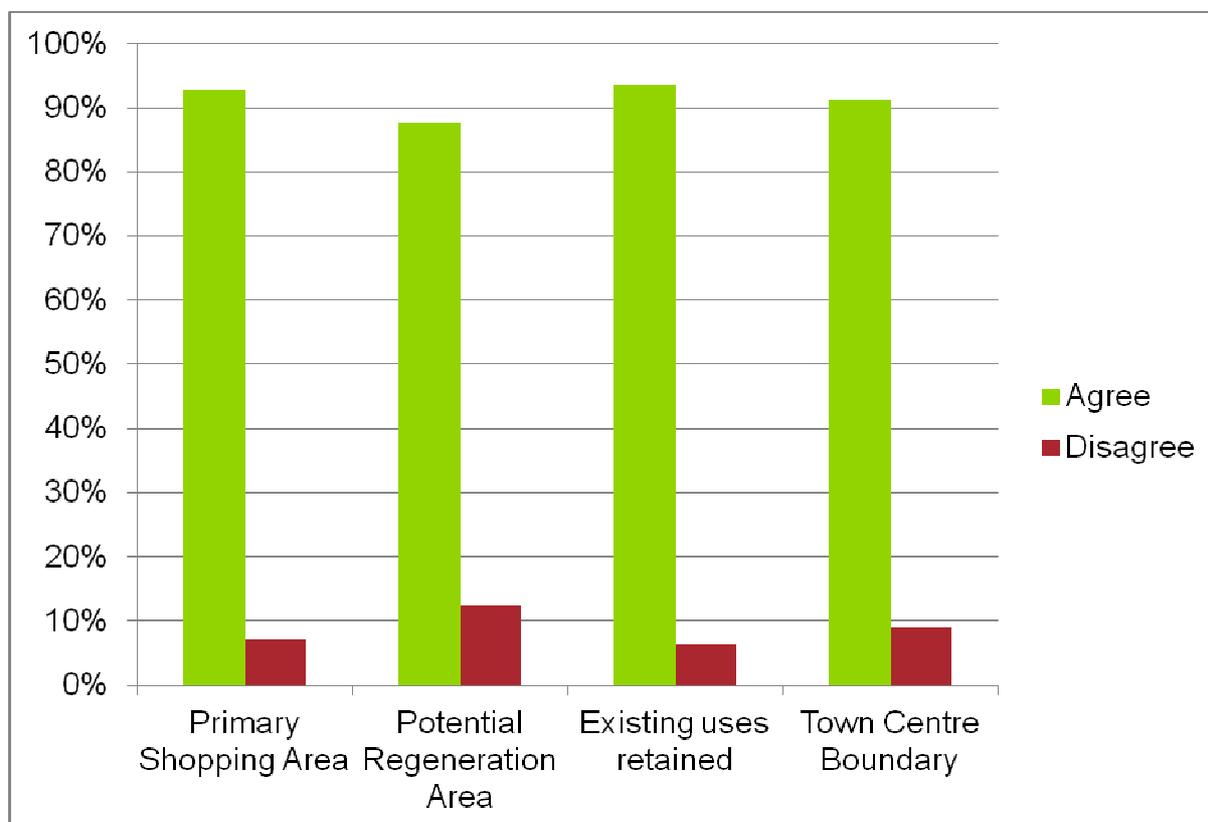
- Green Belt
- Does not form a buffer between Manchester and Poynton.
- View that development would be acceptable if brownfield supply has been exhausted.
- View that development would be acceptable if the relief roads were built.
- Should be at a smaller scale – site is too big.
- Low rise development.
- Brings jobs to the area.
- Would need a buffer between it and housing.
- Access issues - consider a second access road.
- View that the site is acceptable if there is a demand.
- Suggest light industrial.
- Need to consider noise and environmental pollution.
- Road infrastructure/traffic congestion/generation issues
- Effect on countryside.
- Would take pressure off Poynton west.
- Vacant buildings on existing estate.
- Concern regarding the visual impact of buildings.
- Contrary to the Vision.
- Loss of village identity.
- Wildlife habitat.
- No need as site A could be used.
- Unsustainable.
- South of G should be better.
- Area used for recreation.
- Impact on Listed Buildings, which should be marked on the map.
- Should be a minimum 8 metre buffer strip between the main river Poynton Brook and any development.
- Other uses: agricultural

#### Q4. Additional sites (in the Borough and not already in the draft Strategy)

Site	Proposed Use
Vernon Infants School.	Housing
Park Lane, beyond working men's club.	Housing
Field at back of Fire Station car park.	Housing
Pub on London Road and office building on Queensway corner.	Housing
Land at Middlewood between Hilton Road and Pool House Road and in front of Hawthorn Road.	Housing
Area of land directly to the south of the existing industrial estate (next to area G), bordering the main road and railway line.	Employment
Expansion of Adlington Industrial Estate around a new link road.	Employment
Land at Lower Park Road, Poynton.	
Land on London Road North, going towards Fiveways and Hazel Grove.	Mixed use
Land to rear of Brookside Garden Centre.	Mixed use
Land to the east of London Road South, Poynton.	Mixed use
Land to the east of Waterloo Road.	Mixed use
Land to the north of Poynton along London Road.	Mixed use
Land to the rear of 33 Lostock Hall Road and to the side of Squirrels Chase, Lostock Hall Road.	Housing
London Road North.	Mixed use
Old Co-op shop, Coppice Road.	Housing
Plot 15b and 15c, adjacent to the east of Adlington Industrial Estate, Poynton SK10 4NL	Employment
Poynton Industrial Estate	Mixed use
Poynton Sports Club, London Road North.	Housing
The old tip near to Davenport Golf Course.	Housing
Area around site C.	Housing
Wigwam Wood/Hazelbadge.	Housing
Land to the west of London Road North and the north of Glastonbury Drive.	Mixed use

## Q5. Potential Town Centre Areas and Town Centre Boundary

Do you agree or disagree with the potential Town Centre Areas and Town Centre Boundary?



### Primary Shopping Area

- Additional free car parking including disabled behind Park Lane shops.
- Need public transport improvements, for example a shuttle bus.
- Doesn't need to be expanded.
- Support the expansion.
- Need to maintain the existing nature of Poynton.
- Need to consider changes/improvements to shop fronts for example around Queensway.
- Need a greater variety of small shops – no more supermarkets.
- Suggestion of the pedestrianisation of Park Lane.
- May need to be reappraised if any significant additional demands for increased retail presence in the town arise.
- Encouragement of eating and drinking establishments.
- Eastern side of London Road South is now already re-developed as Primary Shopping area.
- Reconsider the areas immediately to the west of London Road South and north and south of Queensway.
- Include School Lane shops.
- Include the shops by the Fire Station.

### *Potential Regeneration Area*

- Support/disagreement with hotel.
- Disagreement with a chain hotel.
- Support retention of the cinema's facade.
- Support reopening of the cinema.
- Disagreement with conservation of former cinema.
- Caveat for cinema's facade - to remain unless this would prejudice the comprehensive redevelopment of land west of London Road South.
- View to retain a petrol station.
- Encouragement of bars and bistros.
- Support residential uses above retail –suggested caveat of 'wherever possible'.
- Disagreement with retail
- Support and disagreement for a supermarket.
- Prioritise the area to the west of London Road.
- Development need to be in keeping with the existing nature of the town centre.
- Disagreement with offices.
- Vacant shops need to be filled before building more.
- East side of London Road South is already acceptable.
- Designate as a Conservation Area - Brookfield cinema, Graham's Row opposite; Almshouses, 2-4 London Road South.
- Policies should be flexible to allow change of use where commercial opportunities arise.
- Suggestion of reduced traffic flow, with a relief road along St George's Road and account to be taken of Woodford-Poynton Relief Road.
- Need to take existing business's wishes into consideration.
- Extend the shared space scheme to Queensway.
- Reuse of cinema as retail, business, leisure, non-residential institution; a hotel; climbing centre/sports facility with cafe; housing/apartments; youth club.
- Reuse of Brookfield Hydro building as a hotel.
- Need easy and safe pedestrian and cycle routes between the two Primary Shopping Areas.
- Proposals may not be deliverable as there is a limited quantum of land.
- Suggestion of splitting the Potential Regeneration Areas into two (land east and west of London Road South – different long term objectives.
- Retain the terraced housing on London Road South.
- Other uses: facilities for young people, for example cinema; recreation centre; housing; multi-use venue/community space; retired housing; bowling; crafts; theatre; exhibition space; Garden of Remembrance; public realm/open space.
- Other Potential Regeneration Areas: Vernon Infants School site and Poynton Community Centre, shops at Chester Road/London Road North roundabout; land to the west of London Road South and north and south of Queensway, including Sovereign building and the pub.

### *Existing Uses Retained*

- Improve Civic Hall/Library area to include toilets and nappy change facility.
- Encourage residential uses close to the centre.

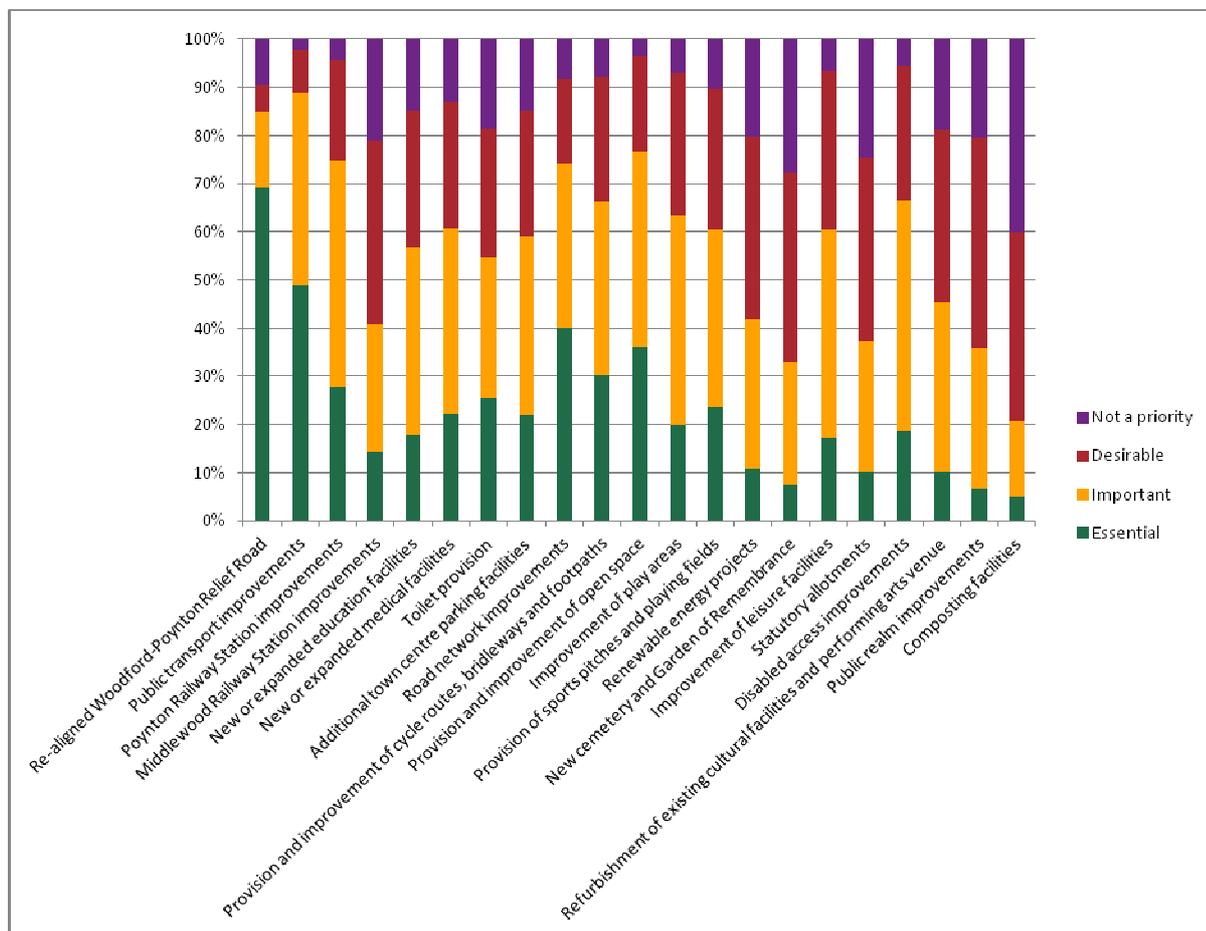
- View that Kingfisher pub could be a Potential Regeneration Area.
- Use of Kingfisher pub site as a Queensway car park extension.
- View all areas are subject to change to survive. Historical buildings are to be retained for consistency but development opportunities should be seized upon when they become available.
- Other uses: retirement accommodation; shopping centre; housing

### *Town Centre Boundary*

- View that a moderate extension of the boundary would be acceptable.
- Other inclusion: School Lane shops; Vernon Infants School site; George Road West/East; further along Park Lane to include the shops near the Fire Station; Working Men's Club; triangle of Park Lane/Bulkeley Road, Clumber Road; social centre; community centre.
- View that the boundary should not encroach on the Cricket Ground
- The boundary is too small.

## Q6. Infrastructure Priorities for Poynton

What level of priority should be given to the Infrastructure Priorities identified?



### Other priorities (infrastructure related)

- Provision of cycle lanes, tracks and warning signage with cycle parking bars for security.
- Bus infrastructure with their timetables integrated with the railway infrastructure.
- Sports arena in a hanger.
- Pedestrianisation of Park Lane.
- School buses.
- Road and path levelling and resurfacing works.
- Relocation of tip to industrial area.
- Reduce street lighting.
- Street lighting outside the town centre, for example Dickens Lane and Coppice Road.
- Vandal proof dog and litter bins.
- Pavement on Dickens Lane before Waterloo Road.
- Outdoor theatre on Poynton Park for example.
- Public space on the Bird Estate.
- Remove sleeping policemen on Clifford Road.
- A direct connection to the A523 and or the A5419 for new development.

- Traffic lights at Dickens Lane A523 junction.
- Review of double roundabout effectiveness at Park Lane/A523 junction.
- Community growing projects and education.
- Bus stops to be pull-ins.
- Waste disposal facilities.
- Enhanced recycling facilities.
- Review of the centre remodelling.
- Improvement of telephone, gas, electric, water, sewer and drainage systems.
- Installation of CCTV.
- Off road parking at top end of Park Lane, for example part of Hockley Playing Fields.
- Community facilities associated with the diverse range of faith groups across East Cheshire - particularly in terms of places of worship and meeting halls.
- High speed broadband.
- Cycleway from Aerodrome to Poynton High School and Park Lane Shops.
- Build a new footbridge over the A523 parallel to the Poynton Brook road bridge.
- Upgrade the existing path along Poynton Brook up to the high school.
- Youth leisure facilities.
- Safety improvements to Dickens Lane, Waterloo Road and Park Lane.
- Footpath over the railway bridge at Woodford Road.
- Provision of benches.
- Signage of one-way streets.
- Supervision at play areas/sports pitches/playing fields.
- Street and hedgerow cleaning.
- Drop kerbs.
- Trees, hanging baskets.

#### **Q7. Additional comments (not made elsewhere)**

- More justification required regarding housing need and district wide distribution and all the options plus results of joint working with neighbouring authorities over housing numbers.
- Concerns regarding loss of accessible countryside/Greenfield sites and spaces around Poynton generally.
- No “white land” in Poynton.
- Concerns regarding impact of SEMMMS on character of Poynton.
- Need link between demographic information and services/community facilities provision; who do we want to live work and visit the town; support for leisure facilities and link to hotel provision.
- Address health and well-being - sport and recreation facilities to be looked at in accordance with the National Planning Policy Framework.
- May be need for new or expanded medical facilities.
- Importance of allotments for community activities; need for statutory provision.
- Concerns regarding maintenance of streets, leisure facilities and playing fields.
- Protection of wooded areas particularly ancient woodland.

- Identify local heritage assets as part of the town strategy work; some suggestions regarding important buildings and new conservation areas.
- Need to protect agricultural land for food production.
- Need for integrated transport – rail and bus.
- Major problem paucity of regular public transport for commuters.
- Any new housing must have access to A523 or SEMMMS.
- Infrastructure to be in place before new housing.
- Concern regarding maintenance/management charges associated with some housing for the elderly.
- New homes to have solar panels; encourage renewable energy.
- Need for start-up units for businesses.
- Easier change of use to encourage more restaurants.
- Some poorly designed buildings spoil the street scene.
- Use Vernon Infant School as a community building.
- Query effectiveness of shared surface scheme.
- Need to investigate surface water drainage systems from industrial estates and combined sewer overflows plus effects of any new development; ensure no adverse impact on water quality; enhance habitats and create new ones; river corridors – huge potential for enhancement and integral to green infrastructure within Borough; need for effective co-ordination of water environment policy in accord with the Water Framework Directive.
- Need to consider and manage climate change, flood risk, water resources – water supply and treatment, waste water – sewerage system and treatment; capacity issues; present and future infrastructure requirements and impacts on health and well-being, the environment and the community in general.
- Poynton has a coal resource.
- Make it easier to find survey on-line; problems regarding responding regarding two people – same address, same e-mail.
- Consultation not well advertised and too complex.
- An excellent well prepared document.
- Adlington Parish Council should be included more in future discussions regarding Poynton.
- Some conflict with Poynton with Worth Parish Plan (2006) and Poynton Supplementary Planning Document (2007) regarding Woodford aerodrome.
- Need for a public vote; need for panel to present what is actually proposed.
- Do better in Poynton regarding planning; more money to go to Poynton.
- Majority of development should be in Crewe.