

ALDERLEY EDGE NEIGHBOURHOOD DEVELOPMENT PLAN 2019 -2030.

Position of the Edge Association.

The Edge Association welcomes the plan which will give guidance and direction in the future planning of the village. We look forward to the next stages of its approval process, however in the meantime we have some observations, comments and proposals that we trust are worth considering in subsequent revisions.

(1) It is highly regrettable that Green Belt land will be used for new housing development and although this has been considered very carefully in order to accommodate housing needs in the area this could set a dangerous precedent. The Edge Association does not object to this decision, on this occasion, but we would be very concerned if this example were used in future to justify further development needs.

In our opinion, use of brownfield sites (e.g. the County Hotel site) should always be prioritised and use of Green belt sites should be an absolute last resort. We would like to see some legally binding assurances, in writing, that the use of Green Belt land will be on this occasion only and restricted to the sites already identified in the plan.

(2) We are disappointed to learn that, after all the work that has been put into the Neighbourhood Plan, it now falls to Cheshire East Council to determine the location of the sites for development. This already seems to be a moving feast with a site at Beech Road replacing Horseshoe Lane in the current version of the plan. The Neighbourhood Plan should have precedence over all past parish plans so that it is fully recognised and adhered to by developers and the relevant authorities especially Cheshire East Planning Department.

(3) Over the past few years we have seen extensive development in the area and planning applications have been approved that have led to properties of character that are on the “2007 List of Important Buildings” being demolished or seriously changed in character. We would like to propose that this list is included in the final publication of the plan alongside the Appendix 3 in the report that covers “Listed Buildings in Alderley Edge Parish”

(4) There is reference in AE2 to “*proposals for further provisions of houses of 5 or more bedrooms will be resisted*”. We would like to express some caution on this issue as historically, and to this day, Alderley Edge is a very desirable location to settle for families. It is an aspirational goal to live here for many people dating back to the Victorian era and is still so today. This has been so because elegant, sizeable properties in generous plots close to the countryside are available. Putting artificial restrictions on the size of houses to be built could take the “Edge” away from Alderley Edge and its distinctive character and attractiveness could be lost forever. In conclusion, we believe that this proposal is a blunt instrument and as such should be reconsidered. This proposal in AE4B is contradictory as on the one hand houses of 4 bedrooms and *above* are allocated as 5% of the total but those of 5 bedrooms are to be resisted!

(5) Alderley Edge is proud to have 4 conservation areas within its boundary as well as parts being in green belt land. If the building programme proceeds we would like to give thought

to the impact that this would have environmentally on our community. We suggest that for every new home built, trees should be planted in identified areas that contribute towards maintaining an environmental balance in air quality etc. by using Section 106 funds.

(6) The proposals in the plan to refurbish the approach to the station and enhance the usage of the sports field on Chorley Hall Lane are welcomed. Maintaining a selection of independent retailers in the high street is crucial for the long term prosperity of the village. Maintaining the green belt gap between Alderley Edge and Wilmslow is also a top priority.

(7) We would also like to see a clear proposal about the number of parking spaces approved for every newly approved development as well as precision on their location and accessibility. It should also be clearer about the housing density on every individual plot as this is often abused in many planning applications. An existing and planned building footprint on the same scale for every planning application should be mandatory.

We trust that these views and recommendations can be incorporated into the revised plan.

Alan Davies
Chairman,
Edge Association