

## **APPLICATION NO: 20/0060M**

**LOCATION:** Land west of Adlington Business Park, Former Part of Adlington Golf Centre, London Road, Poynton

**PROPOSAL:** Area for the temporary storage of material arising / required during / for the construction of Poynton Relief Road, providing a replacement area for a material storage area associated with the approved Poynton Relief Road (ref. 16/4436M)

## **OFFICER ASSESSMENT**

### **Procedural Matter**

This update report seeks to rectify an error in the agenda reports pack. The application as put before members had been assessed on the basis that the site falls within the Green Belt. However, members are advised that the site has been removed from the Green Belt as part of a site allocation for employment land under Site LPS 51 'Adlington Business Park Extension, Poynton'. As such, the policy framework for assessing whether or not the principle of the proposed development is acceptable is different to that detailed on pages 82 and 83 of the agenda reports pack.

### **Principle of Development**

Sec.38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications and appeals must be determined "*in accordance with the plan unless material considerations indicate otherwise*". As the site is no longer in the Green Belt, Policy PG 3 of the Cheshire East Local Plan Strategy (CELPS) and saved Policy GC1 of the Macclesfield Borough Local Plan (MBLP) are no longer relevant to this proposal. Instead, the following CELPS policies are applicable:

- PG1 - Overall Development Strategy
- PG2 - Settlement Boundaries
- PG7 - Spatial distribution of development
- EG 3 - Existing and Allocated Employment Sites
- LPS 51 - Adlington Business Park Extension, Poynton

There are no additional policies contained within either the Poynton Neighbourhood Plan or the Macclesfield Borough Local Plan which would be relevant to this proposal other than those already cited on page 81 of the agenda reports pack.

CELPS policies PG 1 and PG 7 advise that over the plan period 2010-2030, 'provision will be made for a minimum of 380 hectares of land for business, general industrial and storage and distribution uses to support growth of the local economy' of which Poynton will accommodate in the order of 10 hectares

of employment land, which marries up with site allocation LPS 51. Poynton is identified as a Key Service Centre where Policy PG 2 'supports development of a scale, location and nature that recognises and reinforces the distinctiveness of the individual towns'.

CELPS Policy EG 3 deals with allocated employment sites and states that "Subject to regular review, allocated employment sites will be protected for employment use in order to maintain an adequate and flexible supply of employment land to attract new and innovative businesses, to enable existing businesses to grow and to create new and retain existing jobs."

The specific requirements of the relevant policies concerning employment land and the site specific requirements of the site allocation would not be met in the short term for a temporary period, but the allocation for employment use in longer term will be safeguarded. There are also the associated employment benefits of ensuring that the construction of Poynton Relief Road is not delayed. Once construction is completed (c2022), the area will be restored to open grassland. Thus, the CELPS allocation of the site for employment uses as part of a future extension of Adlington Business Park will be protected by virtue of the temporary nature of the proposal and will not result in the loss of employment land or preclude its future delivery.

Compared to the materials storage area that has already been granted permission (within the Green Belt) and which this proposal replaces, there is a reduced impact of this proposal which is smaller and not within the Green Belt. The scheme would also facilitate the delivery of key local transport infrastructure project for which there are significant benefits to the local economy as well as social and environmental benefits. This is considered to outweigh any temporary conflicts with the Development Plan in respect of employment policies. This is subject to the condition that the use is temporary and the site is restored to its current use when the works are finished. On this basis, the principle of development is found to be acceptable.

### **Other Matters**

The above assessment would not change or alter any of the other material considerations contained within the original report.

### **CONCLUSIONS**

The proposed development of the site would not be inappropriate development following its removal from the Green Belt through the adoption of the Cheshire East Local Plan Strategy (CELPS). There is therefore no requirement to consider the "very special circumstances" test as set out in the committee report. Similarly, there is no impact on the openness of the Green Belt as a result of the proposal. The CELPS allocates the site for employment uses as part of a future extension of Adlington Business Park under Site LPS 51, this will be safeguarded by the temporary nature of the proposal and will not result in the loss of employment land or preclude its future delivery. Any temporary

conflict with the policy is more than outweighed by the benefits of the proposal. The scheme remains acceptable and is recommended accordingly.

### **RECOMMENDATION**

Approve as per the recommendation on page 87 of the Agenda Reports Pack.