

REVISED PLANS FOR NORTH CHESHIRE GROWTH VILLAGE AT HANDFORTH EAST

SUMMARY

The proposal, which forms part of Cheshire East Council's Core Strategy (Local Plan), for a North Cheshire Growth Village, comprising almost 1,900 houses and commercial premises at Handforth East (between the A34 bypass, Total Fitness and Blossoms Lane) has been revised, placing more of the development adjacent to Woodford in the 2020-2030 period.

The revised area is shifted slightly further South to leave a slender strip of Green Belt (approx. 15.5 hectares/38 acres) in the North of the area in a triangle between the A555, the A34 bypass and the access road from the bypass to Total Fitness. Thus a finger of Green Belt is spared separating Manchester Sprawl from Handforth, Woodford and Cheadle Hulme, but it is a fraction of the existing Green Belt performing that role earmarked for development (approx. 100 hectares/250 acres).

Approx. an extra 9 hectares/22 acres in the South of the area, adjacent to the bottom of Blossoms Lane, incorporating fields behind Bluebell and Primrose Cottages which were formerly designated in the plan as "safeguarded for future development beyond 2030", is now incorporated in the 2020-2030 development plan.

The currently proposed 2020 to 2030 development area occupies approx. 100 hectares of Green Belt land, including an area of grassland and woodland, 19 ponds, a large number of mature trees, the Smithy Model Aircraft Club flying field, many hedgerows and large areas of farmland (approx. 65 hectares), which constitute important wildlife areas, areas used for outdoor recreation and areas in agricultural production. The former safeguarded land on the other side of Blossoms Lane remains as safeguarded land (19.8 hectares/49 acres).

The number of houses proposed for the area to the East of the bypass has been reduced slightly from 1,800 to 1,650 but planning permission has been granted for an additional 237 units to the West of the bypass.

The phasing for the revised plans is as follows:

650 houses between 2020 and 2025 (formerly 800)

1000 houses between 2025 and 2030

A new junction with the A555 serving the proposed site is an option under consideration to address traffic issues.

EXTRACTS FROM CEC DOCUMENTS

The rest of this document is a compilation of extracts from documents relating to the revised plans for the development Handforth East to be found on the Cheshire East Council web site, including:

- Identification of Handforth as one of the Key Service Centres for Cheshire East
- Site CS 30: North Cheshire Growth Village, Handforth East
- Site CS 34 (Safeguarded): North Cheshire Growth Village, Handforth East
- CEC summary of issues raised during consultation relating to CS 30: North Cheshire Growth Village, Handforth East
- CEC summary of issues raised during consultation relating to CS 34 (Safeguarded): North Cheshire Growth Village, Handforth East

These documents can be viewed from the links at the bottom of the following page on the CEC web site:

<http://moderngov.cheshireeast.gov.uk/ecminutes/ieListDocuments.aspx?CId=279&MId=5188>



Handforth

15.257 Handforth has been identified as one of the Key Service Centres for Cheshire East, and as such the vitality and growth of this town contributes to the prosperity of the Borough as a whole.

15.258 The North Cheshire Growth Village is adjacent to Handforth and will offer opportunities for growth in the future and has been identified within the 'New Settlement' Section.

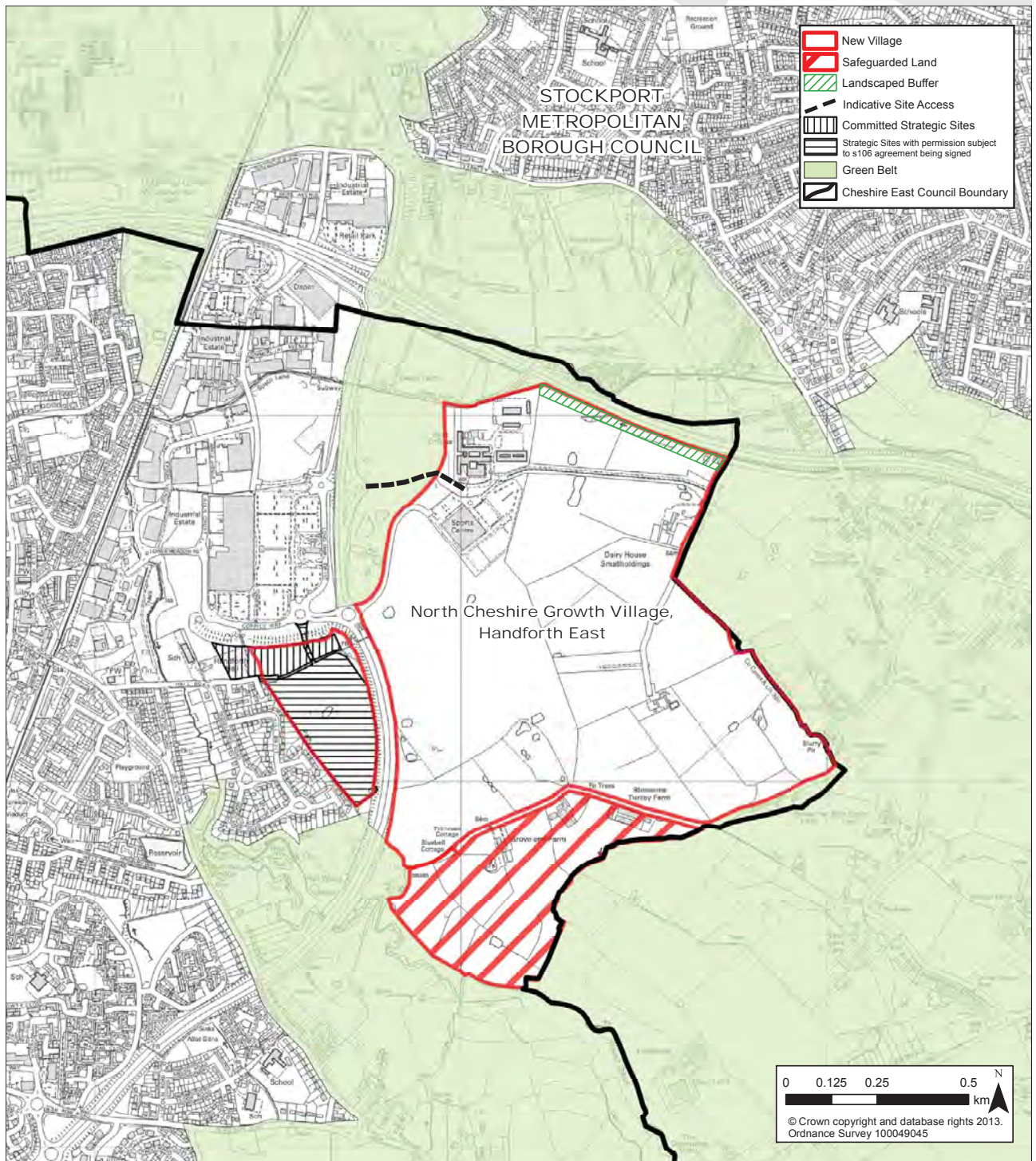


Figure 15.30b New Green Belt boundary at North Cheshire Growth Village



New Settlement

Site CS 30: North Cheshire Growth Village, Handforth East

15.402 The North Cheshire Growth Village presents an opportunity to deliver a new high quality village to contribute to the identified housing, employment and infrastructure needs of the Borough.

15.403 Situated at the northern edge of the Borough, on the eastern edge of Handforth, the site is located off the A34 (Wilmslow-Handforth Bypass), is bordered to the north by the A555 (Manchester Airport Eastern Link Road), shares a boundary (consisting of open countryside and a Rugby and Cricket Club) to the north and the east with Stockport Metropolitan Borough Council, and is bordered to the south by open countryside, as well as being bordered to the west by residential, retail and industrial development.

15.404 The site is generally level and comprises of predominantly low grade agricultural land with some ground cover from willow and hawthorn, with some mature groups of hedgerow and tree cover to the south east of the site, as well as having various ponds across the site, some of which support a community of Great Crested Newts.

15.405 Areas of the site are still in current built form use (MOD offices and Total Fitness) and there are pockets of other built development across the site. A Grade II Listed Building, Diary House Farm, is located within the site; footpaths and Public Rights of Way traverse the site.

15.406 Allocation of this site will require an adjustment to the Green Belt boundary.

Site CS 30

North Cheshire Growth Village, Handforth East

The development of the North Cheshire Growth Village site over the Local Plan Strategy period will deliver a new exemplar 'Sustainable Community' in line with the principles of sustainable development, including:

1. Phased provision of 1,650 new homes (excluding 237 units on the land to the west of the A34 for which permissions have already been granted /granted subject to S106);
2. Up to 12 hectares of employment land, primarily for B1 uses;
3. New mixed-use local centre(s) potentially including:
 - i. Retail provision to meet local needs;
 - ii. Contributions to local health infrastructure;
 - iii. Public house / take away / restaurant;
 - iv. Sports and leisure facilities;
 - v. Community centre;
 - vi. Children's day nursery;
 - vii. Extra care housing; and
 - viii. Hotel.
4. New one and a half form entry primary school and potential additional secondary school facilities;
5. The incorporation of Green Infrastructure including:
 - i. Green corridors
 - ii. A country-park style open space



- iii. Public open space including formal sports pitches.
- iv. Allotments and / or community orchard

Part of the open space requirements to serve this development could be accommodated within the adjacent Green Belt areas; and

- 6. Appropriate contributions towards highways and transport, education, health, open space and community facilities.

Site Specific Principles of Development

- a. High quality design must reflect and respect the character of the local built form (especially in relation to the setting of Listed Buildings) and natural environment creating an attractive place to live and work, appropriate to its location, through having a thorough understanding of the site's features and contributions they make to the local area.
- b. The provision of apartments above the retail and other facilities in the local centre(s) is encouraged and should be included in development proposals where feasible and viable.
- c. Features of amenity value including mature trees, hedgerows and ponds must be retained where possible.
- d. Appropriate linkages must be provided to improve connectivity and accessibility into and out of the site to the wider local area, including improvements to the accessibility of Handforth Railway Station.
- e. Public Rights of Way footpaths FP89 & FP127 should be retained.
- f. Allow for appropriate highway impact mitigation measures to the A34 and A555 corridors.
- g. The development should retain important habitats and provide compensatory habitats for great crested newts and other protected and priority species and habitats on the site.
- h. A desk based archaeological assessment will be required for this site.
- i. Development must include the preservation and refurbishment of the Grade II listed Dairy House Farm.
- j. Residential and other sensitive land uses should be located away from main noise and pollution sources and mitigation measures should be incorporated where appropriate.
- k. Any development that would prejudice the future comprehensive development of the adjacent safeguarded land will not be permitted (Site reference CS 34).
- l. The Local Plan Strategy site is expected to provide affordable housing in line with the policy requirements set out in Policy SC5 (Affordable Homes).

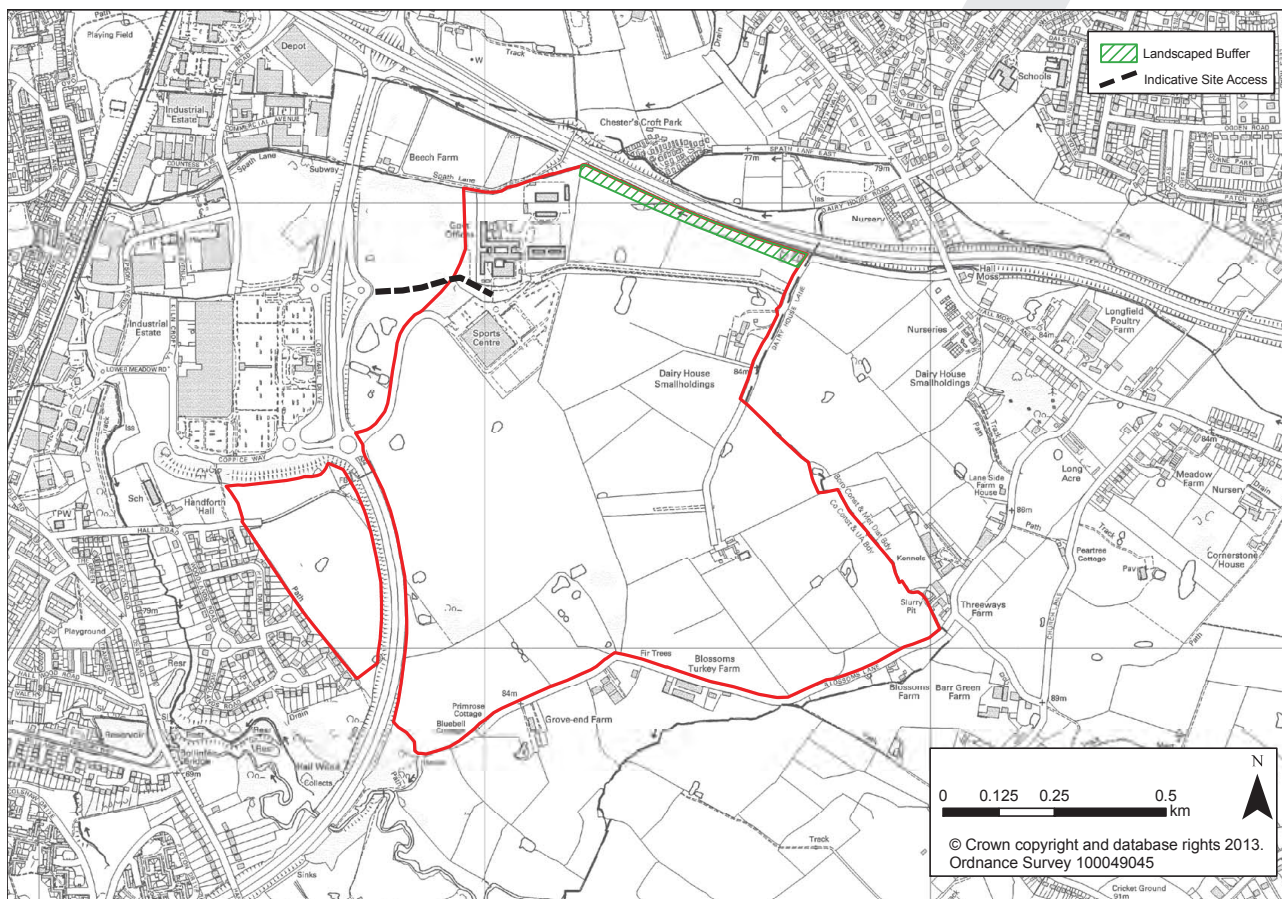


Figure 15.51 North Cheshire Growth Village

Justification

15.407 The National Planning Policy Framework (NPPF) advises that sustainable development may be achieved through the allocation of new settlements with self contained facilities and providing an opportunity to properly plan infrastructure to support new construction. This is best achieved through the local planning process where a plan-led, co-ordinated approach can be achieved with the early involvement of key stakeholders.

15.408 The case for an alternative future development option through the allocation of a major mixed use development at Handforth East was originally canvassed as part of the public consultation on the Handforth Town Strategy.

15.409 The approach to delivering a new Sustainable Community adopted by the Council, has been favoured over the allocation of development sites in restricted, unsustainable locations having constrained infrastructure and/or a lack of local services and facilities.

15.410 A Concept Statement prepared for the site in July 2013 advised that the majority of the site should be allocated for residential development and that densities should vary accordingly to reflect the neighbouring environment and local character. Medium density would be appropriate on the northern edge of the site whilst low density could be suitable on the eastern and southern edges, reflecting the relationship with the open countryside.

15.411 The proposed commercial centre should be introduced in the north-west portion of the site to take advantage of the existing primary vehicular access points which provide connectivity with Handforth Dean and the A34. Similarly, a local centre with a mixture of uses including small scale



retail should be provided close to the roundabout that provides a direct link to Handforth Dean Retail Park whilst schools would be best located in the heart of the residential area.

15.412 As the development will be an extension of Handforth, Cheadle Hulme, Bramhall and surrounding settlements, the townscape and vernacular should be used to inform the character of the development, in particular height, massing, layout and choice of materials. High quality design should also be a priority and proposals must demonstrate that local character has been respected whilst not compromising the quality of the environment.

15.413 Landscape corridors should be provided throughout the site, not only for convenient pedestrian and cycle leisure routes but also to link recreational spaces. Existing newt mitigation features present on site should remain and be extended to allow wildlife to access foraging areas through the use of 'Green Fingers' extending into, and beyond, the development. Regard should also be had to the land safeguarded from development adjacent to the site (Site Reference CS34).

15.414 The proposed new 'Sustainable Community' is considered to be in line with the social, economic and environmental principles of sustainable development, allowing it to contribute to the required housing, employment and infrastructure needs of the Borough, whilst addressing policy requirements taken as a whole within the Local Plan Strategy and meeting the requirements of the NPPF.

Indicative Site Delivery

- 650 new homes expected during the middle part of the plan period (2020-2025) alongside other employment, commercial, community and education uses
- 1000 new homes expected towards the end of the plan period (2025-2030) alongside other employment, commercial, community and education uses
- It is expected that employment land allocations in mixed use schemes will be phased in tandem with the housing allocations. Where appropriate, the phased release of employment land will be secured through S106 agreements / obligations

Policy Context	
National Policy	NPPF (principally paragraphs): 18, 29, 38, 47, 50, 52, 56, 57, 58, 69, 70, 72, 74, 75, 83, 85, 100, 109, 112, 117, 126
Local Evidence	Strategic Housing Land Availability Assessment; Development Strategy; Handforth Town Strategy; Green Belt Assessment, Employment Land Review
Strategic Priorities	Priority 1: Promoting economic prosperity Priority 2: To create sustainable communities Priority 3: Protecting and enhancing environmental quality Priority 4: To reduce the need to travel
SCS Priorities	Priority 1: Nurture strong communities Priority 2: Create conditions for business growth Priority 3: Unlock the potential of our towns Priority 5: Ensure a sustainable future

Table 15.40 Policy Context: North Cheshire Growth Village



North Cheshire Growth Village

Site CS 34 (Safeguarded): North Cheshire Growth Village, Handforth East

15.429 The North Cheshire Growth Village presents an opportunity to deliver a new high quality village to contribute to the identified housing, employment and infrastructure needs of the Borough. Situated at the northern edge of the Borough, on the eastern edge of Handforth, the site is located off the A34 (Wilmslow-Handforth Bypass).

15.430 Safeguarding this site will require an adjustment to the Green Belt boundary.

Site CS 34 (Safeguarded)

North Cheshire Growth Village, Handforth East

1. 19.8 hectares of Safeguarded Land.

Principles of Development

- This site is not allocated for development at the present time.

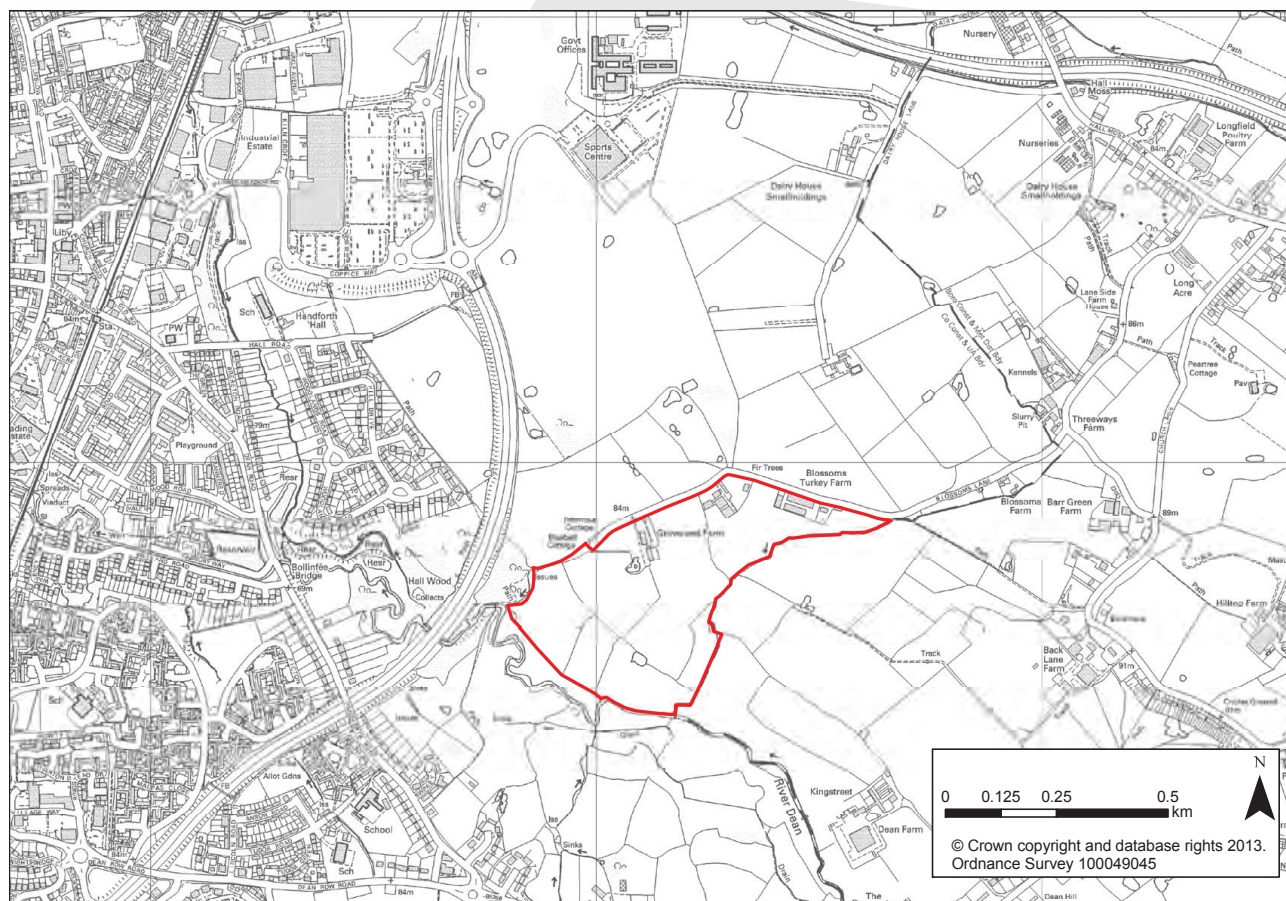


Figure 15.55 Safeguarded Land - North Cheshire Growth Village

Justification

15.431 Paragraph 85 of the NPPF requires authorities to identify safeguarded land to meet longer-term development needs beyond the plan period.



Policy Context	
National Policy	NPPF (principally paragraphs): 79, 85, 88, 89, 90, 91
Local Evidence	Development Strategy, Draft Handforth Town Strategy, Strategic Housing Land Availability Assessment, Green Belt Assessment
Strategic Priorities	Priority 1: Promoting economic prosperity Priority 2: To create sustainable communities Priority 3: Environmental quality should be protected and enhanced
SCS Priorities	Priority 1: Nurturing strong communities Priority 2: Creating conditions for business growth Priority 5: Ensuring a sustainable future Priority 7: Driving out the causes of poor health

Table 15.45 Policy Context: North Cheshire Growth Village Safeguarded Land

Consultation Point	Site CS30: North Cheshire Growth Village
Representations received	Total: 110 (Support: 1 / Object: 104 / Comment Only: 5)
Relevant issues	<p>Support</p> <ul style="list-style-type: none"> • Reduces development pressure and enables better Green Belt protection at other settlements. Serves development at Airport City. <p>Objection</p> <ul style="list-style-type: none"> • No local need for 2300 homes • Parish Council are opposed • Only use brownfield sites in Handforth • Ensure a rigorous consultation process always takes place • Road network congested and site will impact negatively • Damage to habitat and species • Ribbon development will destroy views to Peak District • No unique justification for removal of GB • This land prevents sprawl from Greater Manchester • Affordable housing should be provided in exiting communities • In 2012 CEC estimated that Handforth would require up to 600 homes to 203. Existing permissions have been granted for come 100 homes. This need therefore stands at 100. • Site not considered as part of the SEMMMS scheme. • Whilst it is recognised that there have been meetings with representatives from Greater Manchester and Stockport MBC, it is not considered that these have been meaningful, complete, or significant. Furthermore, there has been no relevant formal liaison with or inclusion of neighbouring communities, such as Woodford, Cheadle Hulme and Bramhall, who would be significantly impacted by the CEC Local Plan. On this basis it is considered that the Cheshire East fails the duty to cooperate “test”. • Scale of development disproportionate to need • Damage to rural economy • Loss of leisure amenity • Insufficient justification to change GB boundaries. GB here fulfillsd all roels set out in NPPF • Predicted housing need in CEC may not be accurate • Few people in the Stockport, Bramhall, Cheadle Hulme areas have been notified of proposals • Site will not resolve locally generated need of town s in tnorht of the borough • The proposal would lead to substantial coalescence of Handforth with Cheadle Hulme, Bramhall and erode the gap to Woodford and Poynton • Proposal will not relate well to Handforth as is self contained • Part of the site was subject to a major restoration scheme with a derelict land grant in the 1980s/90s and was used to re-house protected species when Handforth Dean was Constructed • This land provides the Council with an opportunity to sell valuable land to raise funds to use elsewhere in the county.

- The land forms an essential buffer between Stockport and Cheshire, something which you claim you seek to preserve (15.383)
- Concern over impact on educational facilities in particular when considered with development at Woodford Aerodrome
- Proposal designed to provide for housing need of nearby settlements, not Handforth
- Development will reduce opportunities for participation in outdoor recreation and harm public health
- It is not clear why alternative developable sites identified in the SHLAA have been dismissed in favour of this site
- The creation of new settlements is not considered justified
- The role and contribution of sites identified as developable within the SHLAA, forming sustainable extensions of KSCs, has not been adequately considered
- Allocate housing evenly throughout the county
- Site would require considerable public and private investment to provide facilities which already exist elsewhere which could be made better use of by developing new homes and employment uses as extensions to existing settlements.
- Northern boundary is shared with Greater Manchester in conflict with core policy PG3
- Site identified as making a 'major contribution to the Green Belt' and is in conflict with Sustainable Development policies
- Other sites area available and the need for housing and development can be met elsewhere
- Amount of proposed development is far beyond the needs of Handforth
- Handforth's needs would be better served by increasing the amount of Social Rented Housing
- Through the consultation in February 2013, of 800 respondents from Handforth, 9 supported the scheme
- Views expressed during consultation are not being acted upon
- Consultation unfair as is web based
- The site is not easily deliverable, the large size of the site may mean that delivery is delayed
- CEC do not seem to be recognising their responsibility of implementing reduced carbon homes by 2016
- Core strategy does not recognise the severity of energy use in the built environment or make policies to address this
- No targets established via CS to require any specific level of renewable energy/energy efficiency etc
- CEC should focus on delivery of land adjacent to Wilmslow to meet housing need in the area
- Land performs a long term Green Belt function
- Site should not be allocated now or safeguarded for the future
- Allocation ignores councils own evidence base
- Unclear how the site achieves sustainable development in to the context of para.52 of the NPPF
- In accessibility terms the sites fails to meet the minimum acceptable standards
- To achieve a more realistic delivery it would be more appropriate to release

	<p>smaller sites within the GB which are immediately available</p> <ul style="list-style-type: none"> • Sites in existing small settlements and villages can assist in delivering a more dispersed approach to delivering need • Document fails to express that the site will form a new administrative unit and that none of the S106/CIL monies will be available to Handforth PC • Inadequate justification for changing Green Belt boundaries • Predictions of housing needs in Cheshire East are not likely to be sufficiently accurate to justify the negative impact of the proposed North Cheshire Growth Village. According to the pre-submission document, a need for 27,000 new homes in Cheshire East by 2030 has been predicted but this does not appear to utilise the lower revised estimates produced by the DCLG, which are 26% lower. A mere 7% variation in the numbers predicted would remove the need for 1,800 new homes, which is the number proposed for North Cheshire Growth Village. Green Belt cannot be squandered on such a tenuous prediction. • Required annual build rate is unachievable to deliver the site - Over the first half of 2013, the 8 largest house builders in the UK delivered an average of 33 dwellings per outlet. In order to deliver 180 dwellings in a year, five developers would need to be operating simultaneously. This is an unrealistic level of competition. • The anticipated build rate has increased since previous iterations of the document with no justifiable evidence to support the change. <p>Comment Only</p> <ul style="list-style-type: none"> • Designation could help meet requirement through phasing; it will affect fewer people and disperse traffic with less visual impact • New infrastructure is required • Protection must be given to the Grade II listed building on site • Projected delivery rates are optimistic in a single focused market area in proximity to development at Woodford Aerodrome • Recent evidence from CEC suggests that 70 dwellings per annum was the highest delivery rate achieved in the borough during the boom (Alsager planning appeal). • 200 dwellings per annum will require several different builders working concurrently leading to saturation of the market • The size, location and configuration of new health infrastructure will be determined by NHSE England. These matters are not governed by planning statements and cannot be constrained in this way
<p>List of policy changes submitted during consultation to be considered</p>	<ul style="list-style-type: none"> • Any development proposals must demonstrate that they will conserve those elements of the listed building which contribute to the significance of the listed building and its setting • Reconsider delivery rates • Statement amended to state developer contributions will be required to support health infrastructure and if required by NHS England, a site of appropriate capacity to deliver determined health infrastructure will be available for health purposes. • Reduce planned housing at this site to maintain GB between greater Manchester and Cheshire

	<ul style="list-style-type: none"> • Remove site from plan • Delete the policy and address locally generated need of towns in the north of the borough in appropriate locations within those towns • Protect GB land west of A34 as Local Green Space <p>Core Strategy to require minimum carbon targets for new development to meet</p>
Council assessment of relevant issues	<p>The need to meet objectively assessed needs and remove land from the Green Belt in the north of the borough is established through Chapter 8 'Planning for Growth' and policies PG1, PG2, PG3 and supported by The Cheshire East Employment Land Review 2012, Strategic Housing Market Assessment update 2013 and the Green Belt Review 2013.</p> <p>The approach and rationale for the overall development strategy and approach to Green Belt land in the Borough is established in policy PG1</p> <p>Detailed site development principles will be established via a future planning application however the principles of development which seek to protect the natural environment and establish high quality design, connectivity links, recreation space and highways issues.</p> <p>Policy SE7 provides protection for Historic Assets in the Borough and Site CS30 similarly requires protection of those heritage assets within the site.</p> <p>The Duty to Cooperate is an ongoing process detailed in outline in Chapter 2. The engagement undertaken with neighbouring authorities in regard to this site and other issues is detailed in a supporting document available on the Cheshire East Council website</p>
Recommendation	<ul style="list-style-type: none"> • Alterations to point 2 within CS30 policy box: 12 hectares replaced with 'up to 12 hectares'. • Alterations to point 1: Housing figure reduced to 1650 new homes. Delete following reference to densities "at densities between approximately 25 dwellings per hectare and approximately 30 dwellings per hectare". • Alterations to point 5; insert: 'Part of the open space requirements to serve this development could, in principle, be accommodated within the adjacent Green Belt areas; • Point 3: change 'comprising' delete and replace with 'potentially including'. • Policy Context: add paragraphs 74, 85, 100, 112, 117 and 126 to National Policy, correction- Priority 3 in Strategic Priorities should read priority 2, add priority 3: Protecting and enhancing environmental quality to Strategic Priorities. • Site boundaries have been changed to clarify the committed site west of the A34, identify areas to be retained as Green Belt and clarify the extent of safeguarded land to be allocated.

Consultation Point	Site SC34: (Safeguarded) North Cheshire Growth Village, Handforth East
Representations received	Total: 33 (Support: 0 / Object: 33 / Comment Only: 0)
Relevant issues	<p>Support</p> <ul style="list-style-type: none"> • none <p>Objection</p> <ul style="list-style-type: none"> • Insufficient justification has been given for changes to Green Belt boundaries in this location. Safeguarded land should have full green belt status and protection. • The green gap between the Coleshaw Farm estate and Handforth will disappear. • Predictions of housing needs in Cheshire East are out of date. • There is no evidence for housing need in this location. • The Duty to Cooperate not been adequately fulfilled as development does not fit with the regeneration plans for Stockport and Manchester. • Traffic congestion will be worsened in Handforth and neighbouring areas. • The site has limited access to public transport provision. • The A34 bypass was built as a promise to alleviate traffic congestion and the new plans would compound existing congestion. • Lack of sustainability due to residential development with insufficient employment opportunities. • Damage to the rural economy through loss of good agricultural land. • Damage to the environment by development in an environmentally sensitive area. • Damage to wild life habitats and species due to loss of habitat including at least 20 ponds with protected species present. • Loss of leisure amenity for walking on several rights of way. • Increased air pollution and carbon emissions. • The creation and extension of new settlements is not considered justified. The role and contribution of sites identified as developable within the SHLAA, forming sustainable urban extensions of Key Service Centres, has not been adequately considered. In addition the Council accepts that the SHLAA needs to be reviewed and is not therefore adequate as the evidence base for the proposed strategy • Do not support justification for, or sustainability of, the proposal in this location. Greenbelt assessment indicates it makes a major contribution to the Green Belt in terms of the gap between Handforth /Wilmslow and the Greater Manchester conurbation and safeguarding the countryside. • Proposal would increase ribbon development along A34 in an area where landscape character is strong and landscape condition is good. • In view of the necessary increase in the housing requirement, such a proposition may ultimately be required, but it is first necessary and appropriate to reconsider the extent of growth to be accommodated in and around the northern Key Service Centres. Only once this has been fully accounted for

	<p>could the need for a new settlement be proven. The approach at present is severely flawed.</p> <ul style="list-style-type: none"> • Site would undermine separation of Handforth and Wilmslow • Impact on Peak Park openness • Noise issues • Diverse range of wildlife, Protected Species and endangered species present on site • Delivery of uses on the site will not represent sustainable development • Contain Public Rights of Way • Potentially a contaminated site • Flooding concerns • Housing need is not sufficiently justified for this site • Damage to rural economy and loss of agricultural land <p>Comment Only</p> <ul style="list-style-type: none"> • Land has contamination issues • Brownfield and other green belt sites should be promoted to ensure a proportionate distribution of new housing development. • No financial gain to Handforth from development.
List of policy changes submitted during consultation to be considered	<ul style="list-style-type: none"> • The North Cheshire Growth Village, Handforth East and the adjacent safeguarded land should be completely removed from the Cheshire East Core Strategy. • The land should be retained as Green Belt and open countryside. • Clear evidence, presently absent, would be required to justify Site CS34. The evidence should demonstrate that the Handforth East site represents the most appropriate option for dealing with the (uplifted) housing requirement, specifically relative to the release of additional land on the edge of the Key Service Centres in the north of the Borough.
Council assessment of relevant issues	<p><u>General issues regarding safeguarded land</u> are set out in the section on Safeguarded Land. The justification for safeguarded sites within green belts is set out in paragraphs 15.395-398 and in more detail in policy PG4. It is correct that the LPA should seek to safeguard sites for the longer term to meet future needs for development.</p> <p><u>Contamination issues</u>: These will be addressed as part of any planning application.</p> <p><u>Remove from plan</u>. The site is safeguarded to allow for possible future expansion of the sustainable community to be created at the main allocated site for the North Cheshire Growth Village CS30. This option is preferred to alternative ways of meeting targets for delivery of housing and employment land.</p> <p><u>Retain as Green Belt and open countryside</u> to protect the gap between Handforth and Stockport. The land is not allocated for development at this stage.</p> <p><u>Additional justification is required to demonstrate that this is the best option</u>. The justification for the allocation and safeguarded land is explored in more detail in the assessment of site CS30.</p>

	<p><u>Visual impact including openness of the National Park.</u> This will be assessed as part any revision to the Local Plan and/or planning application but the site is approximately 15km from the National Park.</p> <p><u>Traffic congestion and highways.</u> Currently during the peak periods the A34 suffers from congestion at a number of junctions towards Manchester. The SEMMMS scheme will provide a new east-west link between the A6 and M56 which will alleviate some of the existing congestion issues in the area, as will the proposed Poynton Relief Road, which ties in with the SEMMMS road.</p> <p>However, it expected that as part of the North Cheshire Community Village a number of improvement schemes will be required to mitigate the impact of the traffic the allocated CS30 site will generate. These could include:</p> <ul style="list-style-type: none"> A new junction with the A555 serving the proposed site. Strategic travel plan, which may including: <ul style="list-style-type: none"> Improved walking, cycling and bus links to local stations serving Manchester. Improved bus services to key service centre locations, including Manchester Airport. Provision of essential services within the site, including shops, education and employment. Park and ride provision. Junction improvement contributions in the Stockport Metropolitan Borough Council area, including the A34 corridor. <p>These highway improvements will be developed as part of the masterplan for the Handforth site and detailed in the Infrastructure Plan and will requiring funding through CIL/S106 contributions.</p>
Recommendation	Policy Context: delete paragraphs 7 and 17 from National Policy