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Alderley Edge NDP

Planning Policy Assessment and Review of Technical Evidence

V2

Updated October 2019

Kirkwells

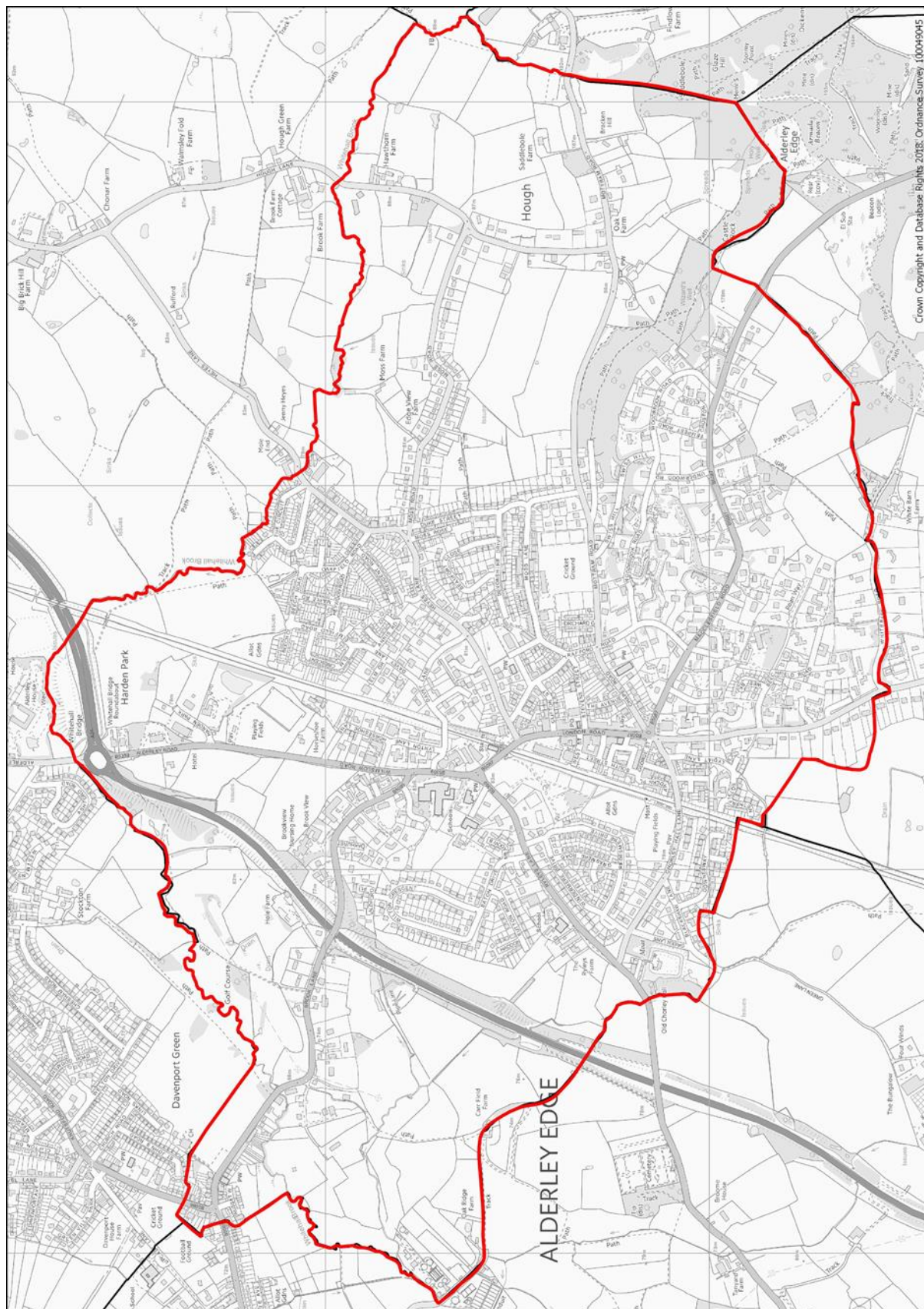
The Planning People

Contents

Map of Designated Alderley Edge NDP Area and Parish Boundary.....	4
Document Overview	5
1.0 Introduction	6
2.0 National Planning Policy	7
2.1 National Planning Policy Framework (NPPF)	7
2.2 National Planning Practice Guidance (NPPG)	15
2.3 Ministerial Statements	17
3.0 Cheshire East Planning Policy	19
3.1 Cheshire East Local Plan Strategy 2010 - 2030	20
3.2 Saved Policies from the Macclesfield Borough Local Plan.....	49
3.3 Site Allocations and Development Policies Document	66
4.0 Local Plan Evidence Base.....	90
4.1 Housing	90
4.1.1 Cheshire East Strategic Housing Market Assessment, 2013 Update	90
4.1.2 Cheshire East Strategic Housing Land Availability Assessment (SHLAA) 2012	98
4.1.3 Cheshire East Local Plan Site Allocations and Development Policies Document Alderley Edge Settlement Report [PUB 21] June 2019	101
4.1.4 Cheshire East Residential Mix Assessment 2019 Report of Findings, June 2019	102
4.2 Employment.....	106
4.2.1 Cheshire East Economic Profile, Cheshire East Council, (last updated, 30/8/18).....	106
4.2.2 Cheshire East Retail Study Update 2018 Cheshire East Council Final Report March 2018 108	
4.2.3 Cheshire East Employment Land Review 2012	115
4.3 Green Belt and Strategic Green Gaps	116
4.4 Environment.....	124
4.4.1 Cheshire East Landscape Character Assessment Final Prepared by LUC May 2018.....	124
4.5 Open Spaces and Sports	136
4.5.1 Cheshire East Local Plan Site Allocations and Development Policies Document Green Space Strategy Update [PUB 18] June 2019	136
4.5.2 Cheshire East Playing Pitch Strategy & Action Plan June 2019	140
4.6 Transport.....	144
4.6.1 Local Transport Plan.....	144
4.7 Other Evidence.....	145

4.7.1	CHESHIRE HISTORIC TOWNS SURVEY Alderley Edge and Nether Alderley Archaeological Strategy, 2003	145
4.7.2	CHESHIRE HISTORIC TOWNS SURVEY Alderley Edge and Nether Alderley Archaeological Assessment, 2003	148
4.8	Supplementary Planning Documents.....	162
5.0	Other Technical Evidence	163
5.1	Biodiversity and Wildlife Sites.....	163
5.2	Flooding.....	165
5.3	Listed Buildings	166
5.4	Conservation Areas	173
6.0	Conclusion	177

Map of Designated Alderley Edge NDP Area and Parish Boundary



Document Overview

- Alderley Edge Neighbourhood Area lies within the northern part of the local authority area of Cheshire East Council, about 2.5 miles south of Wilmslow.
- At the time of the last Census in 2011 Alderley Edge Parish had a resident population of 4,780 and it extends over 413 hectares.
- The village is identified as a Local Service Centre in the Local Plan Strategy Policy PG 2, where small scale development to meet needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.
- The village is inset within the Green Belt.
- The Local Plan comprises the adopted Cheshire East Local Plan Strategy 2010 - 2030 and the saved and not superseded policies from the Macclesfield Borough Local Plan.
- A new Development Plan Document (DPD) is at an early stage of preparation. The Publication Draft Site Allocations and Development Policies Document July 2019 was published for consultation in the summer of 2019. Policy PG 11 identifies three proposed new housing sites in Alderley Edge:
 - i. Site ALD 1 'Land adjacent to Jenny Heyes', Alderley Edge;
 - ii. Site ALD 2 'Ryleys Farm, north of Chelford Road', Alderley Edge; and
 - iv. Site ALD 4 'Land north of Beech Road', Alderley Edge.
- A further site is identified as safeguarded land:
 - iii. Safeguarded land ALD 3 'Ryleys Farm (safeguarded)', Alderley Edge Farm (safeguarded)
- The Local Plan evidence base includes a range of detailed documents which provide important background information for emerging policies in the NDP.
- There are also several Supplementary Planning Documents which may be of interest including Cheshire East Borough design guide supplementary planning document.
- Local landscape character is described in several key documents and the neighbourhood area has 33 Listed Buildings and 3 Conservation Areas.
- The parish includes part of a SSSI which is an area of significant wildlife value.

1.0 Introduction

Neighbourhood Development Plans (NDPs) are required to sit within the framework of national, regional and local planning policies. They have to have regard to national planning policy and be in general conformity with adopted strategic local policies. Where there are emerging new local plans, NDPs should take account of the evidence base behind the new local plan documents.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the proposed Alderley Edge Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Alderley Edge Neighbourhood Plan.

2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF)¹

The NPPF sets out the government's planning policy for England. One of the basic conditions for neighbourhood plans is that they must have appropriate regard to national planning policy and guidance.

The main sections of the NPPF affecting neighbourhood plans are set out in the remainder of this section of the PPA.

The NPPF does not change the status of the development plan, that includes "made" neighbourhood plans:

1. Introduction

"Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³."

Footnote 2: This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities.

There is a presumption in favour of sustainable development:

2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using*

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

*For **plan-making** this means that:*

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The application of the presumption has implications for the way communities engage in neighbourhood planning.

13. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Additional provisions apply where the provision of housing conflicts with a neighbourhood plan:

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply⁹:

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;

c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and

d) the local planning authority's housing delivery was at least 45% of that required⁹ over the previous three years.

Most neighbourhood plan policies are considered to deal with non-strategic matters and the NPPF sets out how these should be dealt with:

3. Plan-making

18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.

21. Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.¹⁶

Footnote 16: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

The NPPF also sets out how different policies in different plans should be handled:

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

The issue of “prematurity” where a proposal comes forward for decision before a plan is completed is dealt with in paragraph 50:

50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.

Communities can also use special types of neighbourhood plan, “orders”, to grant planning permission:

52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.

5. Delivering a sufficient supply of homes

63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

66. Where it is not possible to provide a requirement figure for a neighbourhood area³¹, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

The NPPF section on housing sets out the relationship between strategic planning policy and neighbourhood plans:

65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³⁰. Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.

66. Where it is not possible to provide a requirement figure for a neighbourhood area³¹, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

Footnote 31: Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

Specific guidance is offered neighbourhood planning groups in terms of allocating small sites:

69. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.

6. Building a strong, competitive economy

80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

7. Ensuring the vitality of town centres

85. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible*

green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

Open space and recreation

The NPPF sets out the specific conditions when the Local Green Space designation can be used:

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

9. Promoting sustainable transport

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;*

- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;*
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

10. Supporting high quality communications

112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Neighbourhood plans should also consider setting local design policy:

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

13. Protecting Green Belt land

Where relevant, the revised NPPF, introduces the ability for neighbourhood plans under certain conditions to alter Green Belt boundaries:

136. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of

plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

138. When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policymaking authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

Under a Community Right to Build Order development may not be inappropriate in the Green Belt.

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

14. Meeting the challenge of climate change, flooding and coastal change

148. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Guidance is provided on community-led renewable energy initiatives:

152. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

15. Conserving and enhancing the natural environment

Habitats and biodiversity

174. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation;*
- and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

16. Conserving and enhancing the historic environment

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

2.2 National Planning Practice Guidance (NPPG)²

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

Contents

1. What is neighbourhood planning?
2. Who leads neighbourhood planning in an area?
3. The role of the local planning authority in neighbourhood planning
4. Designating a neighbourhood area
5. Preparing a neighbourhood plan or Order
6. Consulting on, and publicising, a neighbourhood plan or Order
7. Submitting a neighbourhood plan or Order to a local planning authority
8. The independent examination
9. The neighbourhood planning referendum
10. A summary of the key stages in neighbourhood planning

² <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

11. The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum

12. Updating a neighbourhood plan

What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20140306

Revision date: 06 03 2014

What can communities use neighbourhood planning for?

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the Local Plan, or through other planning mechanisms such as Local Development Orders and supplementary planning documents or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20140306

Revision date: 06 03 2014

Note also:

Para 004 - A neighbourhood plan should support the strategic development needs set out in the [Local Plan](#) and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 009 - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan is not

tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

Para 065 - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice;
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- d. the making of the neighbourhood plan contributes to the achievement of sustainable development;
- e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

Written Statement to Parliament: Planning Update, 25 March 2015³

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any

³ <https://www.gov.uk/government/speeches/planning-update-march-2015>

additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the [Code for Sustainable Homes](#) to be achieved by new development; the government has now withdrawn the code. The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the [National Planning Policy Framework and Planning Guidance](#). Neighbourhood plans should not be used to apply the new national technical standards.

Written Statement to Parliament: Wind Energy, 18 June 2015⁴

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

⁴ <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

3.0 Cheshire East Planning Policy⁵

Cheshire East Local Plan

The Local Plan sets out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design.

Key documents in the new Local Plan include the Local Plan Strategy (adopted 27 July 2017); the Site Allocations and Development Policies Document (currently in preparation); and the Minerals and Waste Development Plan Document (currently in preparation).

The Local Plan also includes a number of supporting documents including Supplementary Planning Documents, the Authority Monitoring Report, the Statement of Community Involvement and the Local Development Scheme. Other documents are currently being prepared, including the Community Infrastructure Levy Charging Schedule.

Further information on all Local Plan documents can be found on the [Cheshire East Local Plan](#) page.

Statutory development plan

The statutory development plan is the starting point for making decisions on planning applications. The current statutory development plan for Cheshire East consists of a number of documents:

- [Cheshire East Local Plan Strategy](#);
- Made [neighbourhood plans](#); and
- [Saved policies](#) from the:
 - [Congleton Borough Local Plan](#)
 - [Crewe and Nantwich Local Plan](#)
 - [Macclesfield Local Plan](#)
 - [Cheshire Minerals Local Plan](#)
 - [Cheshire Waste Local Plan](#)

Once adopted, the Site Allocations and Development Policies Document; and the Minerals and Waste Development Plan Document will also form part of the statutory development plan.

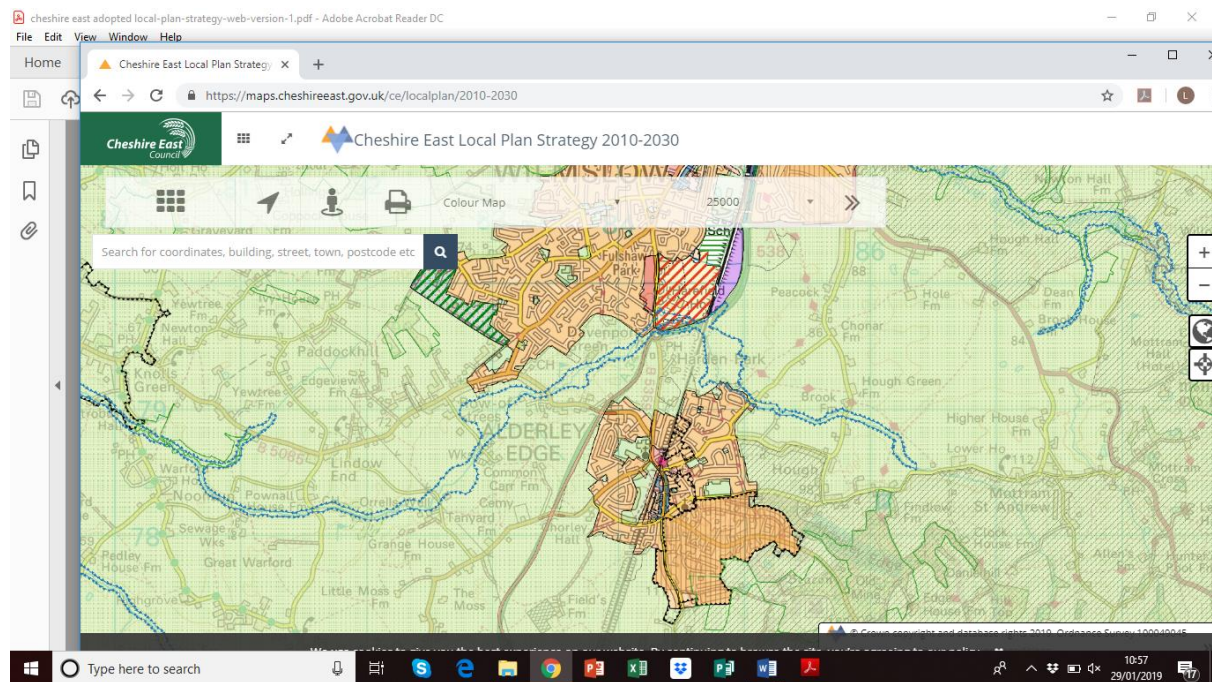
⁵ https://www.cheshireeast.gov.uk/planning/spatial_planning/spatial_planning.aspx

3.1 Cheshire East Local Plan Strategy 2010 - 2030⁶

The LPS was adopted on 27 July 2017. It sets out the overall vision and planning strategy for development in the borough and contains planning policies to ensure that new development addresses the economic, environmental and social needs of the area. It also identifies strategic sites and strategic locations that will accommodate most of the new development needed.

The following strategic planning policies are relevant to the Alderley Edge NDP.

Screenshot of Interactive Policies Map



⁶ https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local-plan-strategy/local_plan_strategy.aspx

Key Diagram

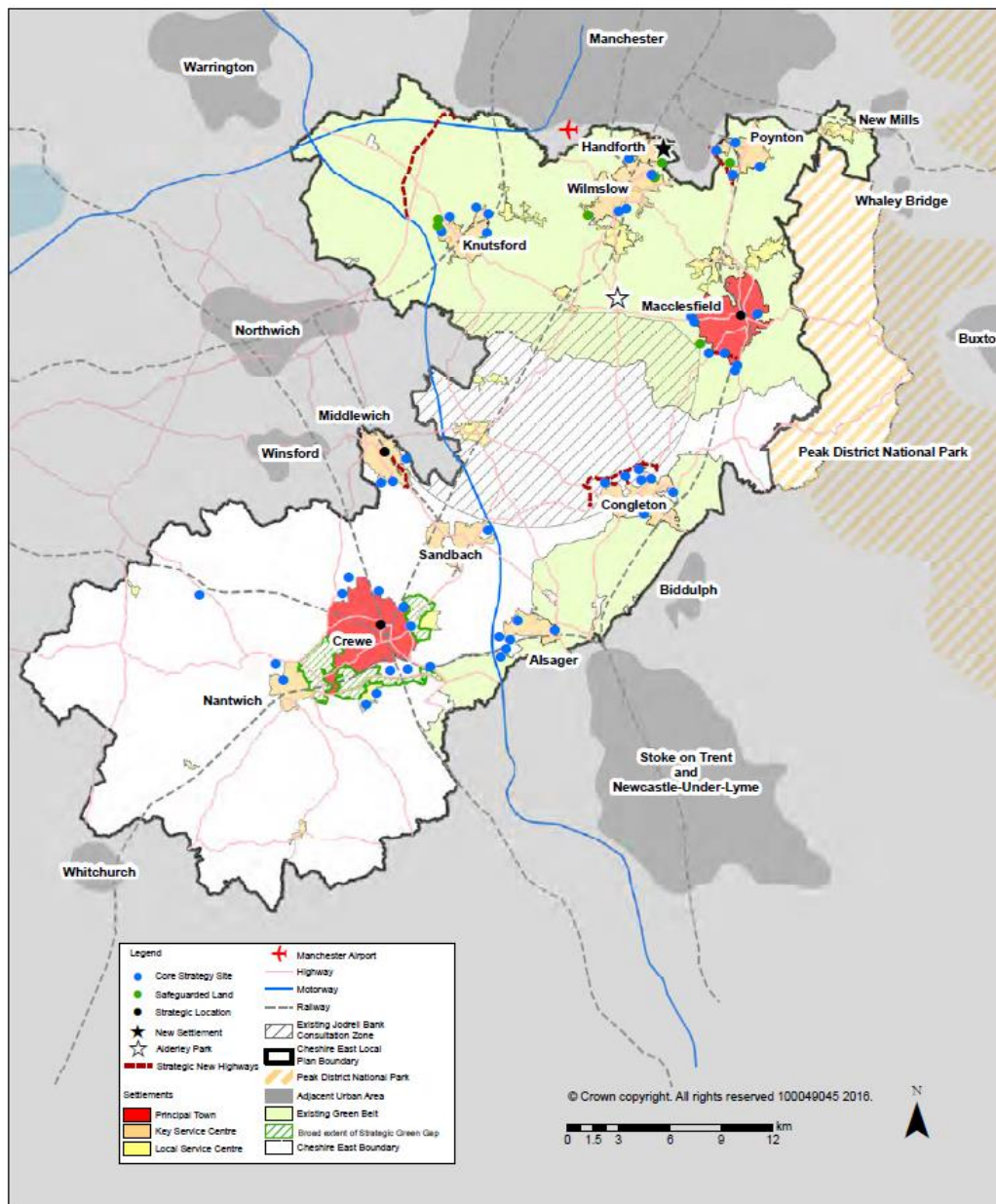


Figure 1.1 Cheshire East Local Plan Strategy Key Diagram

2 Spatial Portrait

Local Service Centres

2.77 Local Service Centres are small towns or large villages which provide a range of services and facilities to meet the needs of local people, including those living in nearby settlements. They typically have a range of shops, health and leisure facilities, and employment opportunities.

2.78 Local Service Centres in Cheshire East are **Alderley Edge**, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.

Policy MP 1 Presumption in Favour of Sustainable Development

1. When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to find joint solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Planning applications that accord with the policies in the Development Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the council will grant permission, unless material considerations indicate otherwise, taking into account whether:
 - i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - ii. Specific policies in that Framework indicate that development should be restricted.

Policy PG 1 Overall Development Strategy

1. Provision will be made for a minimum of 380 hectares of land for business, general industrial and storage and distribution uses over the period 2010 to 2030, to support growth of the local economy.
2. Sufficient land will be provided to accommodate the full, objectively assessed needs for the borough of a minimum of 36,000 homes between 2010 and 2030. This will be delivered at an average of 1,800 net additional dwellings per year.

Vision for Local Service Centres

In the Local Service Centres, some modest growth in housing and employment will have taken place to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality. This may require small scale alterations to the Green Belt in some circumstances.

Vision for Other Settlements and Rural Areas

By 2030, some small scale residential and employment development will have taken place in these settlements, to help to retain and sustain local services and to reduce the need to travel.

The rural economy will have grown stronger and diversified, based primarily on agriculture but supplemented by appropriate small-scale tourism and visitor facilities in appropriate locations, food related businesses, recreation and other knowledge-based rural businesses, making use of ICT connectivity. At the same time, our many areas of landscape value, sites of nature conservation importance and heritage assets and their settings will have been maintained and enhanced.

Policy PG 2

Settlement Hierarchy

Principal Towns

In the Principal Towns of Crewe and Macclesfield, significant development will be encouraged to support their revitalisation, recognising their roles as the most important settlements in the borough. Development will maximise the use of existing infrastructure and resources to allow jobs, homes and other facilities to be located close to each other and accessible by public transport.

Key Service Centres

In the Key Service Centres, development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability.

The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.

Local Service Centres

In the Local Service Centres, small scale development to meet needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.

The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.

Other Settlements and Rural Areas

In the interests of sustainable development and the maintenance of local services, growth and investment in the other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on location.

Policy PG 3 Green Belt

Green Belt is a designation for land around large built-up areas, which aims to keep land permanently open or largely undeveloped.

1. The purposes of the Green Belt are to:
 - i. check the unrestricted sprawl of large built up areas;
 - ii. prevent neighbouring towns from merging into one another;
 - iii. safeguard the countryside from encroachment;
 - iv. preserve the setting and special character of historic towns; and
 - v. assist urban regeneration by encouraging the recycling of derelict and other urban land.
2. Within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy.
3. The construction of new buildings is inappropriate in Green Belt. Exceptions to this are
 - i. buildings for agriculture and forestry;
 - ii. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;

- iii. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - iv. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - v. limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
 - vi. limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
4. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:
- i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure that can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction; and
 - v. development brought forward under a Community Right to Build Order.
5. The extent of the existing Green Belt**(33)** remains unchanged, apart from the removal of land from the Green Belt associated with the following sites (shown in Figure 8.1):
(None in Alderley Edge)
6. In addition to these areas listed for removal from the Green Belt, it may also be necessary to identify additional non-strategic sites to be removed in the Site Allocations and Development Policies Document.
7. Green Belt boundaries will be identified on the Adopted Policies Map of the Local Plan.

Policy PG 4

Safeguarded Land

Safeguarded land is 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.

- 1. Safeguarded land is not allocated for development at the present time.
- 2. Safeguarded land is outside of the urban area and therefore policies relating to development in the open countryside will apply.
- 3. Any development that would prejudice the future comprehensive development of safeguarded land will not be permitted.
- 4. Development of safeguarded land for uses other than those appropriate in the open countryside will not be permitted, unless a review of the Local Plan has taken place to allocate the land following an assessment of the need for development at that time, and the identification of the most appropriate locations for development to take place.
- 5. The areas of safeguarded land are (shown in Figure 8.2):

(None in Alderley Edge)

Policy PG 6 Open Countryside

1. The Open Countryside is defined as the area outside of any settlement with a defined settlement boundary.
2. Within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted.
3. Exceptions may be made:
 - i. where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built up frontage elsewhere; affordable housing, in accordance with the criteria contained in Policy SC 6 'Rural Exceptions Housing for Local Needs' or where the dwelling is exceptional in design and sustainable development terms;
 - ii. for the re-use of existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension
 - iii. for the replacement of existing buildings (including dwellings) by new buildings not materially larger than the buildings they replace;
 - iv. for extensions to existing dwellings where the extension is not disproportionate to the original dwelling;
 - v. for development that is essential for the expansion or redevelopment of an existing business;
 - vi. For development that is essential for the conservation and enhancement of a heritage asset.
4. The retention of gaps between settlements is important, in order to maintain the definition and separation of existing communities and the individual characters of such settlements.
5. The acceptability of such development will be subject to compliance with all other relevant policies in the Local Plan. In this regard, particular attention should be paid to design and landscape character so the appearance and distinctiveness of the Cheshire East countryside is preserved and enhanced.

8.69 The spatial extent of Open Countryside is defined as the area outside of any settlement with a defined settlement boundary. Settlement boundaries are defined in the saved policies of the Borough of Crewe and Nantwich Replacement Local Plan, Congleton Borough Local Plan First Review and the Macclesfield Borough Local Plan; settlement boundaries will remain unchanged apart from where specific sites are proposed within this document (except safeguarded land), until detailed boundaries are established through the Site Allocations and Development Policies Document and / or Neighbourhood Plans. Table 8.3 shows settlements with a defined settlement boundary and any amendments to these settlement boundaries associated with the allocation of sites in this Local Plan Strategy.

Settlement	Local Plan Strategy Settlement Hierarchy	Description	Saved Policy	Settlement boundary amended to include Local Plan Strategy sites
Acton	Other Settlements and Rural Areas	Village with a defined settlement boundary	Borough of Crewe and Nantwich Local Plan RES.4	None
Alderley Edge	Local Service Centre	Settlement boundary defined by Green Belt inset boundary	Macclesfield Borough Local Plan GC1	None

Policy PG 7 Spatial Distribution of Development

1. The **Principal Towns** are expected to accommodate development as shown:
 - i. Crewe: in the order of 65 hectares of employment land and 7,700 new homes;
 - ii. Macclesfield: in the order of 20 hectares of employment land and 4,250 new homes;
2. The **Key Service Centres** are expected to accommodate development as shown:
 - i. Alsager: in the order of 40 hectares of employment land and 2,000 new homes;
 - ii. Congleton: in the order of 24 hectares of employment land and 4,150 new homes;
 - iii. Handforth: in the order of 22 hectares of employment land and 2,200 new homes;
 - iv. Knutsford: in the order of 15 hectares of employment land and 950 new homes;
 - v. Middlewich: in the order of 75 hectares of employment land and 1,950 new homes;
 - vi. Nantwich: in the order of 3 hectares of employment land and 2,050 new homes;
 - vii. Poynton: in the order of 10 hectares of employment land and 650 new homes;
 - viii. Sandbach: in the order of 20 hectares of employment land and 2,750 new homes;
 - ix. Wilmslow: in the order of 10 hectares of employment land and 900 new homes;
3. The **Local Service Centres** are expected to accommodate in the order of 7 hectares of employment land and 3,500 new homes.
4. The **Other Settlements and Rural Areas** are expected to accommodate in the order of 69 hectares of employment land (figure including the 61 hectare Employment Improvement Area at Wardle) and 2,950 new homes (including Alderley Park).

Policy SD 1

Sustainable Development in Cheshire East

In order to achieve sustainable development in Cheshire East, the following considerations to development will apply. Development should wherever possible:

1. Contribute to creating a strong, responsive and competitive economy for Cheshire East;
2. Prioritise investment and growth within the Principal Towns and Key Service Centres;
3. Contribute to the creation of sustainable communities;
4. Provide appropriate infrastructure to meet the needs of the local community including: education; health and social care; transport; communication technology; landscaping and open space; sport and leisure; community facilities; water; waste water; and energy;
5. Provide access to local jobs, services and facilities, reflecting the community's needs;
6. Ensure that development is accessible by public transport, walking and cycling;
7. Provide safe access and sufficient car parking in accordance with adopted highway standards;
8. Support the health, safety, social and cultural well-being of the residents of Cheshire East;

9. Provide a locally distinct, high quality, sustainable, well designed and durable environment;
10. Contribute towards the achievement of equality and social inclusion through positive cooperation with the local community;
11. Use appropriate technologies to reduce carbon emissions and create a low carbon economy;
12. Incorporate sustainable design and construction methods;
13. Support the achievement of vibrant and prosperous town and village centres;
14. Contribute to protecting and enhancing the natural, built, historic and cultural environment;
15. Make efficient use of land, protect the best and most versatile agricultural land and make best use of previously developed land where possible;
16. Encourage the reuse of existing buildings; and
17. Prioritise the most accessible and sustainable locations.

Policy SD 2

Sustainable Development Principles

1. All development will be expected to:
 - i. Provide or contribute towards identified infrastructure, services or facilities. Such infrastructure should precede the delivery of other forms of development, wherever possible;
 - ii. Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of:
 - a. Height, scale, form and grouping;
 - b. Choice of materials;
 - c. External design features;
 - d. Massing of development - the balance between built form and green/public spaces;
 - e. Green infrastructure; and
 - f. Relationship to neighbouring properties, street scene and the wider neighbourhood;
 - iii. Respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features;
 - iv. Respect, and where possible enhance, the significance of heritage assets, including their wider settings;
 - v. Avoid the permanent loss of areas of agricultural land quality of 1, 2 or 3a, unless the strategic need overrides these issues;
 - vi. Be socially inclusive and, where suitable, integrate into the local community;
 - vii. Avoid high risk flood areas, or where necessary provide appropriate mitigation measures;
 - viii. Use appropriate design, construction, insulation, layout and orientation to create developments that:
 - a. Are resilient to climate change;
 - b. Minimise energy use;
 - c. Use natural resources prudently;
 - d. Promote the use, recovery and recycling of materials;
 - e. Integrate or allow future integration of renewable energy technologies;
 - f. Discourage crime and anti-social behaviour;
 - g. Minimise trip generation;
 - h. Minimise waste and pollution; and
 - i. Are water efficient.
2. In addition to the above principles, residential development will be expected to:

- i. Provide open space, of an extent, quality, design and location appropriate to the development and the local community;
- ii. Provide access to a range of forms of public transport, open space and key services and amenities; and
- iii. Incorporate measures to encourage travel by sustainable modes of transport such as walking, cycling and public transport.

3. In addition to the principles in point 1 above, employment development will be expected to:

- i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area;
- ii. Provide a flexible development that can serve a range of sizes and types of employment; and
- iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport.

4. In addition to the principles in point 1 above, retail/town centre development will be expected to:

- i. Provide high quality pedestrian and cycle facilities, including secure cycle parking;
- ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and
- iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.

Policy IN 1

Infrastructure

1. Infrastructure delivery will take place in a phased co-ordinated manner guided by the Infrastructure Delivery Plan and any additional site specific requirements to support the Local Plan Strategy proposals. These will include mechanisms for the funding and delivery of physical, social, community, environmental and any other infrastructure required to support development and regeneration. The Infrastructure Delivery Plan will be kept under review and if necessary revised as and when required. Cheshire East Council is working in partnership with infrastructure providers and other delivery agencies to provide essential infrastructure to deliver the Local Plan.

2. The council will also require new and improved social and community facilities, utilities infrastructure and other infrastructure to be provided in a timely manner to meet the needs of new development as they arise so as to make a positive contribution towards safeguarding and creating sustainable communities, promote social inclusion and reduce deprivation.

3. The Community Infrastructure Levy (CIL), upon adoption of the Charging Schedule, will be used to pool developer contributions towards local and strategic infrastructure that will serve a wider area than any one development in particular. Further information is set out in Policy IN 2 'Developer Contributions'.

Policy IN 2

Developer Contributions

1. Developer contributions will be sought to make sure that the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development. Contributions will be used to mitigate the adverse impacts of development (including any cumulative impact). Such contributions will help facilitate the infrastructure needed to support sustainable development.

2. Development proposals will be expected to provide a contribution towards the cost of

infrastructure. Subject to statutory processes and regulations, contributions may be collected towards:

- i. Initial costs, e.g. design and development work and pump priming of projects or programmes;
- ii. Capital costs;
- iii. Ongoing revenue such as the management and maintenance of services and facilities;
- iv. Any other infrastructure related costs permitted by law and identified as a local need;
- v. Contributions will be collected through Section 106 agreements and / or through a Community Infrastructure Levy once a Charging Schedule is in place; and
- vi. Until a Charging Schedule is in place, contributions from Section 106 agreements may be pooled to meet the costs of strategic infrastructure, where this meets the legal tests as set out in the Community Infrastructure Levy Regulations. Once the Charging Schedule is in place, Section 106 agreements will continue to be used for site specific costs and affordable housing.

Policy EG 1

Economic Prosperity

1. Proposals for employment development (Use Classes B1, B2 or B8) will be supported in principle within the Principal Towns, Key Service Centres and Local Service Centres as well as on employment land allocated in the Development Plan.
2. Proposals for employment development on non-allocated employment sites will be supported where they are in the right location and support the strategy, role and function of the town, as identified in Settlement Hierarchy, Spatial Distribution of Development and in any future plans, including Neighbourhood Plans, where applicable.

Policy EG 2

Rural Economy

Outside the Principal Towns, Key Service Centres and Local Service Centres, developments that:

1. Provide opportunities for local rural employment development that supports the vitality of rural settlements;
2. Create or extend rural based tourist attractions, visitor facilities and recreational uses;
3. Encourage the retention and expansion of existing businesses, particularly through the conversion of existing buildings and farm diversification;
4. Encourage the creation and expansion of sustainable farming and food production businesses and allow for the adaption of modern agricultural practises;
5. Are considered essential to the wider strategic interest of the economic development of Cheshire East, as determined by the council; or
6. Support the retention and delivery of community services such as shops and public houses, and village halls

Will be supported where the development:

- i. Meets sustainable development objectives as set out in policies MP 1, SD 1 and SD 2 of the Local Plan Strategy;
- ii. Supports the rural economy, and could not reasonably be expected to locate within a designated centre by reason of their products sold(42);
- iii. Would not undermine the delivery of strategic employment allocations;
- iv. Is supported by adequate infrastructure;

- v. Is consistent in scale with its location and does not adversely affect nearby buildings and the surrounding area or detract from residential amenity;
- vi. Is well sited and designed in order to conserve and where possible enhance the character and quality of the landscape and built form; and
- vii. Does not conflict with Policies PG 3, PG 4, PG 6, PG 7, SE 3, SE 4, SE 5, SE 6 and SE 7 of the Local Plan Strategy.

Policy EG 4

Tourism

1. The Local Plan Strategy will protect and enhance the unique features of Cheshire East that attract visitors to the area, including their settings, whilst encouraging investment. This will be achieved through:
 - i. The protection of Cheshire East's tourist assets, such as Tatton Park, Quarry Bank Mill, Little Moreton Hall, Macclesfield Silk Museum, Jodrell Bank, the Peak District National Park (adjoining the plan area), Alderley Edge, the Gritstone Trail, Tegg's Nose Country Park, Sandstone Ridge and the waterways that support appropriate sustainable tourist related development;
 - ii. Protecting visitor attraction sites;
 - iii. Promoting the enhancement and expansion of existing visitor attractions and tourist accommodation, and the provision of new visitor and tourism facilities, in sustainable and appropriate locations;
 - iv. Encouraging sustainable transport to tourist and cultural sites;
 - v. Encouraging and promoting opportunities for new tourist attractions in the historic and natural environment in sustainable and appropriate locations; and
 - vi. Improving access to our natural and historic landscapes through enhancing our vital public rights of way network
2. Proposals for tourist development of an appropriate scale, including attractions and tourist accommodation, will be supported within the Principal Towns and Key Service Centres.
3. Proposals for tourist development outside the Principal Towns and Key Service Centres will be supported where:
 - i. Either:
 - a. They are located within a Local Service Centre; or
 - b. They are located within an existing or replacement building; or
 - c. There is evidence that the facilities are required in conjunction with a particular countryside attraction;
 - ii. And:
 - a. The scale, design and use of the proposal is compatible with its wider landscape or townscape setting and would not detract from the character or appearance of the area; and
 - b. It would not be detrimental to the amenities of residential areas; and
 - c. The proposals are served by adequate access and infrastructure; and
 - d. The site has access to local services and employment.

Policy EG 5

Promoting a Town Centre First Approach to Retail and Commerce

1. The council will support the following hierarchy of retail centres in Cheshire East:
 - i. The Principal Towns will be the main focus for high quality comparison retail, supported by a range of retail, service, leisure, tourism, office and other town centre-type uses, including residential.

- ii. In the Key Service Centres, there will be a focus on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential, as appropriate.
- iii. In the Local Service Centres, there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service uses and small-scale independent retailing of a function and character that meets the needs of the local community.
- iv. In the other settlements and rural areas of the borough, there will be a focus on providing retail and services of appropriate scale and nature to meet the needs of the local community.
- 2. Town centres will be promoted as the primary location for main town centre uses including retail, leisure, cultural and office development.
- 3. The use of upper floors in town and other centres for non-retail uses will be supported, where appropriate.
- 4. The retention and enhancement of the borough's markets will be encouraged.
- 5. Small parades of shops will be protected where they are important to the day-to-day needs of local communities.
- 6. Proposals that help develop the evening and night-time economy in the Principal Towns and Key Service Centres will be supported, where any negative impacts on amenity are addressed.
- 7. Proposals for main town centre uses should be located within the designated town centres or on other sites allocated for that particular type of development. Where there are no suitable sites available, edge-of-centre locations must be considered prior to out-of centre locations. Edge-of-centre and out-of-centre proposals will be considered where:
 - i. there is no significant adverse impact on the vitality and viability of the surrounding town centres; and
 - ii. it is demonstrated that the tests outlined in current government guidance can be satisfied.
 - iii. The sequential approach will not be applied to applications for small scale rural offices or other small scale rural development in line with the government guidance.

Policy SC 1

Leisure and Recreation

In order to provide appropriate leisure and recreational facilities for the communities of Cheshire East, the council will:

- 1. Seek to protect and enhance existing leisure and recreation facilities, unless a needs assessment has clearly proven them to be surplus to requirements to local community needs or unless alternative provision, of equivalent or better quality, is to be made.
- 2. Support and promote the provision of better leisure, community and recreation facilities, where there is a need for such facilities, the proposed facilities are of a type and scale appropriate to the size of the settlement, are accessible and support the objectives of the Local Plan Strategy. The council will:
 - i. Encourage facilities that serve the borough as a whole, and facilities that attract large numbers of people, to be located, where possible, within or adjoining Crewe or Macclesfield town centres;
 - ii. Require facilities serving Key Service Centres to be located in or adjacent to their town centre or highly accessible locations;
 - iii. Require facilities intended to serve the everyday needs of a community or neighbourhood to be in or adjacent to the centres of Local Service Centres or other settlements; and
 - iv. Encourage the development of shared service centres that combine public services, health and community functions in modern accessible buildings.

3. Support proposals for facilities that would not be appropriate to be located in or adjacent to centres, provided they are highly accessible by a choice of transport, do not harm the character, amenity, or biodiversity value of the area, and satisfy the following criteria:

i. The proposal is a facility that:

- a. supports a business use;
 - b. is appropriate in an employment area; or
 - c. supports an outdoor sports facility, education or related community / visitor facility;
- or
- d. supports the visitor economy and is based on local cultural or existing visitor attractions.

4. Work with agencies, services and businesses responsible for providing facilities to make sure that the needs and demands of communities are met.

5. Make sure that appropriate developments contribute, through land assembly and financial contributions, to new or improved facilities where development will increase demand and / or there is a recognised shortage of local leisure, community and recreation facilities.

Policy SC 2

Indoor and Outdoor Sports Facilities

In order to provide appropriate sports facilities for the communities of Cheshire East, the council will:

1. Protect existing indoor and outdoor sports facilities, unless:

Either:

- i. They are proven to be surplus to need; or
- ii. Improved alternative provision will be created in a location well related to the functional requirements of the relocated use and its existing and future users.

And in all cases:

iii. The proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general; and

2. Support new indoor and outdoor sports facilities where:

- i. They are readily accessible by public transport, walking and cycling; and
- ii. The proposed facilities are of a type and scale appropriate to the size of the settlement; and
- iii. Where they are listed in an action plan in any emerging or subsequently adopted Sports Strategy.

3. Make sure that major residential developments contribute, through land assembly and / or financial contributions, to new or improved sports facilities where development will increase demand and/or there is a recognised shortage in the locality that would be exacerbated by the increase in demand arising from the development.

Policy SC 3

Health and Well-Being

The council and its partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by:

1. Working in partnership with the health and social care providers to improve health across Cheshire East and reduce inequalities;

2. Requiring Screening or Rapid Impact Assessments as part of the application process on all major development proposals. This will involve a review of the possible health impacts of a policy or proposal. Screening should include:

- i. Who may be affected by the proposal;
- ii. What determinants of health may be affected; and
- iii. What further evidence is needed to inform the recommendations.

Screening will determine if a full Health Impact Assessment is required. The council will seek contributions towards new or enhanced health and social care facilities from developers where development results in a shortfall or worsening of provision;

3. Ensuring new developments provide opportunities for healthy living and improve health and well-being through the encouragement of walking and cycling, good housing design (including the minimisation of social isolation and creation of inclusive communities), access to services, sufficient open space and other green infrastructure, and sports facilities and opportunity for recreation and sound safety standards;

4. Improving education and skills training and encouraging life-long learning;

5. Protecting existing community infrastructure and ensuring the provision of a network of community facilities, providing essential public services together with private and voluntary sector facilities, to meet the needs of the local community;

6. Ensuring all development is designed to create safe environments by:

- i. Ensuring the natural surveillance of streets and public spaces;
- ii. Providing convenient, well designed, all weather, safe access and movement routes for all;
- iii. Promoting activity that is appropriate to the area, by encouraging a diversity of uses (where appropriate) to extend activity to ensure the safe use of spaces during the day and night;
- iv. Encourage green spaces and play areas to be located away from main roads;
- v. Creating a sense of ownership by providing a clear definition between public and private realm;
- vi. Ensuring security measures are sympathetically incorporated into the design;
- vii. Ensuring the layout and use of new developments are appropriate and compatible with an area. Any new open space should be well defined, flexible and purposeful; and
- viii. Strongly encouraging the reuse of vacant and derelict buildings and spaces;

7. Promoting the role of communal growing spaces including allotments, garden plots within developments, small scale agriculture and farmers' markets in providing access to healthy, affordable, locally produced food options.

Policy SC 4

Residential Mix

1. New residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. This could include Key Worker Housing and people wishing to build or commission their own home.

2. To meet the needs arising from the increasing longevity of the borough's older residents, the council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people. This would

include the provision of a variety of dwelling types and other measures to support Health and Wellbeing and independent living through new developments that recognise the needs of older people, those with dementia and other vulnerable people; this will include developing dementia-friendly communities.

3. Development proposals for accommodation designed specifically for the elderly and people who require specialist accommodation will be supported where there is a proven need; they are located within settlements; accessible by public transport; and within a reasonable walking distance of community facilities such as shops, medical services and public open space.

Policy SC 5

Affordable Homes

1. In residential developments affordable housing will be provided as follows:

- i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable;
- ii. In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sq.m) in Local Service Centres and all other locations at least 30% of all units are to be affordable;
- iii. In future, where Cheshire East Council evidence, such as housing needs studies or housing market assessments, indicate a change in the borough's housing need the above thresholds and percentage requirements may be varied;

2. Units provided shall remain affordable for future eligible households or for the subsidy to be recycled for alternative affordable housing provision;

3. The affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer;

4. Affordable homes should be dispersed throughout the site, unless there are specific circumstances or benefits that would warrant a different approach;

5. Market and affordable homes on sites should be indistinguishable and achieve the same high design quality;

6. The council will seek to improve choice and increase supply of affordable homes to reflect that housing markets change over periods of time and therefore the products that are made available to help people access rented and other affordable housing need to change to meet these market conditions;

7. In exceptional circumstances, where scheme viability may be affected, developers will be expected to provide viability assessments to demonstrate alternative affordable housing provision(53). The developer will be required to submit an open book viability assessment. In such cases, the council will commission an independent review of the viability study, for which the developer will bear the cost. In cases where such alternative affordable housing provision is agreed there may be a requirement for the provision of 'overage' payments to be made. This will reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future;

8. Affordable housing is required to be provided on-site, however, in exceptional circumstances, where it can be proven that on-site delivery is not possible, as a first alternative, off-site provision of affordable housing will be accepted; as a second alternative a financial contribution may be accepted, where justified, in lieu of on-site provision.

9. Affordable housing and tariff style contributions will not be sought from any development

consisting only of the construction of a residential annex or extension to an existing home.

Policy SC 6

Rural Exceptions Housing for Local Needs

Rural Exceptions affordable housing will be permitted as an exception to other policies concerning the countryside, to meet locally identified affordable housing need, subject to all of the following criteria being met:

1. Sites should adjoin Local Service Centres and Other Settlements and be close to existing employment and existing or proposed services and facilities, including public transport, educational and health facilities and retail services;
2. Proposals must be for small schemes; small schemes are considered to be those of 10 dwellings or fewer⁽⁵⁴⁾. Any such developments must be appropriate in scale, design and character to the locality;
3. A thorough site options appraisal must be submitted to demonstrate why the site is the most suitable one. Such an appraisal must demonstrate why the need cannot be met within the settlement;
4. In all cases, proposals for rural exceptions housing schemes must be supported by an up-to-date⁽⁵⁵⁾ Housing Needs Survey⁽⁵⁶⁾ that identifies the need for such provision within the parish;
5. Occupancy will, in perpetuity, be restricted to a person in housing need and resident or working in the relevant parish, or who has other strong links with the relevant locality in line with the community connection criteria as set out by Cheshire Homechoice, both initially and on subsequent change of occupancy. This could include Key Workers and Self Build;
6. The locality to which the occupancy criteria are to be applied is taken as the parish, unless otherwise agreed with Cheshire East Council;
7. To ensure that a property is let or sold to a person who either lives locally or has strong local connections in the future, the council will expect there to be a 'cascade' approach to the locality issue appropriate to the type of tenure. Thus, first priority is to be given to those satisfying the occupancy criteria in relation to the parish, widening in agreed geographical stages⁽⁵⁷⁾.

Cross Subsidy

8. Proposals must consist in their entirety of affordable housing that will be retained in perpetuity. In exceptional circumstances, proposals that intend to include an element of market housing, or plots for open market sale, may be acceptable, if they meet all of the above criteria, along with the criteria below:
 - i. Such proposals will only be permitted where it can be demonstrated that the site would not be viable, as a rural exception site, without cross subsidy. The developer will be required to submit an open book viability assessment. In such cases, the Council will commission an independent review of the viability study, for which the developer will bear the cost;
 - ii. The Council will not accept aspirational land value as justification for allowing a higher proportion of market value units;
 - iii. The assessment must show that the scale of the market housing component is essential for the successful delivery of the rural exception affordable housing scheme and that it is based on reasonable land values as a rural exception site and must not include an element of profit;
 - iv. The majority of the development must be for rural exception affordable housing; and
 - v. No additional subsidy is required for the scheme.

Policy SC 7

Gypsies and Travellers and Travelling Showpeople

1. Sites will be allocated or approved to meet the needs set out in the most recent Gypsy and Traveller Accommodation Assessment (GTAA). Current evidence suggests there is a need within the borough for:

- i. A transit site of between 5 and 10 pitches for Gypsy and Travellers;
- ii. 69 additional permanent residential pitches for Gypsy and Travellers; and
- iii. 13 additional plots for Travelling Showpeople in the period 2013 to 2028.

2. To ensure that proposals for Gypsy and Traveller and Travelling Showperson sites are sustainable and acceptable in terms of location and design, the following considerations will be taken into account:

- i. Proximity of the site to local services and facilities;
- ii. Access to public transport;
- iii. Safe pedestrian, cycle and vehicular access onto the site;
- iv. Appropriate pitch sizes;
- v. Adequate provision for parking, turning and servicing;
- vi. Adequate provision for storage and maintenance, particularly where needed for Travelling Showpeople;
- vii. Mix of accommodation types and tenures;
- viii. Impact on the character and appearance of the surrounding area;
- ix. Impact on the Green Belt(59);
- x. Impact on the historic environment.

3. There will be a presumption against the loss of existing permanent consented Gypsy, Traveller or Travelling Showpersons sites where this would exacerbate or result in an identified shortfall unless suitable replacement provision of equal or enhanced value are provided.

Policy SE 1

Design

Development proposals should make a positive contribution to their surroundings in terms of the following:

1. Sense of place

- i. Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements;
- ii. Ensuring sensitivity of design in proximity to designated and local heritage assets and their settings;
- iii. Ensuring that places are designed around the needs and comfort of people and not vehicles, so that layout, street design and parking is in accordance with the principles set out in Policy CO 1 and Manual for Streets;
- iv. Ensuring that proposals are underpinned by character and design assessment commensurate with the scale and complexity of the development;
- v. Encouraging innovative and creative design solutions that are appropriate to the local context; and
- vi. Ensuring a high quality public realm that enhances conditions for pedestrians and cyclists and creates opportunities for social interaction.

2. Managing design quality

- i. Ensuring for larger scale and more complex developments that design proposals have positively responded to the Design Review process(62);
- ii. Ensuring for major developments that Masterplanning and Design Coding forms an integral part of the design process;
- iii. Ensuring that housing developments achieve Building for Life 12 (or as updated) standard; and
- iv. Encouraging sustainable construction practices including the use of appropriate recycled and sustainable materials of high quality.

3. Sustainable urban, architectural and landscape design

- i. Encouraging the introduction of passive environmental design principles and climate change adaptation features in the orientation of buildings and spaces and detailed design;
- ii. Encouraging sustainable modes of travel through appropriate design;
- iii. Reducing energy and water usage through appropriate design;
- iv. Encouraging the use of renewable/low carbon energy technology, as appropriate; and
- v. Encouraging the use of green infrastructure.

4. Liveability / workability

- i. Ensuring appropriate level of privacy for new and existing residential properties;
- ii. Ensuring appropriate external storage;
- iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space;
- iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and
- v. Ensuring appropriate access for the mobility impaired or partially sighted.

5. Designing in safety

- i. Ensuring high levels of passive surveillance of streets, spaces and parking including appropriate lighting;
- ii. Incorporating Secured by Design principles, provided that these are adequately balanced against other design considerations and do not undermine the quality of the development; and
- iii. Ensuring that site layout and design minimises the opportunity for crime.

Policy SE 2

Efficient Use of Land

- 1. The council will encourage the redevelopment / re-use of previously developed land and buildings.
- 2. The council will manage development to protect previously developed land where it can be clearly demonstrated that either the landscape amenity or biodiversity value of the site has become of a high value and as such would be compromised through redevelopment of the site.
- 3. All windfall development should:
 - i. Consider the landscape and townscape character of the surrounding area when determining the character and density of development;

- ii. Build upon existing concentrations of activities and existing infrastructure;
 - iii. Not require major investment in new infrastructure, including transport, water supply and sewerage. Where this is unavoidable, development should be appropriately phased to coincide with new infrastructure provision; and
 - iv. Consider the consequences of the proposal for sustainable development having regard to Policy SD 1 and Policy SD 2
4. Development should safeguard natural resources including high quality agricultural land (grades 1, 2, and 3a), geology, minerals, air, soil and water.

Policy SE 3

Biodiversity and Geodiversity

1. Areas of high biodiversity and geodiversity value will be protected and enhanced. Enhancement measures will include increasing the total area of valuable habitat in the Borough, and linking up existing areas of high value habitat to create 'ecological stepping stone sites', 'wildlife corridors' and 'Nature Improvements Areas'. Ecological networks and connectivity are vitally important in sustaining sites and addressing the impacts of climate change.

2. Development proposals which may adversely affect the integrity of a site with one or more of the following international designations will not be permitted:

- i. Special Protection Areas (SPAs)
 - ii. Special Areas of Conservation (SACs)
 - iii. Ramsar sites
 - iv. Any potential Special Protection Areas (SPAs), candidate Special Areas of Conservation (SACs) or proposed Ramsar sites
 - v. Sites identified, or required, as compensatory measures for adverse effects on European sites, candidate Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites
- unless it has been demonstrated that there are no alternative solutions, there are imperative reasons of overriding public interest and that compensatory measures will be provided to ensure the overall coherence of the network of SPAs and SACs are protected or, in the case of deleting a Ramsar site or restricting its boundaries, by creating additional nature reserves for wildfowl to compensate for any loss of wetland resources as far as possible.

3. Development proposals which are likely to have an adverse impact on a Site of Special Scientific Interest (SSSI), a National Nature Reserve or the Peak District National Park fringe will not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.

4. Development proposals which are likely to have a significant adverse impact on a site with one or more of the following local or regional designations, habitats or species will not be permitted except where the reasons for or benefits of the proposed development outweigh the impact of the development:

- i. Local Nature Reserves
- ii. Sites of Biological Importance (SBI) or Local Wildlife Sites

- iii. Regionally Important Geological and Geomorphological Sites (RIGGS)
- iv. Designated Wildlife Corridors
- v. Habitats and species within the Cheshire Biodiversity Action Plan
- vi. National priority species and habitats (commonly known as 'UK BAP priority habitats and species') published for England under the requirements of Section 41 of the Natural Environment and Rural Communities Act 2006
- vii. Legally protected species
- viii. Areas of Ancient and Semi-Natural Woodland
- ix. Nature Improvement Areas

5. All development (including conversions and that on brownfield and greenfield sites) must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests. When appropriate, conditions will be put in place to make sure appropriate monitoring is undertaken and make sure mitigation, compensation and offsetting is effective.

6. Development proposals that are likely to have a significant impact on a non-designated asset or a site valued by the local community identified in a Neighbourhood Plan or the Site Allocations and Development Policies documents will only be permitted where suitable mitigation and / or compensation is provided to address the adverse impacts of the proposed development, or where any residual harm following mitigation/compensation, along with any other harm, is clearly outweighed by the benefits of the development.

Policy SE 4

The Landscape

1. The high quality of the built and natural environment is recognised as a significant characteristic of the borough. All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.

2. Development will be expected to:

- i. Incorporate appropriate landscaping which reflects the character of the area through appropriate design and management;
- ii. Where appropriate, provide suitable and appropriate mitigation for the restoration of damaged landscape areas;
- iii. Preserve and promote local distinctiveness and diversity;
- iv. Avoid the loss of habitats of significant landscape importance;
- v. Protect and / or conserve the historical and ecological qualities of an area;

3. In Local Landscape Designation Areas, Cheshire East will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance and setting. Where development is considered to be acceptable in principle; measures will be sought to integrate it into the landscape character of the area by:

- i. Protecting, restoring and enhancing the character and appearance of the local area through suitable planting, landscape and / or woodland;
- ii. Making suitable provision for better public access to, and enjoyment of, the Local Landscape Designation Areas;

4. Where development may affect a local or national designation a full understanding of the context, characteristics and significance should be provided and informed by the Cheshire East Landscape Character Assessment, Historic Landscape Assessment and the Local Landscape Designation Study. In Local Landscape Designation Areas, Cheshire East will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance.

Policy SE 5

Trees, Hedgerows and Woodland

Development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting.

The council will seek to ensure:

1. The sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity;
2. The planting and sustainable growth of large trees within new development as part of a structured landscape scheme in order to retain and improve tree canopy cover within the borough as a whole.

Policy SE 6

Green Infrastructure

Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, providing for healthy recreation and biodiversity and continuing to provide a range of social, economic and health benefits. This will be done by:

1. Linking the various assets of Cheshire East's unique landscape – its upland fringes, Cheshire Plain, lowland heath, parkland estates, rivers, canals and watercourses, valleys and cloughs, meres and mosses, trees and woodland and wildlife habitats and its distinctive towns and villages and their urban fringe.
 - i. This network of green infrastructure assets should be safeguarded, retained and enhanced through the development of green networks/wedges and corridors.
 - ii. Areas identified as having a shortage or opportunities for the provision of green infrastructure should be a particular focus for enhancement.
 - iii. Any development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.
2. Safeguarding green infrastructure assets to make sure that:
 - i. Development does not compromise their integrity or potential value;
 - ii. Developer contributions are secured wherever appropriate in order to improve their quality, use and multi-functionality; and
 - iii. Opportunities to add to the green infrastructure network are maximised through partnership working.
3. Working with partners, to support the potential of strategic green infrastructure assets to contribute to the aims of the wider green infrastructure. The strategic green infrastructure assets(65) identified in Cheshire East are:

- i. Weaver, Bollin, Dane and Wheelock river corridors including cloughs and floodplains
 - ii. Macclesfield, Shropshire Union (including the Llangollen and Middlewich branches) and Trent and Mersey canals
 - iii. Meres and Mosses Nature Improvement Area and Local Nature Improvement Areas
 - iv. Heritage town parks and open spaces of historic and cultural importance
 - v. Public rights of way, cycle routes and greenways
 - vi. Country parks and estate parklands
 - vii. Peak Park Fringe
 - viii. The Cloud, Congleton Edge and Mow Cop upland fringe (connected by the Gritstone Trail)
 - ix. Sandstone Ridge
 - x. The ecological network of habitats identified in Policy SE 3
4. Strengthening the contribution that sport and playing fields, open space and recreation facilities make to Cheshire East's green infrastructure network by requiring all development to:
- i. Protect and enhance existing open spaces and sport and recreation facilities;
 - ii. Encourage multiple use and improvements to their quality;
 - iii. Provide adequate open space (as outlined in Table 13.1);
 - iv. Contribute to the provision of outdoor sports facilities in line with Policy SC 2;
 - v. Create or add to the networks of multi-functional Green Infrastructure;
 - vi. Secure new provision to help address identified shortages in existing open space provision, both in quantity, quality and accessibility;
 - vii. Locate open space facilities in appropriate locations, preferably within developments; and
 - viii. Promote linkages between new development and surrounding recreational networks, communities and facilities.

Policy SE 7

The Historic Environment

1. Cheshire East has an extensive and varied built heritage and historic environment, described in the justification text to this policy. The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.
2. Proposals for development shall be assessed and the historic built environment actively managed in order to contribute to the significance of heritage assets and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset (including its setting) the significance of the heritage asset, including any contribution made by its setting, must be described and reported as part of the application.
3. The council will support development proposals that do not cause harm to, or which better reveal the significance of heritage assets and will seek to avoid or minimise conflict between the conservation of a heritage asset and any aspect of a development proposal by:
- a. Designated Heritage Assets:
 - i. Requiring development proposals that cause harm to, or loss of, a designated heritage asset and its significance, including its setting, to provide a clear and

convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported.

ii. Considering the level of harm in relation to the public benefits that may be gained by the proposal.

iii. The use of appropriate legal agreements or planning obligations to secure the benefits arising from a development proposal where the loss, in whole or in part, of a heritage asset is accepted.

b. Non-Designated Assets:

i. Requiring that the impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities. There should be a balanced consideration, weighing the direct and indirect impacts upon the asset and its setting, having regard to the scale of any harm or loss. The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm will be outweighed by the benefits of the development shall not be supported. Where loss or harm is outweighed by the benefits of development, appropriate mitigation and compensation measures will be required to ensure that there is no net loss of heritage value

4. For all heritage assets, high quality design should be achieved. It should aim to avoid poorly executed pastiche design solutions and should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.

5. Cheshire East Council will seek to positively manage the historic built environment through engagement with landowners/asset owners and other organisations and by working with communities to ensure that heritage assets are protected, have appropriate viable uses, are maintained to a high standard and are secured and have a sustainable future for the benefit of future generations. Proposals that conserve and enhance assets on the Heritage at Risk register will be encouraged.

Policy SE 8

Renewable and Low Carbon Energy

1. The development of renewable and low carbon energy schemes (including community-led initiatives), together with any ancillary building(s) and infrastructure, will be positively supported and considered in the context of sustainable development and any impact on the landscape.

2. Weight will be given to the wider environmental, economic and social benefits arising from renewable and low carbon energy schemes, whilst considering the anticipated adverse impacts, individually and cumulatively upon:

i. The surrounding landscape including natural, built, historic and cultural assets and townscape; including buildings, features, habitats and species of national and local importance and adjoining land uses; and / or

ii. Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access; and / or

iii. The operation of air traffic, radar systems, electromagnetic transmissions, and the Jodrell Bank Radio Telescope.

3. Appropriate mitigation measures to address any effects identified and considered (for all low carbon and renewable schemes) will be required prior to any development proceeding.

4. Given the nature of some forms of renewable and low carbon energy schemes and their supporting infrastructure and ancillary building(s), it will be necessary and appropriate in certain instances, to secure removal of the scheme and its supporting infrastructure and

ancillary building(s) and restore the land to an appropriate use once a scheme is ready for decommissioning, through the imposition of planning conditions.

5. Planning permission for wind energy development involving one or more wind turbines will only be granted if:

- i. the development site is in an area identified as suitable for wind energy development in the Site Allocations and Development Policies Document or Neighbourhood Plan;
- and
- ii. following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

Policy SE 9

Energy Efficient Development

1. The council will look favourably upon development that follows the principles of the Energy Hierarchy, and seeks to achieve a high rating under schemes such as BREEAM (for non-residential development), CEEQUAL (for public-realm development) and Building for Life. For non-residential development, this will be especially so where the standard attained exceeds that required by the current Building Regulations (or as updated).
2. Non-residential development over 1,000 square metres will be expected to secure at least 10 per cent of its predicted energy requirements from decentralised and renewable or low carbon sources, unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable.
3. In those areas identified as 'District Heating Network Priority Areas or within large scale development elsewhere, new development should contribute to the development of a strategic district heating network, where feasible and viable, by seeking to make use of available heat (including geothermal) and waste heat as follows:
 - i. Large and mixed use developments of over 100 dwellings or non residential development of 10,000 square metres gross floor space should install a site-wide district heating network.
 - ii. Smaller developments of 10 or more dwellings or non residential development of 1,000 square metres gross floor space should connect to any available district heating network.
4. Where a district heating network does not yet exist, applicants should demonstrate that the heating and cooling equipment installed is capable of connection to a network at a later date.
5. New development should be designed to maximise the ability to accommodate a district heating solution in terms of overall layout, phasing, mix of uses and density.
6. Development with high energy demands should give consideration to its potential role in providing an anchor load for a district heating network.
7. In those areas that are not connected to the gas network, new development will be encouraged to deliver its residual energy from low and zero carbon sources.

Policy SE 12

Pollution, Land Contamination and Land Instability

1. The council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality, surface water and groundwater, noise, smell, dust, vibration, soil contamination, light pollution or any other pollution which would unacceptably affect the natural and built environment, or detrimentally affect amenity or cause harm. Developers will be expected to minimise, and mitigate the effects of possible pollution arising from the development itself, or as a result of the development (including

- additional traffic) during both the construction and the life of the development. Where adequate mitigation cannot be provided, development will not normally be permitted.
2. Development for new housing or other environmentally sensitive development will not normally be permitted where existing air pollution, soil contamination, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.
 3. Development should support improvements to air quality, not contradict the Air Quality Strategy or Air Quality Action Plan and seek to promote sustainable transport policies.
 4. Where a proposal may affect or be affected by contamination or land instability (including natural dissolution and/or brine pumping related subsidence), at the planning application stage, developers will be required to provide a report which investigates the extent of the contamination or stability issues and the possible affect it may have on the development and its future users, the natural and built environment. This report should be written in line with best practice guidance.
 5. In most cases, development will only be deemed acceptable where it can be demonstrated that any contamination or land instability issues can be appropriately mitigated against and remediated, if necessary.

Policy SE 12

Pollution, Land Contamination and Land Instability

1. The council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality, surface water and groundwater, noise, smell, dust, vibration, soil contamination, light pollution or any other pollution which would unacceptably affect the natural and built environment, or detrimentally affect amenity or cause harm. Developers will be expected to minimise, and mitigate the effects of possible pollution arising from the development itself, or as a result of the development (including additional traffic) during both the construction and the life of the development. Where adequate mitigation cannot be provided, development will not normally be permitted.
2. Development for new housing or other environmentally sensitive development will not normally be permitted where existing air pollution, soil contamination, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.
3. Development should support improvements to air quality, not contradict the Air Quality Strategy or Air Quality Action Plan and seek to promote sustainable transport policies.
4. Where a proposal may affect or be affected by contamination or land instability (including natural dissolution and/or brine pumping related subsidence), at the planning application stage, developers will be required to provide a report which investigates the extent of the contamination or stability issues and the possible affect it may have on the development and its future users, the natural and built environment. This report should be written in line with best practice guidance.
5. In most cases, development will only be deemed acceptable where it can be demonstrated that any contamination or land instability issues can be appropriately mitigated against and remediated, if necessary.

Policy SE 13

Flood Risk and Water Management

Developments must integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within the borough and provide opportunities

to enhance biodiversity, health and recreation, in line with national guidance, by ensuring that:

1. All development follows the sequential approach to determining the suitability of land for development, direct new development to areas at lowest risk of flooding and where necessary apply the exception test; this should take into account all sources of flooding identified in the Cheshire East SFRA.
2. All planning applications for development at risk of flooding are supported by an appropriate Flood Risk Assessment (FRA) to demonstrate that development proposals will not increase flood risk on site or elsewhere and opportunities to reduce the risk of flooding are sought, taking into account the impacts of Climate Change in line with the Cheshire East SFRA. New development will be required to include or contribute to flood mitigation, compensation and / or protection measures, where necessary, to manage flood risk associated with or caused by the development.
3. New development is designed to be safe, taking into account the lifetime of the development, and the need to adapt to climate change.
4. All developments, including changes to existing buildings, seeks improvements to the current surface water drainage network and be designed to manage surface water. This should include appropriate sustainable drainage systems (SuDS) and green infrastructure to store, convey and treat surface water prior to discharge with the aim of achieving a reduction in the existing runoff rate, but must not result in an increase in runoff. It is not sustainable to dispose of surface water via the public sewer systems; applicants seeking to drain to the public sewers must demonstrate there are no other more sustainable viable options. Where appropriate, opportunities to open existing culverts should be identified.
5. Where water infrastructure capacity is an issue, all major development must demonstrate that there is adequate infrastructure in place to serve the development.
6. New development enhances and protects surface and ground water quality and complies with the Water Framework Directive in ensuring that development does not cause a deterioration in the status of inland waters, unless suitable mitigation measures are in place; and
7. New development incorporates water efficiency measures.

Policy CO 1

Sustainable Travel and Transport

To deliver the council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport, the council will expect development to:

1. Reduce the need to travel by:
 - i. Guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible;
 - ii. Ensuring development gives priority to walking, cycling and public transport within its design;
 - iii. Encouraging more flexible working patterns and home working;
 - v. Supporting improvements to communication technology for business, education, shopping and leisure purposes and;
 - v. Supporting measures that reduce the level of trips made by single occupancy vehicles.
2. Improve pedestrian facilities so that walking is attractive for shorter journeys including:

- i. Supporting the priority of pedestrians at the top of the road user hierarchy and making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority;
- ii. Supporting safe and secure access for mobility and visually impaired persons including mobility scooter users and parents with pushchairs;
- iii. Creating safe and secure footways and paths linking with public transport and other services;
- iv. Ensuring new developments are convenient, safe and pleasant to access on foot;
- v. Supporting work to improve canal towpaths and public rights of way where they can provide key linkages from developments to local facilities;
- vi. Supporting measures that introduce safe routes to schools; and
- vii. Ensuring a selective and ongoing review of speed limits, as appropriate.

3. Improve cyclist facilities so that cycling is attractive for shorter journeys including:

- i. Creating safe and pleasant links for cyclists travelling around the borough;
- ii. Providing secure cycle parking facilities at new developments, at public transport hubs, town centres and at community facilities;
- iii. Improving route signing;
- iv. Working with community groups to develop local cycling initiatives and seek external funding to assist with the development of the local network; and
- v. Supporting the priority for cyclists over single occupancy vehicles by making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority.

4. Improve public transport integration, facilities, capacity, service levels, access for all users and reliability including:

- i. Rail infrastructure - current schemes comprise:
 - a. Improvements to Crewe Railway Station, promoting its role as a national rail hub and providing associated connectivity for buses;
 - b. Supporting the aspiration for re-opening the Sandbach to Northwich railway line to passengers including the opening of a station at Middlewich;
 - c. Supporting proposals for rail infrastructure and the provision of rail facilities as appropriate; and
 - d. Engaging in proposals for improving rail connectivity through High Speed Rail.
 - ii. Bus Infrastructure - current schemes comprise:
 - a. Improvements to Crewe Bus Station.
 - iii. Improving public transport service levels, which may involve developers temporarily subsidising new bus services or the extension of an existing service to provide additional journeys, or supporting community transport initiatives to enable sustainable access to new development;
 - iv. Engaging in proposals for improving rail connectivity through the Northern Hub capacity improvement scheme;
 - v. Considering options to enhance Bus Priority at junctions and the provision of dedicated bus lanes; and
 - vi. Considering opportunities to improve cross border connectivity with neighbouring areas.
5. Improve and develop appropriate road, rail and water freight transport routes and associated intermodal freight transport facilities in order to assist in the sustainable and efficient movement of goods.

Policy CO 2

Enabling Business Growth Through Transport Infrastructure

The council will support new developments that are (or can be made) well connected and

accessible by:

1. Minimising the future need to travel by locating new development in locations where there is a good range of housing, jobs, shops and services already accessible by public transport, cycling and walking.
2. Enabling development by supporting transport infrastructure, regeneration and / or behaviour change initiatives that will mitigate the potential impact of development proposals including:
 - i. Supporting schemes outlined within the current Infrastructure Delivery Plan / Local Transport Plan;
 - ii. Where new or improved infrastructure is provided, supporting measures to improve the walking, cycling and sustainable travel environment on routes relieved of traffic;
 - iii. Supporting improvements to communication technology for business, education, shopping and leisure purposes;
 - iv. Supporting the improvement of rail infrastructure - especially facilities at railway stations;
 - v. Supporting the improvement of national motorway network facilities, where appropriate;
 - vi. Providing recharging points for hybrid or electric vehicles in major developments in order to reduce carbon emissions; and
 - vii. For residential and non-residential development, where there is clear and compelling justification that it is necessary to manage the road network, proposals should adhere to the current adopted Cheshire East Council Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards).
3. The council will support the economic benefits of High Speed 2 whilst ensuring that environmental and community impacts are minimised. Safeguarding Directions for Phases 2a and 2b of High Speed 2 (January and November 2016) are in place and are shown on the Policies Map and the relevant Figures within the Crewe section of Chapter 15 of this document, along with further detail within the Policy for site LPS 3 'Basford West'.
4. The council will work with neighbouring transport authorities and support proposals which mitigate the wider impacts of development and improve connectivity, particularly by public transport, so that the opportunities provided by economic growth can be accessible to a wider population. Where appropriate, developers will be required to provide information on cross boundary impacts and how these will be addressed through improvements to sustainable travel options, which may include contributions to cross boundary transport strategies where they exist.
5. Proposals for the safeguarding of disused transport corridors will be supported. Recreational and appropriate uses for disused transport corridors may be allowed provided they do not preclude eventual re-use for transport purposes or impact on public safety

Policy CO 3

Digital Connections

1. High capacity, leading edge digital communication networks will be supported in Cheshire East to meet the needs of businesses and communities, subject to the number(s) of radio and telecommunications masts (and sites for such installations) being appropriately located and kept to a minimum and consistent with the efficient operation of the network.
2. Developers will be required to work with appropriate providers to deliver the necessary physical infrastructure to accommodate information and digital communications (ICT) networks as an integral part of all appropriate new developments.

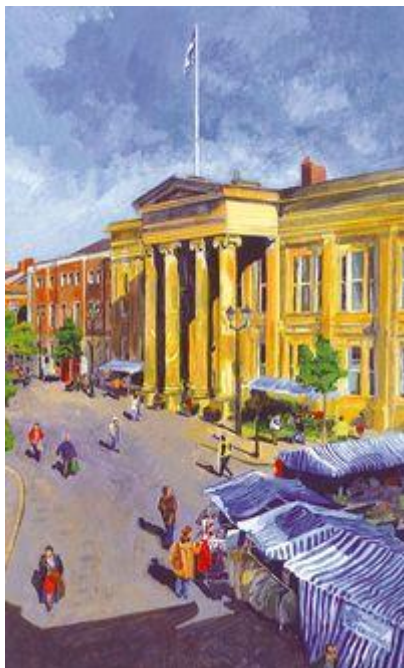
Policy CO 4

Travel Plans and Transport Assessments

All major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment and, where appropriate, a Travel Plan which will address the following requirements:

1. The Transport Assessment will need to demonstrate that the capacity and efficiency of the highway network will not be severely affected as a result of the development. This should be undertaken in accordance with the latest Cheshire East Council guidance;
2. The Transport Assessment and associated Travel Plan should demonstrate how the proposed development will link into and enhance existing walking, cycling or public transport infrastructure;
3. The Travel Plan will need to propose measures that will mitigate the impact of increased trips generated on the highway network;
4. The Travel Plan should propose measures to facilitate and encourage the use of sustainable travel alternatives (such as walking, cycling or public transport use), whilst discouraging single occupancy vehicle travel and parking; and
5. Major developments will be required to monitor the effectiveness of the travel plan and the traffic generated by that development and share data with the Local Authority.

3.2 Saved Policies from the Macclesfield Borough Local Plan⁷



The Macclesfield Borough Local Plan was adopted as an altered plan on 8 January 2004 and covers the period to 2011.

A number of policies from the Local Plan were saved under the Secretary of State's Direction in 2007. Some of these saved policies have now been replaced by policies in the [Local Plan Strategy](#) (adopted 27 July 2017); a list of these is available to download below.

An interactive adopted policies map is also available which shows the spatial policies of the LPS alongside the saved policies from the Congleton Local Plan, Crewe and Nantwich Local Plan, Macclesfield Local Plan, Cheshire Waste Plan and Cheshire Minerals Plan.

- [Macclesfield Borough Local Plan \(PDF, 5.3MB\)](#)
- [Interactive adopted policies map](#)
- [Secretary of State's Direction \(Saved Policies\) \(PDF, 45KB\)](#)
- [Expired Local Plan policies 2007 \(PDF, 27KB\)](#)
- [List of policies saved and deleted on adoption of the Local Plan Strategy \(PDF, 245KB\)](#)

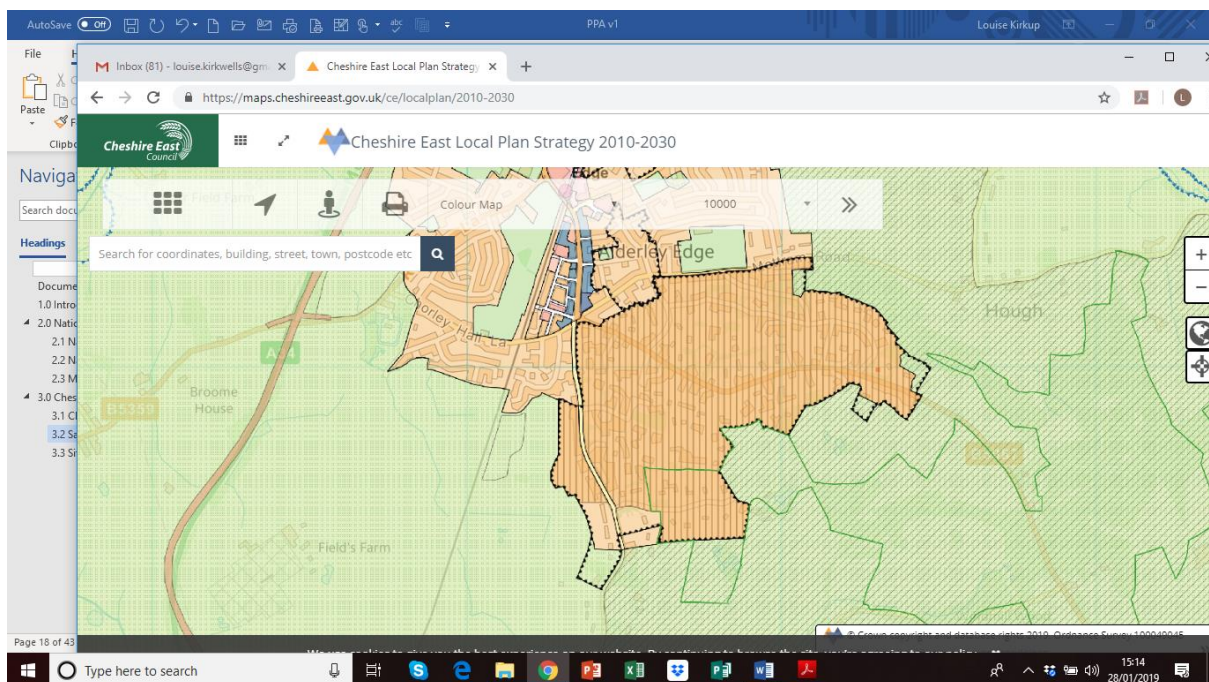
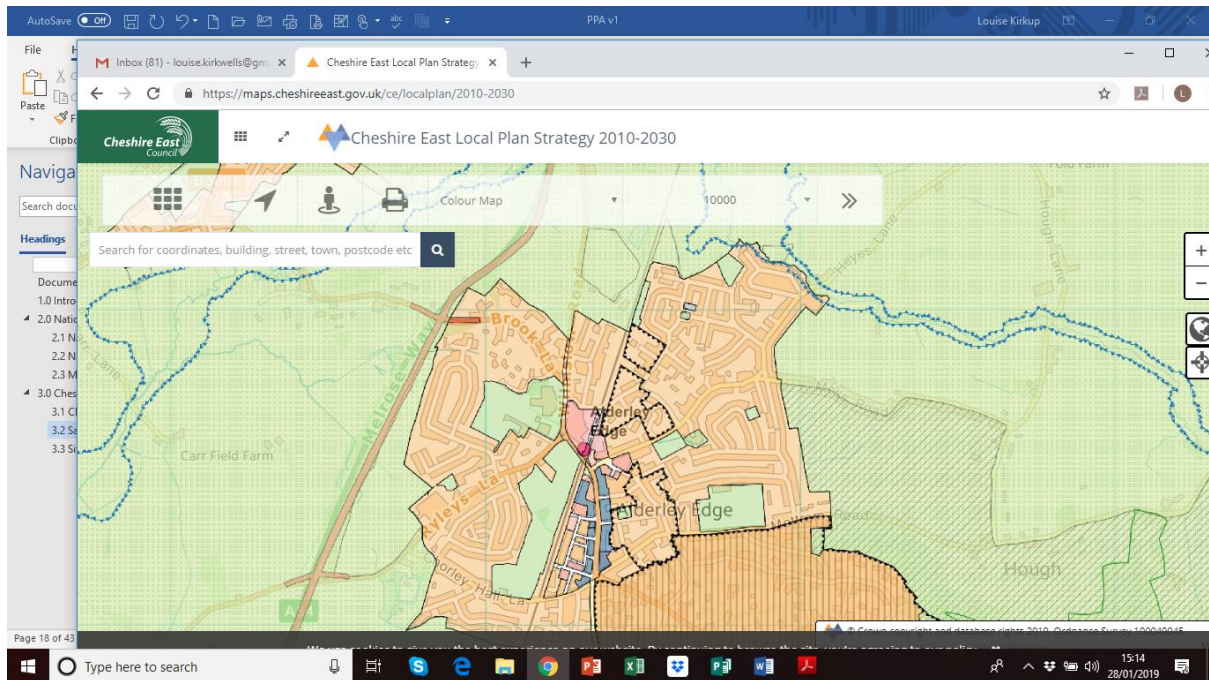
The saved policies in the Macclesfield Local Plan apply only to the area previously covered by Macclesfield Borough (excluding the part falling within the Peak District National Park). Saved policies in other areas can be found in the [Congleton Borough Local Plan First Review](#) and the [Borough of Crewe and Nantwich Replacement Local Plan](#). The [Peak District National Park Authority](#) deals with planning issues in the part of Cheshire East that lies within the National Park.

7

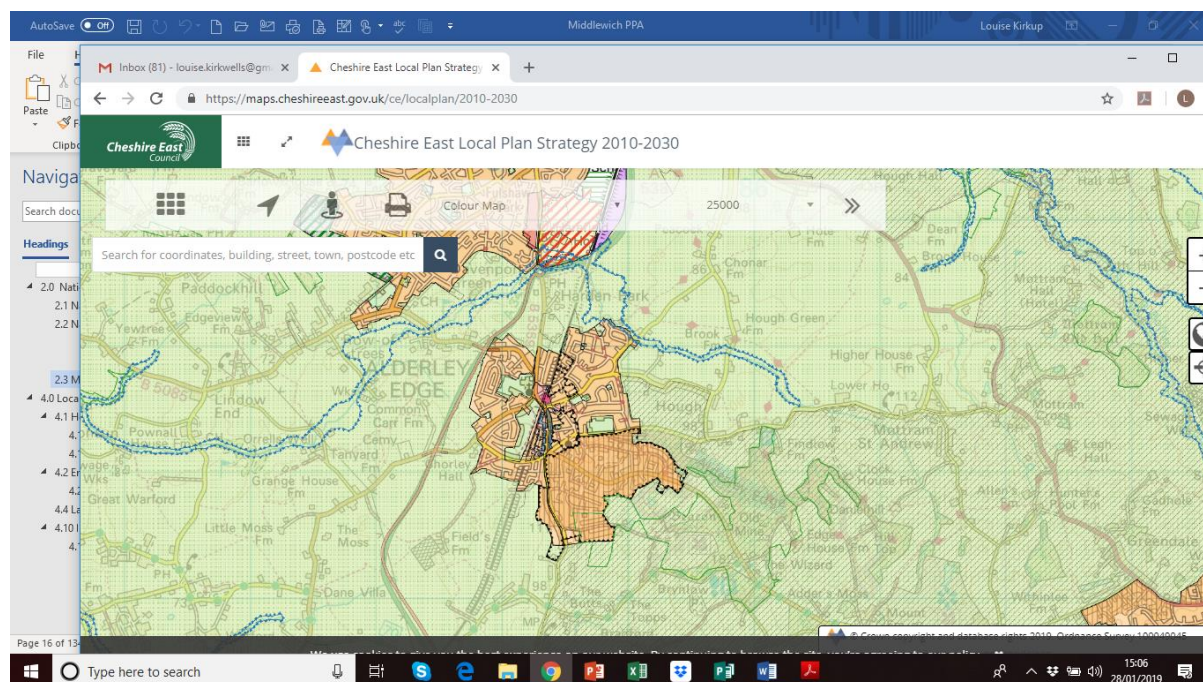
https://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/macclesfield_local_plan/macclesfield_local_plan.aspx

Screenshots of Interactive Proposals Map

Village Centre Area



Neighbourhood Area



Macclesfield - the Borough

1.37 Alderley Edge takes its name from the natural landmark and beauty spot which rises abruptly out of the low and level plain to over 600 feet above sea level. Alderley Edge began to develop as a favoured residential district after the opening of the railway service between Crewe and Manchester.

Saved Policies which may be of relevance to Alderley Edge NDP include:

CHAPTER 3 – ENVIRONMENT

Natural Environment

Policy NE1 - Areas of Special County Value

In areas of Special County Value the Borough Council will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance.

NE3 - Landscape Conservation

The conservation and enhancement of the rural landscape will be encouraged through the creation and restoration of hedgerows.

Woodlands, drystone walls and ponds and other natural features. Preference will be given to the use of native species. Developments of 1 hectare or more which include such measures will normally be permitted, subject to green belt and countryside policies.

Policy NE5 - Conservation of Parkland Landscapes

The Borough Council will promote the conservation and enhancement of historic landscapes, parklands and gardens. Development which would adversely affect their special historic interest, setting or the enjoyment of any part of their grounds will not normally be allowed.

Policy NE8 - Promotion and Restoration of Woodland

The Borough Council will promote the creation of a strategic framework of woodland and a network of usable open space. A particular focus for the restoration of the wooded landscape will be the former area of the royal historic forest of Macclesfield. Developments of 1 hectare or more, which include new woodland planting and open space will normally be permitted.

Policy NE9 - Protection of River Corridors

The Borough Council in consultation with the Environment Agency will promote river corridors as important natural landscape features and usable areas of open land by conserving existing areas of value and, wherever possible, by restoring and enhancing the natural elements of the river environment and promoting public access where appropriate. Development which would adversely affect river corridors will not normally be permitted.

NE10 Conservation of River Bollin

The conservation of open space along the River Bollin will be actively promoted. Development which would adversely affect the conservation of open space will not normally be permitted.

Policy NE11 - Nature Conservation

The Borough Council will seek to conserve, enhance and interpret nature conservation interests. Development which would adversely affect nature conservation interests will not normally be permitted.

Policy NE12 - SSSI's, SBI's and Nature Reserves

Development will not be permitted which would adversely affect Sites of Special Scientific Interest, grade a County Sites of Biological Importance and Local Nature Reserves managed by local authorities and by the Cheshire Wildlife Trust. Unsympathetic development on adjacent sites will not normally be permitted.

Policy NE13 - Sites of Biological Importance

Development will not normally be permitted which would adversely affect Grade B and Grade C County Sites of Biological Importance.

Policy NE14 - Nature Conservation Sites

Development proposals which involve the loss of ponds, wetlands, heathlands, ancient woodlands or ancient grassland together with newly created habitats will not normally be allowed and their conservation will be encouraged.

Policy NE15 - Habitat enhancement

The Borough Council will seek to create or enhance habitats in reclamation schemes, public open spaces, education land and other land held by local authorities and will develop nature trails, interpretative and educational facilities where appropriate.

Policy NE16 Nature Conservation Priority Areas

The following areas are classed as nature conservation priority areas where the borough council will seek to implement management plans to enhance nature conservation interests:

None in Alderley Edge?

Policy NE17 - Nature Conservation in Major Developments

In major developments in the countryside, the borough council will seek improvements for nature conservation, tree planting and landscaping and will negotiate appropriate legal agreements to secure the implementation of these improvements by the developer.

Policy NE18 - Accessibility to Nature Conservation

The Borough Council will seek to ensure that all residents have an accessible area of nature conservation interest within reasonable walking distance of their homes. Where a proposal is required to provide open space and landscaped areas in accordance with the development plan, development which proposes such areas will normally be permitted.

Built Environment

Policy BE2 - Preservation of Historic Fabric

The Borough Council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.

Policy BE3: Conservation Areas

Development will only be permitted in or adjoining a conservation area which preserves or enhances the character or appearance of the conservation area. Special attention will be paid to matters of bulk, height, materials, colour and design.

WILMSLOW AREA

Policy BE12: The Edge, Alderley Edge

The Borough Council will seek to preserve and enhance:

- 1 The sylvan low density housing

2 The interesting and individual design of the large houses set in spacious grounds with mature trees

3 The winding setted lanes

4 The boundary enclosures, comprising boundary walls, shrubs and trees

Reason

3.47 Until the mid 19th Century, Alderley Edge was known as Chorley and until 1830 consisted of only a few cottages, the Trafford Arms, a toll bar, a smithy and five cottages on the hill. The special character of "The Edge" results from the land form, semi rural location, the large number of mature trees of various species, the character of the houses, typical of the Victorian period, winding "setted" lanes and boundary enclosures. Broomfield and Woodbrook are Grade II Listed Buildings. Woodbrook is a unique example of Voysey's work in Cheshire. Additional guidance on low density housing is provided in Policy H12.

Policy BE15 - Listed Buildings

The repair and enhancement of buildings of architectural and historic importance (Listed Buildings) will be encouraged. Development in accordance with the development plan which secures such improvements will normally be permitted.

Policy BE17 - Preservation of Listed Buildings

Consent for the demolition of a listed building will not normally be granted.

BE18 : Design Criteria for Listed Buildings

Listed building consent for alteration, including partial demolition and extensions, will only be granted if the borough council is satisfied that the architectural and historic integrity of the building will be maintained, and that no original or other important features of the building will be destroyed. Proposals to alter or extend should normally satisfy the following criteria:

1 extensions must respect the character and scale of the original building and not be allowed to dominate it

2 replacement doors, windows and other features in non traditional materials will not be permitted

3 particular attention must be paid to the retention of the original plan form, roof construction and interior features, as well as the exteriors of listed buildings

4 extensions will normally be required to be built of materials matching those of the original building

5 flat roofed extensions to pitched roof buildings will not normally be permitted

Policy BE21 - Sites of Archaeological Interest

The Borough Council will promote the conservation enhancement and interpretation of sites of archaeological importance and their settings. Development which would adversely affect archaeological interests will not normally be permitted.

Policy BE22 - Scheduled Monuments

Scheduled Monuments and other sites of national importance will be preserved. Development which would adversely affect such remains will be refused.

Policy BE23 - Development Affecting Archaeological Sites

Developments which would affect other sites of archaeological importance may be refused. Permission will only be granted where it can be demonstrated that measures of mitigation will ensure no net loss of archaeological value.

Policy BE24 - Development of Sites of Archaeological Importance

Developments which would affect sites of known or suspected archaeological importance, or areas of archaeological potential, may require the submission by the applicant of an archaeological evaluation of the site or area, prior to the application being determined.

CHAPTER 4 – GREEN BELT AND COUNTRYSIDE

Policy GC1 - Green Belt – New Buildings

The boundaries of the Green Belt are shown on the proposals map.

Within the Green Belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:

1. agriculture and forestry (the provision of new dwellings will be subject to the principles contained in policy GC6)
2. essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it
3. limited extension or alteration of existing dwellings, subject to policy GC12
4. the replacement of existing dwellings, subject to policy GC11
5. limited infilling within the settlements of Gawsworth, Henbury, Lyme Green and Sutton provided that the development is in scale and character with the settlement in question
6. limited affordable housing for local community needs in accordance with policies H8-H10
7. development within major developed sites which is in accordance with policy GC4.

Policy GC6: Outside the Green Belt, Areas of Special County Value and Jodrell Bank Zone

Outside the green belt, areas of special county value and Jodrell bank zone, the following development will normally be allowed:

New dwellings in the open countryside if they are required for a person engaged full time in agriculture, forestry or other rural enterprise appropriately located in the countryside, and a location in the countryside is essential for the efficient working of the enterprise. Wherever possible, such dwellings should be sited within, and designed in relation to, a nearby group of dwellings or a farm/building complex. These principles apply to new dwellings provided for in policies gc1 and gc5

2 appropriate small industries, commercial businesses, enterprises and the development of small scale workshop units on farms where they would contribute to the growth and diversification of the rural economy

3 the expansion of existing industrial or warehousing premises provided that the proposal is not likely to lead to the establishment of a large scale industrial development in the countryside

4 development of open land uses of a commercial recreation nature

5 agricultural buildings

6 all proposals will be subject to there being:

(i) no conflict with interests of acknowledged importance in relation to landscape, ecology, recreation and agriculture

(ii) no adverse impact on existing residential amenity

(iii) no adverse impact on visual amenities

(iv) no conflict with highway safety

(v) conformity with development control policies.

Policy GC8 - Re-use of Rural Buildings - Employment and Tourism

The reuse and adaptation of existing buildings in the countryside for commercial, industrial, institutional, recreational uses or as holiday accommodation will not be permitted unless;

1 there is no materially greater impact than the present use on the openness of the countryside

2 the building is of permanent and substantial construction capable of being converted without major or complete reconstruction

3 the form, bulk, and general design of the building is in keeping with its surroundings

4 the proposal respects local building styles and materials. The Extension of reused buildings and the associated uses of surrounding land must not reduce the openness of the countryside.

Within the green belt such proposals must not conflict with the purposes of including land in it.

Policy GC9 - Reuse of Buildings for Residential Purposes

Where an existing building is not suitable for a business use, the reuse and adaptation of existing buildings in the countryside for residential purposes will be allowed provided that:

- 1 The criteria in GC8 are met
- 2 the proposal would not result in isolated residential development, unless the criteria in GC1 are satisfied
- 3 Any curtilage would not adversely affect the character of the countryside.

Policy GC12 - Alterations and Extensions to Houses

Alterations and extensions to existing houses in the countryside may be granted for up to 30% of the original floor space providing the scale and appearance of the house is not significantly altered. Exceptions to the policy may be permitted where:

- 1 the proposal lies in a group of houses or ribbon of development and the extension would not be prominent
- 2 the extension is to provide basic amenities or an additional bedroom or living room in a small cottage
- 3 the extension is to provide a conservatory or domestic building in the curtilage.

And the proposal would not adversely affect the character and appearance of the countryside.

CHAPTER 5 – RECREATION AND TOURISM

Recreation

Policy RT1 - Protection of Open Spaces

Areas of recreational land and open space as shown on the proposals map will be protected from development. Redevelopment of a building footprint which does not harm the integrity of the open space will normally be permitted. Open space uses will be enhanced as appropriate. Additional or replacement educational buildings may be permitted provided that the integrity of the open spaces is not harmed.

Policy RT2 - Incidental Open Spaces/Amenity Areas

Incidental open spaces/amenity areas in residential areas will normally be protected from development and enhanced as appropriate.

Policy RT3 - Redundant Educational Establishments

The Borough Council will seek the retention and continued use of recreational facilities associated with redundant educational establishments or other premises. Development which would lead to the loss of such facilities will not normally be permitted.

RT5 - Open Space Standards

The borough council minimum standards for open space provision are as follows:

1 2.43 hectares of outdoor playing space per 1,000 population.

2 0.8 hectares of amenity open space per 1,000 population.

And that such open space should:

3 be conveniently and safely accessible for the intended users

4 be satisfactorily integrated with surrounding developments

5 and in the case of amenity open spaces respect natural features

6 and that in any development proposals the borough council will seek to secure the provision of outdoor playing space and amenity open space by planning obligations.

Policy RT6 - Recreation/Open Space Provision

Sites listed in Table 1 are allocated for recreational purposes. Within new developments open space should be provided in accordance with the borough council's standards.

INFORMAL RECREATION

Alderley Edge 8 Land to the north of The Ryleys Farm and east of the proposed A34 by-pass road for informal recreation and amenity open space 6 7.3ha

Policy RT7 - Cycleways, Bridleways and Footpaths

The borough council will seek to create a network of cycleways, bridleways and footpaths.

Major elements will be:

1. the creation of the "Macclesfield way" forming a circular route around Macclesfield
2. the further development of a route alongside the river Bollin

3. the creation of routes alongside the river Dean, Bollington and the river Dane
4. the creation of links with existing routes and between major visitor attractions
5. the continuation within the borough of recreation routes proposed by adjoining authorities

Policy RT8 - Access to Countryside

Encouragement will be given for the public to gain access to wider areas of countryside for informal recreational purposes. Proposals will be subject to green belt, countryside and conservation policies.

Policy RT10 - Canals and Water Recreation

The Borough Council will encourage the recreational use of the Macclesfield, Peak Forest and Bridgewater Canals and other areas of water such as rivers, reservoirs and former mineral extraction sites. Proposals will be subject to green belt, countryside and conservation policies

Policy RT17 - Re-Use of Rural Buildings

The reuse or adaptation of existing rural buildings for recreational or tourism purposes will normally be permitted subject to the criteria set out in policy gc8 and the approval of proposals for short term holiday accommodation will normally include conditions or be the subject of legal obligations to restrict the occupancy of the premises.

CHAPTER 6 – HOUSING AND COMMUNITY USES

Housing

Policy H6 - Town Centre Housing

Within town, district and local centres, housing areas will be retained as shown on the proposals map and new residential development or the change of use to residential (particularly above shops) will be permitted provided the following criteria are met:

1. A satisfactory housing environment can be created taking into account the design, layout, amenity space and parking opportunities
2. The proposal provides a satisfactory level of amenities for the prospective occupiers. (in terms of noise/pollution levels, neighbourliness, lightning, privacy and overlooking)
3. The proposal does not materially harm adjoining or nearby uses
4. The proposal does not conflict with other proposals of the plan.

Policy H9: Occupation of Affordable Housing

On housing sites where an element of affordable housing is to be provided and the applicant is a registered social landlord planning permission will normally be granted subject to:

- (i) a condition restricting the occupation of the houses to persons who meet the objectives of the registered social landlord
- (ii) satisfying development control criteria

2 where the applicant is not a registered social landlord planning permission may be granted for the whole scheme:

- (i) providing the applicant enters into a legal agreement whereby:
 - (a) there are secure arrangements to ensure that the benefits of the affordable housing will be enjoyed by subsequent occupiers as well as the initial occupiers
 - (b) 75% of the general market housing on the site cannot be occupied until the affordable housing element has been built and allocated in accordance with the occupancy criteria
- (ii) subject to a condition restricting the occupation of the housing to:
 - (a) firstly, a resident of the borough whose housing need would not genuinely be met otherwise.
 - (b) secondly, a person employed in the borough, or seeking work in the borough who cannot continue to work or take up an offer of employment because of a lack of affordable housing, and
 - (c) thirdly, a person with local connections who because of special circumstances needs to live in the locality and is prevented from doing so because of a lack of affordable housing.

3 subject to satisfying development control criteria

Policy H11: Existing Housing Stock

The borough council will normally seek to retain existing housing and will:

- 1 Encourage the refurbishment of unsatisfactory housing rather than clearance
- 2 And promote environmental improvements in older housing areas.

Policy H12: Low Density Housing Areas

Within the low density housing areas, defined on the proposals map, new housing development will not normally be permitted unless the following criteria are met:

- 1 the proposal should be sympathetic to the character of the established residential area, particularly taking into account the physical scale and form of new houses and vehicular access
- 2 the plot width and space between the sides of housing should be commensurate with the surrounding area

3 the existing low density should not be exceeded in any particular area

The following areas are defined as low density housing areas:

Wilmslow

2 The Edge, Alderley Edge

CHAPTER 7 – EMPLOYMENT

Policy E2 - Retail Development on Employment Land

On existing and proposed employment land, proposals for retail development will not be permitted. Proposals for businesses where there is an element of mixed retail and business use may be permitted if the retail element is ancillary to the other use(s) and having regard to:

1. Whether suitable sites and premises are available elsewhere; and
2. The quantitative and qualitative supply of employment land in the area.

CHAPTER 8 – TRANSPORT

Policy T7: Safeguarded Routes

Land along the routes of the following road schemes will be safeguarded from other development.

6 A34 Alderley Edge & Nether Alderley environmental bypass.

Policy T13 - Public Car Parks

Existing public car parks, as listed in appendix 9 will normally be retained for car parking. Where development proposals require the loss of public car parking spaces, these must be replaced on site or nearby as part of the development or an agreed alternative transportation facility be provided to mitigate the loss.

CHAPTER 9 SHOPPING

Policy S1 - Town Centre Shopping Development

Proposals for new developments that attract many trips, including shopping, commercial and public offices, entertainment, leisure and other such uses should normally be located in the following centres, and should be on a scale appropriate to the character and function of the centre:

ALDERLEY EDGE

S2 New Shopping, Leisure and Entertainment Developments

Proposals for new shopping, leisure and entertainment development outside established town and district centres will be required to meet the following criteria:

1 there should be a proven need for the proposal

2 where it can be demonstrated that no sites or buildings are suitable, viable for the proposed use or unlikely to become available within a reasonable period of time within the town or district centre, preference will be given firstly to proposals in edge of centre locations, and secondly out of centre locations, subject to satisfying the following tests:

(i) there should be no demonstratable harm to the vitality and viability of existing nearby centres, including the town or district centre strategy

(ii) the proposal should be easily and safely accessible from the surrounding area by a choice of means of transport

(iii) the proposal should not have an adverse effect on the amenity of the surrounding area

(iv) the proposal should not conflict with other policies of the plan.

3 in addition to the above, all retail proposals over 2,500 sq metres will be required to be supported by evidence on the following:

(I) the likely cumulative effects together with recently completed developments and outstanding planning permissions, in the catchment areas of existing nearby centres

(II) the likely changes in travel patterns over the catchment area, including the proportion of customers likely to arrive by different means of transport

4 for out of centre retail developments, planning conditions will be applied to prevent subdivision to smaller units and to limit the range of goods sold.

Policy S4 - Local Shopping Centres

The Borough Council will seek to maintain a level of shopping provision at local shopping centres commensurate with the role the centre serves in the community. Improvements to local centres will be carried out where appropriate.

LOCAL CENTRES COMPRISE:

WILMSLOW AREA

18 WOOD GARDENS, ALDERLEY EDGE

CHAPTER 13 -ALDERLEY EDGE VILLAGE CENTRE

BACKGROUND TO THE PROPOSALS

13.1 Alderley Edge Village Centre is an attractive shopping street which has grown up along the A34. It comprises small specialist shops which serve the needs of the local community and also visitors to the area. Other uses include community facilities, housing and offices. Policies seek to control both the growth in non-shopping areas and office development. The A34 Alderley Edge and Nether Alderley Environmental Bypass will relieve the centre of heavy through traffic thereby improving the attractiveness of the village centre.

Objectives

- a) to maintain and enhance its shopping role
- b) to retain the linear form of the shopping street and to prevent the outward spread of town centre uses into adjoining housing areas.
- c) to control the location of non-retail uses (A2 Financial Services and A3 restaurants)
- d) to restrict the growth of offices
- e) to promote traffic calming measures

ENVIRONMENTAL APPRAISAL

13.2 Alderley Edge Village Centre policies attain a high level of sustainability. The sustainable policies include shopping, housing and employment related policies which due to the concentration of uses within the village centre create energy savings by enabling multipurpose journeys to be made and encouraging short journey lengths. Traffic management policies encourage the improvement of the urban environment through a reduction in both air and noise pollution.

AEC1 Shopping Area

In the shopping area, the change of use from class a1 to class a2, class a3 and other non shopping uses will normally be allowed provided that the proposal would not:

1 cumulatively lead to a loss in the vitality and viability of the shopping area.

2 lead to a concentration of non class A1 uses in London Road and the parade thereby reducing the dominant shopping characteristics.

Reason

13.3 The amount of non retail uses in the shopping area is already high. The centre provides important day to day shopping facilities and specialist shops which make a significant contribution to the character of the shopping area. Any further concentrations of Class A2 and A3 uses will undermine this role and detract from the character and vitality of this area.

AEC3 Use of Upper Floors in Shopping Areas

Within the shopping areas the use of upper floors will be encouraged for housing, small scale offices and other uses appropriate to a shopping area.

Reason

13.5 Upper floors above shops are an important resource and when they are under used the Borough Council will encourage their reuse. Housing can meet the demand for small rented or cheaper accommodation as well as adding to the vitality of the shopping areas. Small scale offices, under 300 square metres, will meet demand for local services.

AEC4 Mixed Use Areas

Within the mixed use areas shown on the proposals map, planning permission may be granted for class a2 and class a3 uses together with other uses commensurate with the role the centre serves provided that:

1 the amenities of local residents are not harmed

2 the operation of other uses would not be prejudiced

3 the proposal does not conflict with other proposals of the plan

4 any redevelopment must be sympathetic in scale and character to the setting and the character of the area.

Reason

13.6 The areas are characterised by a variety of uses which are appropriate within these areas and add to the vitality of the village centre. The policy provides guidance on the types of uses that may be acceptable.

AEC5 Offices

Large scale office development will not normally be permitted. Small scale offices will normally be permitted within mixed use areas provided the following criteria are met:

- 1 the development is small scale up to 300m²
- 2 no housing accommodation is displaced
- 3 the proposal does not conflict with other policies of the plan
- 4 any development must reflect the scale and character of the area.

Reason

13.7

To ensure that any office development is on a scale and in character with the village centre. Alderley Edge Village Centre provides a predominantly community role. Small scale is defined as up to 300 square metres.

AEC6 Housing and Community Uses

The existing housing will normally be retained. New housing will be permitted where a satisfactory housing environment can be created.

Reason

13.8

The residential properties contribute to the character and vitality of the village and add to the range of houses in the area.

AEC7 Car Parking

The existing car parks, as shown on the proposals map, will be retained for car parking. Car parking requirements will be reviewed on completion of the A34 Alderley Edge and Nether Alderley environmental bypass.

Reason

13.9

The three car parks are required to meet the needs of the village centre and increased provision may be required.

CHAPTER 17 – DEVELOPMENT CONTROL

Sets out detailed development management policies.

3.3 Site Allocations and Development Policies Document⁸

The [Local Plan Strategy](#) is the first part of the new Local Plan and was adopted in 2017. This Site Allocations and Development Policies Document will form the second part of the Local Plan. It will set non-strategic and detailed planning policies to guide planning decisions and allocate additional sites for development to assist in meeting the overall development requirements set out in the LPS. It has been prepared to support the policies and proposals of the LPS by providing additional policy detail.

Current status

The Publication Draft SADPD has been published to invite representations before it is submitted for examination by a planning inspector. [Consultation on the Publication Draft SADPD](#) took place between 19 August and 5pm on 30 September 2019. This consultation is a formal stage in the preparation of the SADPD and is being carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. Full details of the consultation are set out in the [Statement of Representations Procedure \(PDF, 103 KB\)](#).

The council has published a number of supporting documents in the [Publication Draft SADPD Evidence Base](#) as well as a [Housing Completions and Commitments at 31 March 2019 Report \(PDF, 13.6MB\)](#).

All responses to the consultation are currently being considered.

Relevant draft policies and proposals to the Alderley Edge NDP include the following:

Policy PG 8

Spatial distribution of development: local service centres

The local service centres are expected to accommodate development as shown:

1. Alderley Edge: in the order of 0.13 ha employment land and 250 new homes

Policy PG 9

Settlement boundaries

Settlement boundaries for principal towns, key service centres and local service centres are defined on the adopted policies map(2). Within settlement boundaries, development proposals (including change of use) will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan.

Policy PG 11

Green Belt boundaries

1. Green Belt boundaries are shown on the adopted policies map.
2. Further to the land detailed in LPS Policy PG 3 'Green Belt', land associated with the following sites is removed from the Green Belt:
 - i. Site ALD 1 'Land adjacent to Jenny Heyes', Alderley Edge;
 - ii. Site ALD 2 'Ryleys Farm, north of Chelford Road', Alderley Edge;

⁸

https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/site_allocations_and_policies.aspx

- iii. Safeguarded land ALD 3 'Ryleys Farm (safeguarded)', Alderley Edge;
- iv. Site ALD 4 'Land north of Beech Road', Alderley Edge;

Policy PG 12

Safeguarded land boundaries

1. Safeguarded land is shown on the adopted policies map.
2. In addition to the land detailed in LPS Policy PG 4 'Safeguarded land', the following sites are designated as safeguarded land:
 - i. Safeguarded land ALD 3 'Ryleys Farm (safeguarded)', Alderley Edge;

Policy PG 14

Local green gaps

1. To support the distinctiveness of settlements in the borough, the identification of localised separation policies will be supported in neighbourhood plans. In local green gaps/green wedges identified in neighbourhood plans, LPS policy PG 6 'Open countryside' will apply.
In addition, planning permission will not be granted for the construction of new buildings or the change of use of existing buildings or land that would:
 - i. result in the erosion of a physical gap between any of the settlements identified;
 - ii. adversely affect the visual character of the landscape; or
 - iii. significantly affect the undeveloped character of the local green gap, or lead to the coalescence between or within existing settlements.
2. Exceptions will be defined locally or considered where no suitable alternative location is available.

Policy GEN 1

Design principles

In line with LPS Policy SE 1 'Design', development proposals should:

1. contribute positively to the borough's quality of place and local identity through appropriate character, appearance and form in terms of scale, height, density, layout, grouping, urban form, siting, good architecture, massing and materials. Development that fails to take the opportunity to support the quality of place of the local area will be resisted;
2. create safe places by reflecting 'secured by design' measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings, particularly over public areas;
3. create a sense of identity and legibility in the development by using landmarks and incorporating key views into and out of new development;
4. create buildings and spaces that function well, are fit for purpose and yet are innovative, adaptable and flexible to respond to changing social, environmental, technological and economic conditions over the lifetime of the development;
5. be accessible and inclusive – ensuring that developments can be used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances;
6. promote active lifestyles and health and wellbeing through design, wherever possible, including through play, walking, cycling, contact with nature and opportunities for food growing;
7. be comprehensively planned and co-ordinated to enable the efficient and effective use of land to allow a sustainable mix of uses, support local facilities and transport networks;
8. integrate car and cycle parking so that it is safe and does not have a detrimental impact upon the character and appearance of the area;

9. provide for future management and maintenance to retain a high quality public realm;
10. maintain or improve access, connectivity and permeability in and through the development site and wider area including to local services and facilities, particularly for walking and cycling routes;
11. incorporate measures that can adapt to and/or show resilience to climate change and its impacts within the development layout; and
12. incorporate appropriate arrangements for recycling and waste management including bin storage and collection.

Policy ENV 1

Ecological network

1. The ecological network consists of core areas; corridors and stepping stones; restoration areas; sustainable land use areas; and the Meres and Mosses catchments (buffer zones).
2. Core areas; corridors and stepping stones; restoration areas; and the Meres and Mosses catchments (buffer zones) are shown on the adopted policies map.
3. Sustainable land use areas consist of all land outside of the core areas; corridors and stepping stones; and restoration areas.
4. In line with LPS Policy SE 3 'Biodiversity and geodiversity', new development should seek proportionate opportunities to protect, conserve, restore and enhance the ecological network for the borough as follows:
 - i. Development in core areas, or corridors and stepping stones should:
 - a. increase the size of core areas;
 - b. increase the quality and quantity of priority habitat; and
 - c. create new priority habitat that can act as stepping stones or corridors.
 - ii. Development in restoration areas should meet the above criteria and increase the structural connectivity between stepping stones.
 - iii. Development in sustainable land use areas should enhance the wider environment by actively contributing to the integration and creation of appropriate green infrastructure and habitats.
 - iv. Development in the Meres and Mosses catchments (buffer zones) must avoid any contamination and hydrological impacts on the associated catchment.

Policy ENV 2

Ecological implementation

1. Net gain: development proposals must deliver an overall net gain for biodiversity. Major developments and developments affecting semi-natural habitats must be supported by a biodiversity metric calculation to ensure the delivery of a biodiversity measurable net gain.
2. Mitigation hierarchy: in accordance with the mitigation hierarchy all development proposals must make sure losses of, and impacts to, biodiversity and geodiversity are:
 - i. firstly avoided; then
 - ii. if impacts cannot be avoided, identify and implement measures to acceptably mitigate these impacts; then
 - iii. finally, and as a last resort, if impacts are unavoidable and cannot be acceptably mitigated, compensation measures should be provided. This may include off-site provision where adequate on-site provision cannot be made. To maximise its benefits, off-site habitat provision should be prioritised firstly towards those areas identified as nature improvement areas and those areas identified by the ecological network map as delivering the most benefit for biodiversity (see Policy ENV 1 'Ecological network').

3. Ecological assessment: planning applications should be supported by an ecological assessment (where necessary), which complies with industry good practice/guidance and:
 - i. identifies the assets of biodiversity/geodiversity value on and in the vicinity of the site;
 - ii. evaluates the value and extent of the assets;
 - iii. assesses the likely expected impact of the development on assets of biodiversity/geodiversity value taking into account the mitigation hierarchy;
 - iv. identifies the net losses and gains for biodiversity/geodiversity, using a biodiversity metric calculation;
 - v. identifies the options to enhance the value of the assets and contribute towards the borough's ecological network; and
 - vi. provides sufficient information to inform a Habitats Regulations Assessment, where development could have an individual or in-combination significant effect on a European Site or its supporting habitat.
4. Management and maintenance: developers will be expected to secure the long term maintenance and management of any on-site or off-site habitat creation or enhancement works to make sure created habitats achieve both their target value and are maintained into the future.
5. Geodiversity: any unavoidable loss of geodiversity should be compensated through the provision of replacement exposures that are of greater value for interpretation, research and study than those lost.

Policy ENV 3

Landscape character

Development proposals should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area, as described in the Cheshire East Landscape Character Assessment (2018) or subsequent update, taking into account any cumulative effects alongside any existing, planned or committed development.

Policy ENV 5

Landscaping

Where appropriate, development proposals must include and implement a landscape scheme that:

1. responds sympathetically to topography, landscape features and existing green and blue infrastructure networks to help integrate the new development into the existing landscape;
2. enhances the quality, setting and layout design of the development;
3. achieves an appropriate balance between the open space and built form of development;
4. provides effective screening to neighbouring uses where appropriate;
5. utilises plant species that are in sympathy with the character of the area and, in line with Policy ENV 7 'Climate change mitigation and adaptation', takes account of the need for climate change mitigation and adaptation; and
6. makes satisfactory provision for the maintenance and aftercare of the scheme to make sure it reaches maturity and thereafter.

Policy ENV 6

Trees, hedgerows and woodland implementation

1. Development proposals should seek to retain and protect trees, woodlands and hedgerows.
2. The layout of the development proposals must be informed and supported by an arboricultural impact assessment and/or hedgerow survey. Trees, woodlands and hedgerows considered worthy of retention should be sustainably integrated and protected in the design of the

development to ensure their long term survival.

3. Where the loss of significant trees is unavoidable it must be compensated for on the basis of at least three replacement trees for every tree removed.

4. Replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, prioritised in the locality of the development.

Ancient woodland

5. Appropriate buffers must be provided adjacent/around ancient woodland to avoid any harm to the woodland arising from new development. Development proposals on any site adjacent to ancient woodland must be supported by evidence to justify the extent of the undeveloped buffer proposed.

Ancient or veteran trees

6. Ancient or veteran trees must be retained in development schemes and, wherever possible, located in public open space. Retained veteran trees must be protected through a management plan in accordance with Natural England guidelines (Veteran Trees: A Guide to Good Management).

Hedgerows

7. Hedgerows deemed to be important under the Hedgerow Regulations 1997 must be retained and their loss, by exception, would require a particularly compelling justification.

Policy ENV 7

Climate change mitigation and adaptation

Development proposals should incorporate measures that can adapt and/or demonstrate resilience to climate change and mitigate its impacts. Development proposals should:

1. maximise opportunities for both natural heating and ventilation and also reduce exposure to wind and other elements through the orientation and location of buildings;
2. incorporate measures such as solar shading, thermal mass, heating, cooling, ventilation and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs and green walls;
3. incorporate blue and green infrastructure, trees and other planting, to provide opportunities for cooling, shading of amenity areas, buildings and streets and to help to connect habitats, using native plants that are carefully selected so they can be managed and sustained to meet the predicted changed climatic conditions;
4. include, where possible, opportunities for the growing and sourcing of local food supplies (such as allotments and other community schemes);
5. incorporate measures that reduce the need to travel and/or support sustainable travel initiatives in line with LPS Policy CO 1 'Sustainable travel and transport';
6. incorporate water efficiency measures and include appropriate sustainable drainage systems (SuDS) to minimise and manage surface water runoff and its impacts in line with LPS Policy SE 13 'Flood risk and water management' and SADPD Policy ENV 16 'Surface water management and flood risk';
7. optimise energy efficiency measures including the use of decentralised energy in line with LPS Policy SE 8 'Renewable and low carbon energy' and LPS Policy SE 9 'Energy efficient development';
8. implement opportunities to retrofit resistance and resilience measures into the existing building stock;
9. minimise the generation of waste and energy consumption in the design, construction, use

and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste minimisation, reuse, recycling and composting; and

10. provide space for physical protection measures and/or make provision for the future relocation of vulnerable development and infrastructure, where demonstrated as necessary to ensure the future resilience of communities and infrastructure to climate change impacts.

Policy ENV 10

Solar energy

Solar farms/parks (ground mounted solar energy developments)

Proposals for solar farms/parks should meet the requirements of LPS Policy SE 8 'Renewable and low carbon energy', alongside the following criteria:

1. Proposals should be sited on previously developed land wherever possible, in line with LPS Policy SE 2 'Efficient use of land'. Development on previously developed land in close proximity to the electricity grid will be supported.
2. Proposals should avoid the loss of best and most versatile agricultural land in line with Policy RUR 5 'Best and most versatile agricultural land'. Where proposals are sited on agricultural land, land around the structure should be maintained to be used for livestock grazing or other agricultural use, wherever possible.
3. Individual and cumulative impacts of schemes will be considered in line with the landscape, ecological, amenity and operational factors set out in LPS Policy SE 8 'Renewable and low carbon energy'. This may also include the requirement of a glint and glare assessment, where necessary. Mitigation measures will be used to address any identified impacts, as and when appropriate.
4. Associated development and buildings such as access roads, security perimeter fencing and CCTV, inverter cabinets, lighting and any buildings must be designed so as to minimise its visual impact, whilst ensuring that the development causes no risk to public safety.
5. Proposals should not have an impact on aircraft safety or give rise to unacceptable harm to the natural or historic environment, heritage assets and their setting.
6. Proposals should include a decommissioning statement, detailing the anticipated lifespan of the technology and how the removal of all structures and machinery will be delivered alongside the full restoration of the site.

Photovoltaics for domestic and non-domestic buildings

7. Where solar thermal and photovoltaics on domestic and non-domestic buildings do not fall within permitted development, these, particularly roof based schemes, will be encouraged where they do not conflict with other local planning policies, particularly in relation to the impact upon heritage assets, conservation areas and the principles set out in LPS Policy SE 8 'Renewable and low carbon energy'.

Policy ENV 12

Air quality

Proposals that are likely to have an impact on local air quality will be required to provide an air quality assessment (AQA). Where the AQA shows that the construction or operational characteristics of the development would cause harm to air quality, including cumulatively with other planned or committed development, planning permission will be refused unless measures are adopted to acceptably mitigate the impact.

Policy ENV 14

Light pollution

Lighting schemes will be permitted provided the following criteria are met:

1. the amount of lighting is the minimum required for security, safety and/or operational purposes;
2. light spillage and glare will be minimised to an acceptable level;
3. the lighting is as energy efficient as possible; and
4. there will be no significant adverse effect individually or cumulatively on: residential amenity; pedestrians, cyclists and other road users; the character of the area; nature conservation; and heritage assets.

Policy ENV 15

New development and existing uses

Proposals for any new development (new build, extensions and conversions) must effectively integrate with existing uses. Where the operation of an existing facility could have a significant adverse effect on the proposed new development in its vicinity, the applicant shall submit appropriate information to demonstrate that the proposed development will be acceptable and, if necessary, provide suitable mitigation measures. Development proposals that do not clearly demonstrate how potential nuisances can be mitigated and managed will not be permitted.

Policy ENV 16

Surface water management and flood risk

1. Development proposals will be supported where they relate specifically to reducing the risk of flooding.
2. It should be demonstrated how surface water runoff can be appropriately managed. Surface water runoff should be managed to achieve:
 - i. on greenfield sites, at least no increase in runoff rates, and a reduction in rates where possible; and
 - ii. on previously developed sites, a reduction in existing runoff rates in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems (2015) or any subsequent replacement standards.
3. Development proposals should manage and discharge surface water through a sustainable drainage system (SuDS). The preference will be for new development to incorporate surface level SuDS with multi-functional benefits, as opposed to underground tanked storage systems, for the management of surface water. If it is demonstrated that such a system cannot feasibly be achieved, then the following options may be implemented, in the priority listed:
 - i. an attenuated discharge to watercourse; or
 - ii. where (i) is demonstrated not to be feasible, an attenuated discharge to a highway drain⁽¹⁰⁾ or public surface water sewer; or
 - iii. where (ii) is demonstrated not to be feasible, an attenuated discharge to a public combined sewer.
4. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes.
5. Development in a critical drainage area must address and mitigate known risks in that area, where relevant and appropriate.
6. Development proposals should not result in the loss of open watercourse, and culverts should be opened wherever possible. The culverting of existing open watercourses will not

be permitted unless it is adequately demonstrated that there is an overriding need to do so.
7. Watercourses and riverside habitats must be conserved and enhanced, where necessary, through management and mitigation measures.

Policy ENV 17

Protecting water resources

1. Development proposals will not be permitted that are likely to have a detrimental impact on the flow or quality of groundwater or surface water.
2. Any proposals for new development within groundwater source protection zones must accord with Environment Agency guidance set out in its document entitled 'Groundwater Protection: Principles and Practice (GP3) August 2013', or any subsequent iteration of the guidance. New development within groundwater source protection zones will be expected to conform to the following:
 - i. Master planning may be required to mitigate the risk of pollution to public water supply and the water environment. For residential proposals within source protection zone 1, pipework and site design will be required to adhere to a high specification to ensure that leakage from sewerage systems is avoided.
 - ii. Appropriate management regimes to secure open space features in the groundwater protection zone.
 - iii. A quantitative and qualitative risk assessment and mitigation strategy with respect to groundwater protection will be required to manage the risk of pollution to public water supply and the water environment.
 - iv. Construction management plans will be required to identify the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent pollution of these waters.

Policy HER 1

Heritage assets

1. All proposals affecting a historic asset or its setting must be accompanied by proportionate information that assesses and describes their impact on the asset's significance. This must demonstrate a thorough understanding of the significance of the heritage asset and its setting, including (but not limited to) its historic form, fabric, character, archaeology and any other aspects that contribute to its significance. This should have regard to and reference, where relevant:
 - i. the Cheshire Historic Environment Record;
 - ii. relevant conservation area appraisals;
 - iii. the Cheshire Historic Landscape Assessment;
 - iv. the Cheshire Historic Towns Survey;
 - v. national sources; and
 - vi. original survey and field evaluation.
2. Where works of structural alteration to a listed building are proposed, the application must be accompanied by an adequate structural engineer's report and method statement of the impact of the works and how it will be carried out.

Policy HER 3

Conservation areas

1. Development within or affecting the setting of a conservation area must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Proposals should take account of the established townscape and landscape character of the area and its wider setting, including (but not limited to):

- i. local topography, landscape setting and natural features;
- ii. existing townscape, local landmarks, views and skylines;
- iii. the quality and nature of material, both traditional and modern;
- iv. the established layout and spatial character of building plots, the existing alignments and widths of historic routes and street hierarchy (where physically and historically evident);
- v. the contribution that open areas make to the special character and appearance of the conservation area;
- vi. the scale, height, bulk and massing;
- vii. architectural historical and archaeological features and their settings;
- viii. the need to retain historic boundary and surface treatments;
- ix. the local dominant building materials;
- x. the building typology that best reflects the special character and appearance of the area, features and detailing;
- xi. minimising and mitigating the loss of trees, hedgerows and other landscape features; and
- xii. any positive improvements in the quality of the historic environment as a result of the development.

2. Proposals for the demolition of a building or group of buildings that positively contribute to the character or appearance of a conservation area will not be supported unless:

- i. the harm or loss is outweighed by the public benefits of an approved replacement scheme; and
- ii. the building is structurally unsound and its repair is not economically feasible; and
- iii. alternative uses for the building have been investigated.

Policy HER 4

Listed buildings

1. Development proposals affecting a listed building or its setting will be expected to preserve and enhance the asset and its setting wherever possible.

2. Applications affecting a listed building involving alterations (including partial demolition and extensions) and development in its setting will only be supported where:

- i. any extensions respect the architectural detail, appearance, character and scale of the existing building;
- ii. the proposal would retain the identity of the original listed building (usually remaining subservient to it) and avoid harm to its setting;
- iii. the listed building's architectural features and historic interest are preserved;
- iv. the original plan form, roof construction and interior features as well as the exterior of the building is retained; and
- v. the listed building or structures, and any curtilage listed structures or features of special architectural or historic landscape interest are retained.

3. Proposals involving the demolition of listed buildings or structures will not be supported unless exceptional circumstances can be clearly demonstrated.

4. Proposals for the change of use or conversion of a listed building will be supported where:

- i. the building's architectural features and historic significance are preserved;

- ii. it can accommodate the new use without changes that harm its character or historic significance (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding);
 - iii. the proposed use is necessary to ensure the long-term preservation of the building; and
 - iv. the intended use (or associated development) of the building does not detract from its setting.
5. New development affecting the setting of listed buildings should preserve and enhance the setting, taking into account all relevant issues, including (but not limited to):
- i. topography, landscape setting and natural features;
 - ii. existing townscapes, local landmarks, views and skylines;
 - iii. the need to retain trees;
 - iv. removal of harmful features that have an adverse impact;
 - v. the quality and nature of materials, both traditional and modern;
 - vi. established layout and spatial character;
 - vii. architectural, historical and archaeological features and their settings; and
 - viii. the need to retain historic boundary and surface treatments.

Policy HER 7

Non-designated heritage assets

1. In line with LPS Policy SE 7 'The historic environment', development proposals will be encouraged and supported where they are designed to preserve or enhance the significance of non-designated heritage assets.
2. New development will be expected to avoid, minimise and mitigate negative impacts on such non-designated heritage assets. Development proposals that would remove, harm or undermine the significance of non-designated heritage assets, or their contribution to the character of a place, will only be supported where the benefits of the development outweigh the harm having regard to the level of the harm to the significance of the non-designated heritage asset.

Policy HER 8

Archaeology

1. Development proposals affecting a scheduled monument or an archaeological site of national significance should conserve those elements that contribute to its significance. Proposals involving harm to such elements will only be supported in exceptional circumstances where the harm is clearly justified and outweighed by the public benefits of the proposal.
2. Proposals affecting areas of archaeological interest (including areas of archaeological potential and sites of less than national importance) will be considered against Policy HER 7 'Non-designated heritage assets'. Proposals will be expected to conserve those elements that contribute to the asset's significance in line with the importance of the remains. Where proposals affecting such sites are acceptable in principle, the preservation of the remains in situ is the preferred solution to mitigate damage. When in situ preservation is not possible, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the council and deposited with the Historic Environment Record.
3. Applications must be accompanied by an appropriate archaeological assessment, which includes information on the significance of the heritage asset, including the extent, character

and condition of the archaeological resource. The significance of the archaeological remains should be assessed, as should the likely impact of the development on the archaeological remains. Where the existing information is not sufficient to allow such an assessment to be made, a field evaluation prior to determination of the planning application may be required.

Policy RUR 6

Outdoor sport, leisure and recreation outside of settlement boundaries

1. Under LPS Policy PG 6 'Open countryside', development that is essential for the purposes of outdoor recreation will be permitted in the open countryside. Proposals for outdoor sport, leisure and recreation in the open countryside will be permitted provided they accord with other policies in the development plan and:
 - i. it can be demonstrated that a countryside location is necessary for the proposal;
 - ii. the proposals make the best use of existing infrastructure such as existing buildings, utilities, parking and vehicular access;
 - iii. additional buildings, structures and ancillary development are restricted to the minimum level reasonably required for the operation of the site⁽¹⁴⁾; are well-related to each other and existing buildings and do not form scattered development or development isolated from the main sports, leisure or recreation use of the site;
 - iv. the proposal does not unacceptably affect the amenity and character of the surrounding area or landscape either on its own or cumulatively with other developments; and
 - v. appropriate landscaping and screening is provided.
2. Wherever possible, proposals should be integrated with existing facilities, areas of open space and the public rights of way network.
3. Artificial lighting will be permitted in line with Policy ENV 14 'Light pollution' only where it is visually acceptable and strictly necessary. Its design and operation may be limited by condition in order to minimise light pollution in the open countryside.
4. In the Green Belt, the construction of new buildings for the provision of appropriate facilities for outdoor sport and outdoor recreation is not inappropriate development provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt'.

Policy RUR 8

Visitor accommodation outside of settlement boundaries

1. Under LPS Policy PG 6 'Open countryside', development that is essential for uses appropriate to a rural area will be permitted in the open countryside. Certain types of small scale visitor accommodation may be appropriate to a rural area where there is an identified need for the accommodation, which cannot be met in nearby settlements because the type of accommodation proposed is intrinsically linked with the countryside. This will not include new-build hotels or guest houses.
2. In the open countryside, small-scale proposals for visitor accommodation that are demonstrated to be appropriate to a rural area will be supported where they accord with other policies in the development plan and:
 - i. it can be clearly demonstrated that the proposal requires a countryside location;
 - ii. the proposals make the best use of existing infrastructure such as existing buildings, utilities, parking and vehicular access;
 - iii. additional buildings, structures and ancillary development are restricted to the minimum

level reasonably required for the operation of the accommodation; are well-related to each other and existing buildings and do not form isolated or scattered development;

iv. the proposal does not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance) either on its own or cumulatively with other developments; and

v. appropriate landscaping and screening is provided.

3. Where visitor accommodation is permitted in the open countryside that would be physically capable of forming a habitable dwelling, the council will impose planning conditions and/or legal obligations to restrict occupancy of the accommodation to prevent unauthorised permanent occupation. This includes (but is not limited to) static caravans, chalets, cabins and pods.

4. In the Green Belt, permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt'.

Policy HOU 1

Housing mix

1. In line with LPS Policy SC 4 'Residential mix', housing developments should deliver a range and mix of house types, sizes and tenures, which are spread throughout the site and that reflect and respond to identified housing needs and demands. Taking account of the most up to date housing needs information, national policies and where relevant, neighbourhood plan policies, a housing mix statement should be provided at detailed planning/reserved matters stage for all major housing schemes on how the proposed housing mix and type on the site responds to:

- i. assessments of housing need including house types, tenures and sizes using Table 8.1 'Indicative house type tenures and sizes' as a starting point for analysis;
- ii. assessment of the local housing market and its characteristics;
- iii. character and design of the site and local area reflecting on the scheme's ability to accommodate a mix and range of housing; and
- iv. demand for self and custom build housing in line with Policy HOU 3 'Self and custom build dwellings'.

2. The housing mix statement should demonstrate how the proposal would address the needs of particular groups in the borough including first time buyers, those wishing to self build, families, the requirements of an ageing population and those also wishing to downsize.

3. The housing mix statement should also address how the proposal will be capable of meeting, and adapting to, the long term needs of the borough's older residents including supporting independent living.

4. Housing developments that do not demonstrate an appropriate mix on the site will not be permitted.

Policy HOU 3

Self and custom build dwellings

1. The council will support proposals for self-build and custom-build housing in suitable locations.

2. On all housing developments providing 30 or more homes, a proportion of serviced plots of land should be provided, consistent with the latest available evidence of demand.

Policy HOU 8

Backland development

Proposals for tandem or backland development will only be permitted where they:

1. demonstrate a satisfactory means of access to an existing public highway that has an appropriate relationship with existing residential properties;
2. do not have unacceptable consequences for the amenity of the residents of existing or proposed properties;
3. are equal or subordinate in scale to surrounding buildings, particularly those fronting the highway; and
4. are sympathetic to the character and appearance of the surrounding area through its form, layout, boundary treatments and other characteristics.

Policy HOU 9

Extensions and alterations

Extensions or alterations to existing dwellings and construction of ancillary outbuildings in residential curtilages should:

1. be in keeping with the scale, character and appearance of their surroundings and the local area, and be subordinate to the existing dwelling;
2. not have a significant adverse impact on the amenity of nearby occupiers or the future occupiers of the dwelling; and
3. include suitable provision for access and parking in a way that does not detract from the character and appearance of the area.

Policy HOU 10

Amenity

Development proposals must not unacceptably harm the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of those properties due to:

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or
5. traffic generation, access and parking

Policy HOU 12

Housing density

1. Residential development proposals will generally be expected to achieve a net density of at least 30 dwellings per hectare.
2. Development proposals will be expected to achieve a higher density:
 - i. in the settlement boundaries of principal towns, key service centres and local service centres where sites are well served by public transport; and/or
 - ii. close to existing or proposed transport routes/nodes.
3. In determining an appropriate density, the following factors will also be taken into account:
 - i. the mix and type of housing proposed;
 - ii. the landscape and townscape character in line with LPS Policy SE 2 'Efficient use of land';
 - iii. the nature, setting and scale of the proposal including site constraints and local context;
 - iv. the character of the site including its topography and biodiversity value;
 - v. local market conditions and viability;

- vi. the need to preserve the amenity of existing or future residents; and
 - vii. availability and capacity of local services, facilities and infrastructure.
4. Higher densities will be supported where innovative design solutions are proposed and consistent with the Cheshire East Borough Residential Design Guide supplementary planning document.

Policy HOU 13

Housing delivery

1. The council supports the use of masterplans, design codes and area-wide design assessments to help bring forward and co-ordinate the delivery of housing sites and infrastructure in the borough.
2. The council will support the sub-division of large sites, where this could help to speed up the delivery of homes, and does not conflict with their comprehensive planning and delivery when read alongside other policies in the local plan.
3. Modern methods of construction will be encouraged where its use supports the delivery of homes and does not conflict with other policies in the local plan.
4. To help make sure that proposals for housing development are implemented in a timely manner, the council will:
 - i. consider imposing planning condition(s) requiring development to begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability; and
 - ii. require that planning obligations are signed within defined timescales to support the delivery of sites in a timely fashion.

Policy HOU 14

Small and medium-sized sites

The particular benefits of providing well-designed new homes on small and medium-sized sites, up to 30 homes, will be given positive weight in determining planning applications.

Policy RET 1

Retail hierarchy

1. In line with LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce', the hierarchy of retail centres in Cheshire East is set out in the three tables below. The boundaries for principal town centres, town centres and local centres are shown on the adopted policies map. Development proposals should reflect the role, function and character of the relevant retail centre in the hierarchy to promote their long term vitality and viability.

Retail Hierarchy:

Alderley Edge - Local Service Centre

Neighbourhood parades of shops defined on the adopted policies map

Alderley Edge: Wood Gardens - Neighbourhood parade of shops

Policy RET 3

Sequential and impact tests

1. In accordance with LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce', a sequential test will be applied to planning applications for main town centre uses that are not in a defined centre(20). Town centre uses should be located in designated centres, and then in edge-of-centre locations, and only if suitable sites are not available or expected to become available within a reasonable period, should out of centre sites be

considered. In terms of edge and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre. Where an application has engaged the sequential test and sites in town centres or edge of centre locations have been demonstrated as not suitable, available or viable, applicants should also consider the suitability, viability and availability of sites in local urban centres, if a local urban centre falls within the catchment area of the proposal.

2. Development proposals for retail and leisure uses that are located on the edge or outside of a defined centre(20), and that exceed the floorspace thresholds set out in the table below, will have to demonstrate that they would not have a significant adverse impact on:

- i. the delivery of existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- ii. the vitality and viability of any existing centre, including local consumer choice and trade in the town centre and relevant wider retail catchment, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

Impact test

Local centres

1. Outside of centre boundary in relation to the closest defined centre(s) (convenience, comparison, service and leisure - use classes A1, A2, A3, A4 and A5)

200 sq.m

3. All proposals to extend existing class A1 stores in 'edge-of-centre' or 'out-of-centre' locations should also be accompanied by an impact assessment, where the additional floorspace proposed exceeds the relevant impact test threshold. Proposals to vary the range of goods permitted to be sold should also be accompanied by an impact assessment where the necessary impact test threshold has been exceeded.

4. Where any proposal fails to satisfy the sequential test and/or is likely to have a significant adverse impact on one or more of the considerations set out in criterion (2) on a defined centre, it will be refused.

Policy RET 4

Shop fronts and security

Shop Fronts

1. Proposals for new shop fronts or alterations to existing shops, including commercial premises, will be supported subject to meeting the following criteria:

- i. the design and materials used must be of a high quality and must relate to the building as an entity and the character of the area;
- ii. proposals should reflect the traditional character of shop fronts and include historically accurate detailing;
- iii. new shopfronts in conservation areas should incorporate traditional design elements and materials; and
- iv. the proposals should be designed to meet the needs of disabled people.

Shutters

2. Shopfronts should present an active frontage to the street scene at all times. Where security is essential, preference will be given to internal open mesh grilles. Where it is demonstrated that additional security is necessary, following the consideration first of other measures such as security glazing, lighting, closed circuit TV and alarms, external open mesh grilles

may be permitted. The housing for retractable open mesh grilles should be integrated into the shop front fascia. External solid shutters that obscure the shopfront will not be permitted.

Blinds and Canopies

3. Applications for blinds, canopies, awnings or any such similar device will be permitted subject to satisfying the following criteria:

- i. the size, colours, design and materials are appropriate to the character and features of the building, and the character and appearance of the local area;
- ii. proposals should not obscure features of architectural or historic interest or be uncharacteristic of a building's design;
- iii. by reason of height or degree of projection the canopy must not interfere with free pedestrian or traffic movement; and
- iv. where canopies are retractable, the canopy/blind box must be recessed in the plane of the shop front. Where this is physically impossible, projecting blind boxes must be inconspicuous and painted in a colour to match the shop front.

Policy RET 5

Restaurants, cafés, pubs and hot food takeaways

1. The building or change of use of establishments to use classes A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways) will be permitted provided they comply with other policies in the development plan and where there will be no adverse effect, either individually or cumulatively, on the character of the area, amenities of residential occupiers, community safety and/or highway safety.
2. Where permission is granted for such uses or for an extension of such use, conditions appropriate to the permitted use may be imposed relating to community safety, hours of opening, noise, odour and fumes, the disposal of refuse, and restricting the sale of hot food to be consumed off the premises.
3. Where hot food takeaways (use class A5) are located within 400 metres of a secondary school or sixth form college, planning permission will be granted subject to a condition that the premises are not open to the public before 17:00 on weekdays and there is no over the counter sales before that time. The only exception to this approach will be where the proposal is in a town centre designated in the local plan.
4. Where space allows and it is appropriate to the use, character of the area, and will not conflict with pedestrian movement or public safety, external dining and seating shall be encouraged. Measures to screen outdoor dining and seating areas and to provide shelter should be of a high quality and not detrimental to the character and appearance of the area.

Policy RET 6

Neighbourhood parades of shops

1. The role of neighbourhood parades of shops, to provide facilities that serve a local catchment, will be supported.
2. Development involving the loss of existing class A1 shops in neighbourhood parades of shops will only be permitted where it has been demonstrated that there is no reasonable prospect of the existing class A1 use continuing in the premises because of the absence of market demand.
3. Development proposals in neighbourhood parades of shops for additional use class A uses will be supported where they are in keeping with the scale, local role and catchment of the parade.

Policy RET 7

Supporting the vitality of town and retail centres

1. In line with LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce', town centre locations are the primary location for main town centre uses to support their long term vitality and viability.
2. Primary shopping areas are defined on the adopted policies map for principal town centres and town centres.
3. In a primary shopping area, local centre or local urban centre:
 - i. development proposals for class A1 retail development or investment to enhance existing class A1 retail provision will be supported in principle;
 - ii. development proposals involving the loss of main town centre uses will not be permitted unless it can be demonstrated that:
 - a. there is no reasonable prospect of the existing use of the premises, or another town centre use, continuing in the premises or on the site in the foreseeable future because of market demand; and
 - b. for primary shopping areas, the proposal does not unacceptably undermine the predominant character of the primary shopping area where retail uses are concentrated.
4. In a local centre or local urban centre, in addition to criterion (3.ii.a) above, development proposals should be of a scale commensurate with the centre's role and function. An exception to this may be made where the local urban centre is demonstrated to be, sequentially, the preferred location for new retail development in line with criterion (1) of Policy RET 3 'Sequential and impact tests'.

Policy RET 8

Residential accommodation in the town centre

1. The provision of additional residential accommodation in principal town centres and town centres, as defined on the adopted policies map, will be supported in principle, including through:
 - i. the conversion of under-utilised upper floors of commercial buildings into flats;
 - ii. the inclusion of new homes as part of town centre mixed-use development schemes;and
 - iii. the redevelopment of existing sites, including car parks, where the requirements of Policy INF 2 'Public car parks' are suitably addressed.
2. In line with Policy ENV 15 'New development and existing uses', proposals for new residential accommodation in the town centre should be integrated effectively with existing businesses and community facilities.
3. Proposals for residential accommodation in the town centre should ensure:
 - i. appropriate and safe access arrangements;
 - ii. secure, well designed and accessible cycle parking; and
 - iii. appropriate and well located waste and recycling facilities.

Policy RET 9

Environmental improvements, public realm and design in town centres

In line with LPS Policy SE 1 'Design', development proposals in principal town centres and town centres, as defined on the adopted policies map, will be permitted provided they make a positive contribution to their surroundings and reflect the following design principles:

1. Character - ensuring that the town centre has its own identity reinforced through new

development. Development proposals should:

- i. deliver high quality contemporary architecture that responds to the existing townscape character in terms of the width, character, massing, proportion, and rhythm of buildings;
- ii. reinforce a sense of place in line with LPS Policy SE 1 'Design';
- iii. integrate with its surroundings through its form, use of materials and landscape elements; and
- iv. create distinctiveness through high quality architecture and detailing of buildings and the public realm.

2. High quality public realm - ensuring the town centre has attractive and vibrant outdoor streets and area. Development proposals should:

- i. include areas of attractive, thriving public spaces;
- ii. include areas of green infrastructure;
- iii. use high quality hard and soft landscaping detail to reinforce a sense of place and legibility;
- iv. use a consistent palette of materials, relevant to the locality;
- v. apply a consistent style of street furniture and signage, avoiding clutter;
- vi. incorporate public art, where possible, including through the design of street furniture and making space for temporary art and performance;
- vii. make creative use of lighting to add drama to the night time townscape, for example, by illuminating landmark buildings, whilst avoiding excessive light glow;
- viii. evidence clear management regimes to maintain the quality of the public realm; and
- ix. create spaces and routes that optimise safety and the sense of safety.

3. Ease of movement - ensuring that the town centre is easy to get to and move around. Development proposals should:

- i.
- ii. make provision for all forms of transport but give priority to walking, cycling (including secure and convenient cycle parking) and public transport;
- iii. address the accessibility needs of everyone in the design of buildings, public spaces and routes, especially those with pushchairs, people with disabilities and the elderly; and
- iv. provide servicing arrangements for shops and other uses that do not conflict with shoppers and other town centre users.

4. Legibility - ensuring the town centre has a clear image and is easily understood. Development proposals should:

- i. provide landmarks and gateways through the design, positioning and architectural detailing of buildings;
- ii. make use of public art where possible; and
- iii. establish vistas and views aligned to landmarks in and outside individual sites.

5. Diversity and mix of uses - ensuring that development provides a range of uses in the town centre that creates street life and a vibrant daytime and evening economy. Development proposals should:

- i. have active ground floor uses facing the street and other areas of public realm;
- ii. incorporate a vertical mix of uses in buildings, particularly residential uses over ground floor commercial uses; and
- iii. address amenity issues, particularly where uses active into the later evening and residential uses are located close to one another in line with the requirements of Policy ENV 15 'New development and existing uses'.

6. Adaptability - ensuring that the use of buildings can change over time. Development

proposals should:

- i. plan new buildings in perimeter blocks that can accommodate a range of uses;
- ii. ensure appropriate access, servicing and delivery arrangements; and
- iii. design buildings and their interior spaces so that they can be adapted to new uses over time.

Policy INF 1

Cycleways, bridleways and footpaths

1. Development proposals that would lead to the loss or degradation of a public right of way (such as a footpath, cycleway or bridleway) or a permissive path (such as a canal towpath) will not be permitted.
2. Development proposals that involve the diversion of cycleways, footpaths, bridleways or canal towpaths will only be permitted where the diversions provide clear and demonstrable benefits for the wider community.
3. Development proposals should seek to contribute positively to:
 - i. the Cheshire East Cycling Strategy;
 - ii. the Cheshire East Rights of Way Improvement Plan Strategy and Implementation Plans; and
 - iii. the walking, cycling and public transport objectives of the Cheshire East Local Transport Plan.
4. Development proposals should seek, where feasible, to provide links to national cycle routes, long-distance footpaths and rights of way networks.
5. Design and access statements must be accompanied by maps showing links to community facilities and existing public rights of way as per the Active Design guide principle in the Cheshire East Borough Design Guide supplementary planning document.

Policy INF 2

Public car parks

Existing public car parks should be retained in use as such. Development proposals involving the loss of public car parking spaces will only be permitted where:

1. the spaces are adequately replaced either on the site or nearby; or
2. it is satisfactorily evidenced through a car parking survey and/or travel plan that the spaces lost are surplus to demand; or
3. their loss can be acceptably mitigated through improvements to other transport facilities that will serve the development and these improvements are provided or funded by the developer.

Policy INF 3

Highway safety and access

1. Development proposals should:
 - i. comply with the relevant Highway Authority's and other highway design guidance;
 - ii. provide safe access to and from the site for all highway users and incorporate safe internal movement in the site to meet the requirements of servicing and emergency vehicles;
 - iii. make sure that development traffic is satisfactorily assimilated into the operation of the existing highway network and not create unacceptable impacts on road safety that cannot be satisfactorily mitigated;
 - iv. incorporate measures to assist access to, from and within the site by pedestrians,

cyclists and public transport users and meets the needs of people with disabilities;
v. not generate movements of heavy goods vehicles on unsuitable roads, or on roads without suitable access to the classified highway network; and
vi. incorporate appropriate charging infrastructure for electric vehicles in safe, accessible and convenient locations.

2. In accordance with the council's local validation requirements and LPS Policy CO 4 'Travel plans and transport assessments', all development proposals that generate a significant amount of movement should be supported by a travel plan and either a transport statement or transport assessment, both of which should be submitted alongside the planning application.

Policy INF 8

Telecommunications infrastructure

1. Development for new or upgraded telecommunications infrastructure will be permitted where:
 - i. it has been demonstrated that the installation(s) have been kept to a minimum, consistent with the efficient operation of the network;
 - ii. it has been demonstrated that all feasible alternatives have been explored, including opportunities for the sharing or clustering of facilities and siting equipment on existing buildings;
 - iii. there will be no significant adverse impact on visual and residential amenity, or on the character of any building or the wider area; and
 - iv. there will be no interference with air traffic services.
2. All new properties (residential and non-residential) should be developed with fibre to the premises enabling them to have a superfast broadband network connection.

Policy INF 9

Utilities

1. All development proposals should demonstrate that the infrastructure capacity for surface water disposal, water supply, wastewater treatment, gas and electricity will be sufficient to meet forecast demands arising from them and that appropriate connections can be made. For larger schemes this will require a site wide utilities master plan to establish principles during the construction process and early liaison with infrastructure providers.
2. The utility network should be generally protected and development proposals that would unacceptably encroach on or compromise existing utilities infrastructure will be refused. Opportunities should be sought to safeguard the provision of utilities.

Policy REC 1

Green/open space protection

1. Development will not be permitted that would result in the loss of green/open space (which includes all playing fields), which has recreational or amenity value; this includes:
 - i. existing areas of green/open space including (but not limited to) those shown on the adopted policies map;
 - ii. incidental open spaces/amenity areas too small to be shown on the adopted policies map; and
 - iii. new green/open spaces provided through new development yet to be shown on the adopted policies map.
2. Development proposals that involve the loss of green/open space will not be permitted

unless:

- i. an assessment has been undertaken that has clearly shown the green/open space is surplus to requirements; or
- ii. it would be replaced by equivalent or better green/open space in terms of quantity and quality and it is in a suitable location; or
- iii. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.

Policy REC 3

Green space implementation

1. All major employment and other non-residential developments should provide green space as a matter of good design and to support health and well-being. The provision of green space will be sought on a site-by-site basis, taking account of the location, type and scale of the development.
2. The presumption will be that green space provision associated with residential and non-residential development schemes will be provided on site. Off-site provision may be acceptable in limited instances, where this meets the needs of the development and achieves a better outcome in terms of green space delivery. This would involve the payment of a commuted sum to the council.
3. Applicants will need to demonstrate how the management and maintenance of additional green space provision will be provided for in perpetuity. All areas of green space that are of strategic significance, for example because they will form part of a wider, connected network of green space, should be conveyed to the council along with a commuted sum for a minimum period of 20 years maintenance.
4. The provision of, or contribution to, outdoor playing pitch sports facilities will be informed by the Playing Pitch Strategy and Sport England Sport Pitch Calculator. Other outdoor sports provision not covered by the Playing Pitch Strategy will be sought on a site by site basis using 10 sq.m per family home as a benchmark figure.

Policy REC 5

Community facilities

1. Development proposals should seek to retain, enhance and maintain community facilities that make a positive contribution to the social or cultural life of a community. The particular benefits of any proposal that secures the long term retention of a community facility will be given positive weight in determining planning applications.
2. Any community facility that makes a positive contribution to the social or cultural life of a community should be retained unless suitable alternative provision is made.
3. Proposals for new community facilities will be supported where they are in accordance with policies in the development plan.

12 Site allocations

Alderley Edge

Site ALD 1

Land adjacent to Jenny Heyes

The land adjacent to Jenny Heyes is allocated for residential development for around 10 new homes. Development proposals for the site must:

1. seek to retain as much of the existing boundary hedgerows and trees as possible as part of a comprehensive landscaping scheme, which should also be designed to mitigate any impact of the development on the wider landscape;
2. be informed by a flood risk assessment and seek to avoid the construction of new homes on the part of the site falling within Flood Zone 2 and Flood Zone 3;
3. provide unobstructed access to Whitehall Brook and an undeveloped 8 metre buffer zone for maintenance and emergency purposes;
4. include a buffer of semi-natural habitat to safeguard Whitehall Brook; and
5. deliver a safe pedestrian access that links to the footpath on Heyes Lane.

Supporting information

12.77 This greenfield site is 0.47 ha in size and is located to the north east of Alderley Edge, on Heyes Lane.

12.78 Whitehall Brook is a designated main river and the Environment Agency's flood maps at this location are indicative only. Any future planning application should investigate flooding issues further through an appropriate flood risk assessment.

12.79 The site appears to support a range of semi-natural open/grassland habitats, potentially including some areas of marshy grassland. These habitats may be of significant nature conservation value and there may be protected species present. A habitats survey will be required to support any future planning application and inform the mitigation measures.

12.80 The site comprises fields but is adjacent to brick field, electric light works and warehouse. Whilst there is a low risk of site contamination issues, a phase I contaminated land assessment would be required with any future planning application.

Site ALD 2

Ryleys Farm, north of Chelford Road

The land at Ryleys Farm, north of Chelford Road is allocated for residential development for around 45 new homes. Development proposals for the site must:

1. provide unobstructed access to the main river watercourse and an undeveloped 8 metre buffer zone for maintenance and emergency purposes;
2. seek to remove the culverted section of the main river watercourse where site topography allows;
3. include a buffer of semi-natural habitat to the unculverted sections of the main river watercourse;
4. deliver appropriate mitigation and screening measures to protect the setting of heritage assets in the surrounding area;
5. provide a safe and attractive connection to the existing footway/cycleway alongside the A34 Melrose Way;
6. not prejudice the potential for future development of the adjacent Safeguarded land ALD 3 'Ryleys Farm (safeguarded)'; and

7. include appropriate boundary treatments to the currently undefined northern boundary of the adjacent safeguarded land to mark the Green Belt boundary with a physical feature.

Supporting information

12.81 This greenfield site is 1.6 ha in size and is located to the west of Alderley Edge, north of Chelford Road.

12.82 The site is entirely within the Environment Agency's Flood Zone 1, although there is an unnamed (main river) tributary of Whitehall Brook adjacent to the site, of which approximately 100m is within culvert. Depending on the site topography the culvert should be removed to reduce flood risk, remove maintenance restrictions and improve the watercourse in line with the Water Framework Directive. There is also a gravity sewer running through the site, which should be considered as part of any future proposals. Any future planning application should investigate flooding issues further through an appropriate flood risk assessment.

12.83 There is potential for protected species to be present. A habitats survey will be required to support any future planning application and inform the mitigation measures.

12.84 The site is adjacent to a grade II listed building and there are other heritage assets in close proximity, including a grade I and further grade II listed buildings in addition to a scheduled monument. The heritage impact assessment carried out as part of the SADPD evidence base has demonstrated that mitigation and screening measures could be delivered to acceptably minimise harm to these heritage assets.

12.85 The site comprises fields and there is a low potential for contamination issues. A phase I contaminated land assessment would be required with any future planning application.

Safeguarded land ALD 3

Ryleys Farm (safeguarded)

Land at Ryleys Farm is designated as 2.70 ha of safeguarded land. It remains in the open countryside and is not allocated for development at the present time.

Supporting information

12.86 This greenfield site is 2.70 ha in size and is located to the north of the adjacent Site ALD 2 'Ryleys Farm, north of Chelford Road'. It is not allocated for development at the present time, but could form a further phase of development at Ryleys Farm should it be allocated through a review of the local plan in the future.

Site ALD 4

Land north of Beech Road

The land north of Beech Road is allocated for residential development for around 35 new homes. Development proposals for the site must:

1. be informed by a flood risk assessment and seek to avoid the construction of new homes on the parts of the site falling within Flood zone 2, Flood zone 3 and the areas of medium and high risk of surface water flooding;
2. provide unobstructed access to Whitehall Brook and an undeveloped 8 metre buffer zone for maintenance and emergency purposes;
3. include a buffer of semi-natural habitat to safeguard Whitehall Brook;
4. provide 0.5 ha of land for an extension to the existing allotments adjacent to the site, as well as appropriate areas of public open space;
5. include appropriate boundary treatments to mark the new Green Belt boundary with a physical feature;

6. provide a safe and attractive new off-road pedestrian and cycle route to link Alderley Edge to Wilmslow, via the site; and
7. Take account of Network Rail's guidance for development adjacent to the railway line.

Supporting information

12.87 This greenfield site is 2.9 ha in size and is located to the north of Alderley Edge, north of Beech Road.

12.88 Whitehall Brook is a designated main river and the Environment Agency's flood maps at this location are indicative only. Any planning application should investigate flooding issues further through an appropriate flood risk assessment.

12.89 The land for the allotments should be provided adjacent to the existing allotments within the area identified as protected open space on the adopted policies map. This land remains in the Green Belt.

4.0 Local Plan Evidence Base

4.1 Housing

4.1.1 Cheshire East Strategic Housing Market Assessment, 2013 Update⁹

Strategic Housing Market Assessments are a way of assessing housing markets and housing need. They are a crucial part of the Local Plan evidence base and ensure that policies are developed with a full understanding of how housing markets operate in the borough.

A comprehensive Strategic Housing Market Assessment (SHMA) for Cheshire East was published and adopted in September 2010. In order to provide outputs to support the preparation of the Council's Local Plan Core Strategy, the 2013 update uses recently released 2011 census data to update the general social, economic, demographic and dwelling stock context of the Unitary Authority. The update also aligns the SHMA evidence base to reflect the National Planning Policy Framework. The update follows the methodology for updating of the SHMA evidence base as presented in Appendix E of the 2010 SHMA:

reviewing the general strategic housing market context and emerging issues.

updating baseline data on housing needs and affordable housing requirements using updated house price and private sector rent information and updated information on the capacity of the social rented and intermediate tenure sectors; and draws upon

stakeholder consultation with a range of agencies including estate agents, developers, Registered Providers representatives and Council officers carried out during 2012.

Geography

1.6 Data from the 2009 household survey which was used in the preparation of the 2010 SHMA were prepared for parishes which were then aggregated to former Local Authority districts and for Cheshire East as a whole. For the purposes of the Core Strategy, Cheshire East has been stratified into 29 sub-areas built up from parishes (Table 1.1). The geographies have been rebased and revised for the purposes of the 2013 update to better reflect the settlement hierarchy work prepared to support the Core Strategy whilst ensuring the data for each sub-area remains statistically robust. The household survey data remains robust when recast into these new areas. A look-up table of parishes to sub-areas is presented at Appendix A.

⁹

http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_market_as_smt.aspx

1.1 Spatial areas of Cheshire East

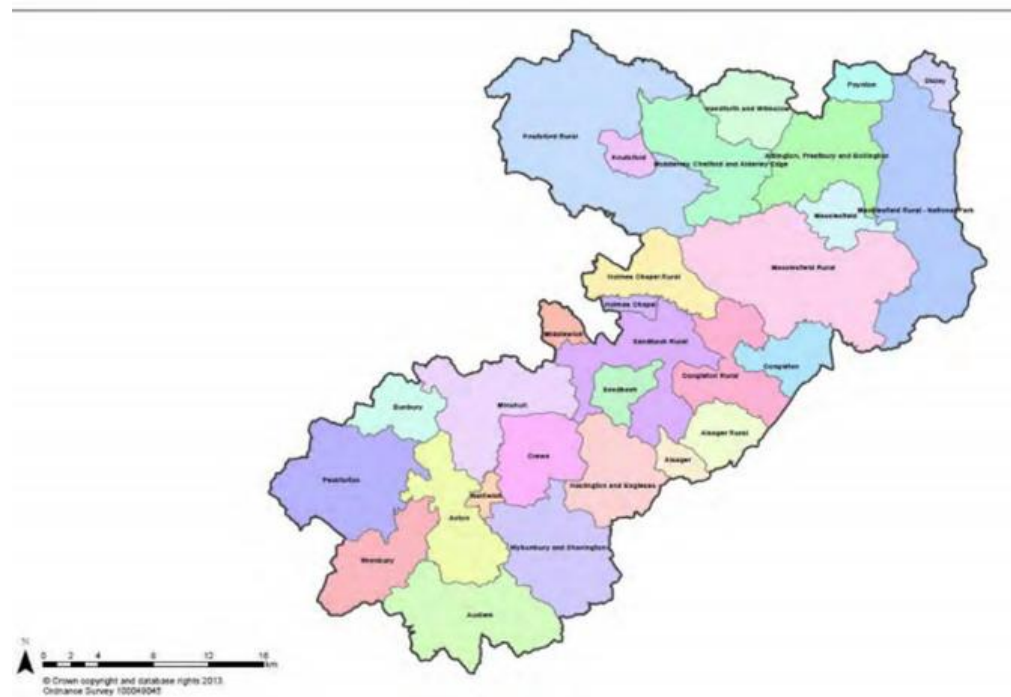
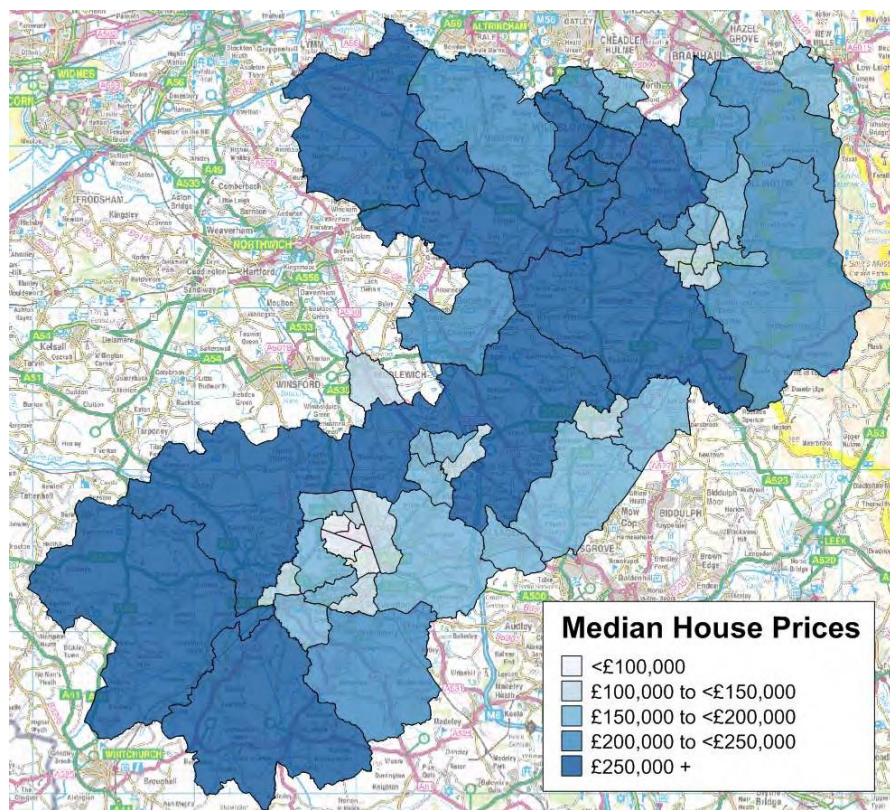


Table 1.1 2013 SHMA Sub-areas for Cheshire East shows that Alderley Edge is in "Mobberley Chelford and Alderley Edge."

Map 3.1 Median House Price 2012/13 shows that Alderley Edge is in one of the most expensive areas.



Views of stakeholders

New housing provision

3.28 In terms of new development, stakeholders felt the following should come forward:

- Family housing, three and four bed detached homes, or two and three bed terraced homes;
- No flats;
- Older persons housing;
- Specialist housing; and
- One and two bed homes to help address the outcome of welfare reform.

3.29 The following locations for new development were identified by respondents:

- The main conurbations and rural settlements;
- Priority locations of Macclesfield, Wilmslow, and **Alderley Edge**;
- Congleton, Shavington and Alsager;
- Social housing on small urban sites; and
- The stronger market areas with viable, unconstrained greenfield sites.

Affordable housing

3.32 Demand for affordable housing is strong; and there is a shortage of affordable homes across the Borough, this is particularly a problem in the north of the Borough and across the rural areas, less so in Crewe.

3.38 In terms of new affordable housing, respondents felt that provision will need to be made for: A mix of provision to reflect identified needs (including social rented and affordable housing for sale options);

- More extra care provision in the north and east of the Borough;
- An increase in social housing provision generally; and
- Innovation to enable new affordable homes to be delivered.

3.39 In terms of affordable housing the key strategic messages respondents sought to highlight included:

- Delivery of good quality and well managed affordable housing schemes;
- Consideration needs to be given to the role of affordable housing in open market schemes to prevent it being 'an expensive burden';
- Greater flexibility is needed within the affordable housing financing regime (with the Homes and Communities Agency);
- Greater levels of grant subsidy are needed and less planning restrictions; and
- The importance of developing the right product in the right place.

Table 4.3 Tenure profile by Sub-Area

Sub-area	Tenure			Total	Base
	Owner occupied	Private Rented	Affordable		
Mobberley Chelford and Alderley Edge	81.2	12.6	6.2	100.0	5059

Table 4.4 Total dwelling stock by Sub-Area

Sub-area	Property type												
	Bungalow 1-2 Bed	Bungalow 3+ Bed	Flat 1 Bed	Flat 2 Bed	Flat 3+ Bed	Terraced House 1-2 Bed	Terraced House 3 Bed	Terraced House 4+ Beds	Semi-detached House 1-2 Bed	Semi-detached House 3 Bed	Semi-detached House 4+ Bed	Detached House 1-3 Bed	Detached House 4+ Bed
Mobberley Chelford and Alderley Edge	5.9	4.0	2.9	4.7	1.8	10.6	8.4	2.9	2.7	12.5	4.3	10.0	23.9

Table 4.6 Place of residence and place of work

Workplace	Area of residence (column %)												
	Acton	Adlington Prestbury and Bollington	Alsager	Alsager Rural	Audlem	Bunbury	Congleton	Congleton Rural	Crewe	Disley	Handforth and Wilmslow	Haslington and Englesea	Holmes Chapel
Knutsford, Alderley Edge	1.0	10.4	1.4	0.0	0.9	0.0	6.2	3.4	0.5	0.5	17.0	2.3	13.4

Workplace	Area of residence (column %)						
	Knutsford Rural	Macclesfield	Macclesfield Rural - National Park	Macclesfield Rural	Middlewich	Minshall	Mobberley Chelford and Alderley Edge
Home	20.2	5.5	24.2	9.8	5.7	19.0	12.8
Crewe	1.7	0.9	1.0	1.4	7.7	23.0	1.2
Nantwich	0.5	0.3	0.0	0.0	1.4	9.1	0.4
Congleton, Alsager	0.2	1.9	0.0	5.1	2.9	1.0	0.1
Middlewich, Sandbach	0.7	1.5	0.0	0.8	24.5	9.2	0.8
Holmes Chapel	0.4	0.0	0.0	0.6	2.2	0.0	0.4
Macclesfield	3.5	52.1	28.2	49.7	2.3	0.0	12.2
Knutsford, Alderley Edge	15.3	6.5	3.8	8.3	5.7	2.1	23.1
Elsewhere in Cheshire East	5.2	4.6	9.7	7.3	3.2	4.6	18.6
Cheshire West and Chester	5.3	2.4	1.0	1.0	24.7	20.7	2.9
Warrington	5.6	0.9	2.2	0.4	3.4	0.0	1.1
Halton, Widnes	1.4	0.0	0.0	0.0	2.2	0.0	0.4
Manchester	12.1	8.4	5.2	2.7	2.3	1.0	13.4
Stockport	1.8	5.5	5.5	2.6	0.6	0.0	3.5
Trafford	12.1	0.8	1.9	1.7	2.6	1.0	2.6
Elsewhere in Greater Manchester	3.2	3.4	0.0	1.7	1.7	1.0	0.9
Merseyside	1.6	0.6	1.2	0.1	0.6	0.0	1.2
Elsewhere in North West	3.2	0.6	2.3	1.1	0.8	1.0	1.1
Stoke on Trent	0.0	0.0	1.4	0.5	2.0	0.0	0.2
Newcastle under Lyme	0.4	0.0	0.5	0.0	0.3	0.0	0.8
Elsewhere in West Midlands	0.0	0.3	0.0	0.5	0.6	2.1	0.2
East Midlands	0.0	1.4	8.4	1.8	0.0	0.0	0.0
Elsewhere in UK	5.3	1.8	3.6	2.7	2.5	5.1	1.9
Overseas	0.2	0.7	0.0	0.1	0.0	0.0	0.2
	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Base (people in employment)	3502	21438	1575	5745	5670	693	4626

Table 4.8 Housing need in Cheshire East

Category	Factor	No. Households
Homeless households or with insecure tenure	N1 Under notice, real threat of notice or lease coming to an end	739
	N2 Too expensive, and in receipt of housing benefit or in arrears due to expense	1570
Mismatch of housing need and dwellings	N3 Overcrowded according to the 'bedroom standard' model	2388
	N4 Too difficult to maintain	3159
	N5 Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household	192
	N6 Household containing people with mobility impairment or other special needs living in unsuitable accommodation	2340
Dwelling amenities and condition	N7 Lacks a bathroom, kitchen or inside WC and household does not have resource to make fit	0
	N8 Subject to major disrepair or unfitness and household does not have resource to make fit	778
Social needs	N9 Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	1177
Total no. households in need		10,174
Total Households		159,441
% households in need		6.4

Note: A household may have more than one housing need.

Source: 2009 Household Survey; rebased to 2011 households

Table 4.9 Housing need by Sub-Area

Sub-area	No. households in need	Total number of households	% households in need
Mobberley Chelford and Alderley Edge	248	5059	4.9

Table 4.10 Housing need by tenure and household type

Tenure	%	Base
Owner Occupied	4.7	119,364
Private Rented	14.4	21,208
Affordable/Social Rented	8.3	18,870
Total	6.4	159,441

Household type	%	Base
Single Adult (under 60)	6.4	18754
Single Adult (60 or over)	3.9	25351
Couple only (both under 60)	5.6	21403
Couple only (one or both 60 or over)	4.3	38841
Couple (under 60) with 1 or 2 child(ren)	4.3	24627
Couple (under 60) with 3 or more children	20.1	5521
Couple (under 60) with adult child(ren)	5.5	6893
Lone Parent (under 60) with 1 or 2 child(ren)	14.1	7291
Lone Parent (under 60) with 3 or more children	31.9	636
Lone Parent (under 60) with adult child(ren)	13.2	1733
Other older	13.1	6307
Other type of household	13.2	2084
Total	6.4	159,441

Source: 2009 Household Survey; rebased to 2011 households

Table 4.14 Annual affordable housing requirement 2013/14 to 2017/18**Net**

Sub-area	Designation and no. beds						
	General Needs				Older Person		Total
	1	2	3	4+	1	2+	
Mobberley Chelford and Alderley Edge	16	17	11	13	9	22	87

Output 8: Estimates of household groups who have particular housing requirements**Introduction**

4.37 There are a range of household groups who have particular housing requirements.

Families

4.38 Families account for around 29.3% of households across Cheshire East. Analysis of market preferences (Table 4.12) suggests that:

- Couples with children had a strong preference for houses, particularly detached, semi-detached and larger terraces; preferences for bungalows were also noted amongst larger families; and couples with children were most likely to consider properties with three or more bedrooms;
- Lone Parent families were most likely to consider detached and semi-detached houses and properties with two or three bedrooms (with larger lone parent families with three or more children most likely to consider 4 bedroom properties);

- Couples with non-dependent (adult) children were most likely to consider houses (detached and semi-detached) and bungalows, with strongest preferences for dwellings with two and three bedrooms.
- Lone Parents with non-dependent (adult) children were most likely to consider houses (detached and semi-detached) along with terraced houses and bungalows; and properties with two and three bedrooms in particular.

4.39 Analysis of affordable housing requirements suggests that a range of affordable dwellings are required including larger three and four bedroom dwellings. It is important that particular care is taken to ensure that properties are built to reflect demand from families and in the interests of long-term community sustainability.

Older people

4.40 A major strategic challenge for the Council is to ensure a range of appropriate housing provision, adaptation and support for Cheshire East's growing older population. The number of people aged 60 or over is projected to increase by 45.0% from 85,500 in 2011 to 124,000 by 2030.

4.41 The 2009 household survey identified that the vast majority of older people want to stay in their own homes with help and support when needed and the vast majority are owner occupiers. Particularly noted is the need for help with repair/maintenance and gardening, and cleaning. Better insulation/heating and adaptations to bathrooms are particular requirements stated by older people. Resources for aids and adaptations remain tight, particularly for households in the private sector. Alternative sources of funding, such as equity loans, should be seriously considered to finance remedial measures required by older person households.

4.42 There is a degree of interest in new forms of older persons' accommodation, for instance older persons' apartments and properties in a retirement/care village. Providing a wider range of older persons' accommodation has the potential to free-up larger family accommodation (although price could still remain a barrier to entry).

General support requirements

4.43 The 2009 Household Survey provided evidence of the need for particular adaptations by unitary ward, tenure and household type. Overall, households are tending to require remedial measures to their property to provide better heating and insulation; in addition to double glazing requirements, kitchen and bathroom adaptations (Table 4.15).

4.44 The household survey also provides information on the need for other forms of assistance, such as assistance with repair and maintenance, gardening, cleaning, and other practical tasks etc (Table 4.16). This provides valuable evidence to support initiatives such as Home Improvement Agencies.

Table C2 CLG Needs Assessment Summary – Cheshire East and sub-areas

Step	Stage and Step description	Calculation	Cheshire East	Sub-area	
				Minshull	Mobberley Chelford and Alderley Edge
		Total no. Hholds>>>	159441	702	5059
	Stage1: CURRENT NEED				
1.1	Homeless households and those in temporary accommodation	Current need	1801		5
1.2	Overcrowding and concealed households	Current need	2389		41
1.3	Other groups	Current need	7783	18	207
1.4	Total current housing need (gross)	Total no. of households with one or more needs	10173	18	248
	Stage 2: FUTURE NEED				
2.1	New household formation (Gross per year)		2594	11	82
2.2	% of new households who could not afford open market prices/rents	56.1% overall		54.8	73.5
2.2	Number of new households requiring affordable housing	Number cannot afford	1454	6	61
2.3	Existing households falling into need	Annual requirement	10		
2.4	Total newly-arising housing need (gross each year)	2.2 + 2.3	1464	6	61
	Stage 3: AFFORDABLE HOUSING SUPPLY				
3.1	Affordable dwellings occupied by households in need	(based on 1.4)	1565	0	16
3.2	Surplus stock	Vacancy rate <2% so no surplus stock assumed	0		
3.3	Committed supply of new affordable units	Annual	647	0	0
3.4	Units to be taken out of management	None assumed	0		
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	2212	0	16
3.6	Annual supply of social re-lets (net)	Annual Supply (3yr ave)	928		6
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	Annual Supply (3yr ave)	12		
3.8	Annual supply of affordable housing	3.6+3.7	940	0	6
	Stage 4: ESTIMATE OF ANNUAL HOUSING NEED				
4.1	Total backlog need	1.4-3.5	7961	18	232
	% cannot afford open market prices/rents	55.1%		66.7	70.7
	Total		4388	12	164
4.2	Quota to reduce over 1 year	20%	20%	20%	20%
4.3	Annual backlog reduction	Annual requirement	878	2	33
4.4	Newly-arising need	2.4	1464	6	61
4.5	Total annual affordable need	4.3+4.4	2342	9	93
4.6	Annual affordable capacity	3.8	941	0	6
4.7	Net annual shortfall	Net	1401	9	87

4.1.2 Cheshire East Strategic Housing Land Availability Assessment (SHLAA) 2012¹⁰

The SHLAA is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the community's need for more homes; and to inform housing policy within the Cheshire East Local Plan. This assessment is required under the NPPF paragraph 59.

The SHLAA is a technical study to inform future policy development and it does not determine whether any site is acceptable for future housing development as that is determined through the Local Plan and / or any planning application submitted.

- [Cheshire East Strategic Housing Land Availability Assessment 2012 Summary Document \(PDF, 399KB\)](#)
- [Cheshire East Strategic Housing Land Availability Assessment 2012 \(PDF, 5.8MB\)](#)
- Appendix A: Small Sites (within main document above)
- Appendix B: Housing Market Partnership Membership (within main document above)
- Appendix C: Maps
 - [Alderley Edge and Chelford Area Map \(PDF, 2.8MB\)](#)

¹⁰

https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/shlaa.aspx

Strategic Housing Land Availability Assessment (SHLAA) Definitions

The definition of '**deliverable**' is that a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable.

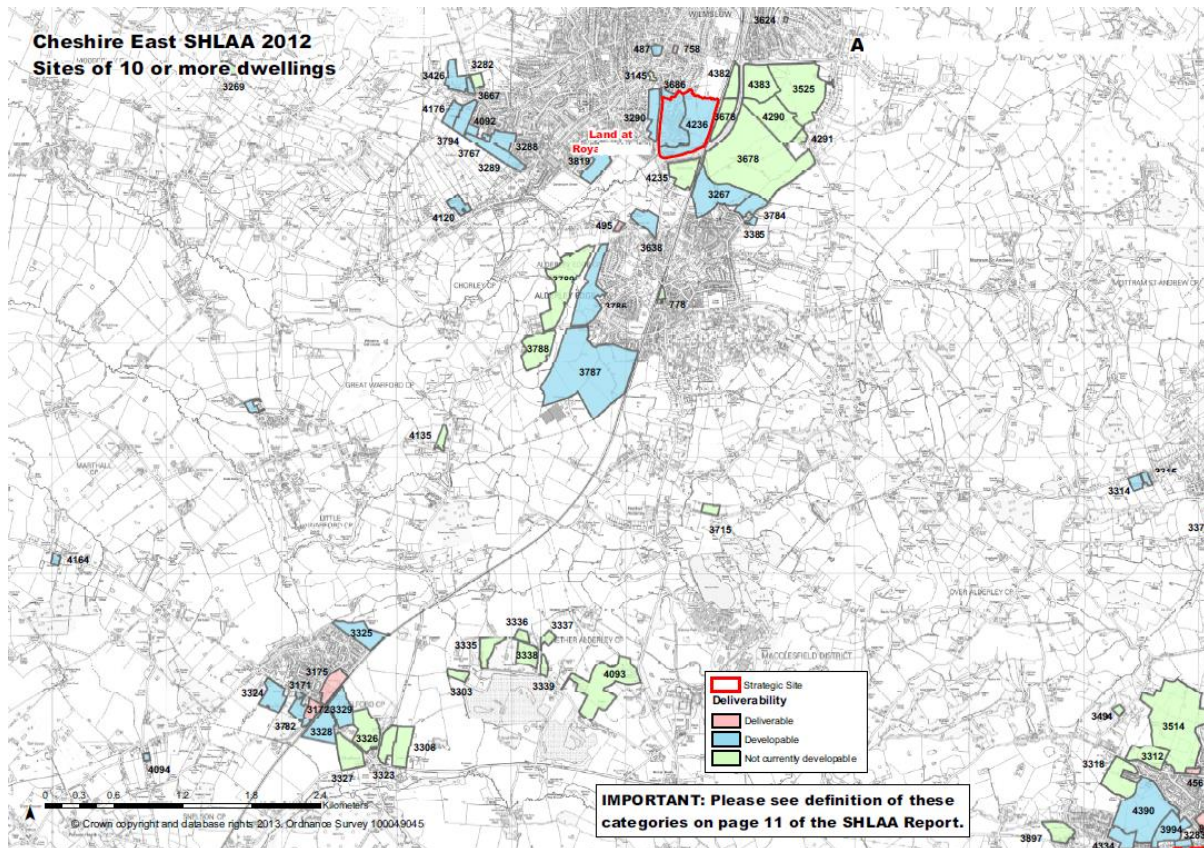
- A site is considered **available** for housing if (to the best of our knowledge) it is controlled by a housing developer, or the landowner has expressed an interest to sell or to develop the site.
- A site is considered **suitable** for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- A site is considered **viable** for housing if there is a reasonable prospect that housing will be developed on the site. The viability of the site can be affected by market, cost and delivery factors.

The definition of '**developable**' is that a site is in a suitable location for housing development and there should be a reasonable prospect that it will be available for development and could be viably developed at a specific point in time.

- A site is considered **suitable** for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- A site is considered **viable** for housing if there is a reasonable prospect that housing will be developed on the site. The viability of the site can be affected by market, cost and delivery factors.

Inclusion within the 'developable' category does not necessarily mean a site will move into the 'deliverable' category or that it will come forward for development. This may require a change in availability of the site; changes to the existing policy covering the site; or changes to the current viability of the scheme (for example improved technologies or improvements to the housing market).

The definition of '**not currently developable**' is where it is not known when a site could be developed. This may be, for example, because one of the constraints to development is severe, and it is not known if or when it might be overcome.



4.1.3 Cheshire East Local Plan Site Allocations and Development Policies Document Alderley Edge Settlement Report [PUB 21] June 2019¹¹

1. Introduction

1.1 This report is the Alderley Edge Settlement Report (“AESR”) [PUB 21]. It brings together several aspects of settlement-based work, carried out to inform the development of the publication draft Site Allocations and Development Policies Document (“SADPD”) [PUB 01]. The AESR is split into chapters detailing work carried out for Alderley Edge on the site selection process, retail planning, and the consideration of settlement boundaries.

1.2 Documents referenced with the ‘PUB’ prefix are available to view in the publication draft SADPD consultation library.

2. Alderley Edge

Introduction

2.1 Alderley Edge is a village with its own settlement and Green Belt inset boundary, outside which lies Green Belt and open countryside, as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a local service centre (“LSC”) in the LPS, and has a 2017 mid-year population estimate of 5,500 people.

Neighbourhood Development Plan

2.2 Neighbourhood planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

2.3 The Alderley Edge Neighbourhood Area was designated on 24 June 2016 and the Alderley Edge Neighbourhood Plan is currently being prepared but there is yet to be consultation on a draft plan. Further information can be found on the council’s website¹.

Strategy for development in Alderley Edge

2.4 The focus for Alderley Edge over the LPS period is for some modest growth in housing to meet locally-arising needs and priorities, and to secure its continuing vitality.

¹¹ <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>

4.1.4 Cheshire East Residential Mix Assessment 2019 Report of Findings, June 2019

12

Executive Summary

Introduction

1. Opinion Research Services (ORS) was commissioned by Cheshire East Council to prepare a Residential Mix Assessment for the local authority area.

2. The Cheshire East Local Plan Strategy was adopted on 27 July 2017 and its housing evidence was underwritten by the Cheshire East Housing Development Study 2015, produced by ORS. This identified a need for 36,000 homes over the period 2010-2030, including 7,100 affordable dwellings. Local Plan Strategy Policy SC4 (Residential Mix) sets out in broad terms, the need for residential developments to provide for a mix of housing tenures, types and sizes to create mixed, balanced and inclusive communities. This study seeks to provide evidence to support the policy in the Site Allocations and Development Policies document which sets out the specific expectations of the Council.

3. This current study aims to provide evidence for the size and tenure of dwellings required across Cheshire East and to consider the sub-groups in the population. The evidence is designed to help to underwrite the Cheshire East Site Allocations and Development Policies which will have a baseline of March 31st 2018. Therefore, the key results in this study run for the 12 years between 2018 and 2030.

Cheshire East Housing Development Study 2015

4. Figure 45 of the Cheshire East Housing Development Study 2015 contains details of the current unmet need for affordable housing and the projected future affordable housing need over the full 20-year period of the Cheshire East Local Plan 2010-30. Taken together the results identified that there is a need to provide additional affordable housing for 6,795 households over the period 2010-30. This is equivalent to 340 households per year and represents 26.1% of the overall housing need identified. However, it is also necessary to include an allowance for vacancies and second homes (assuming that 4.0% of dwellings will not have a usually resident household); this results in a total affordable housing need of 7,078 dwellings (6,795 plus 4.0% = 7,078) in addition to the current stock. This figure was rounded to 7,100 and provides for an affordable housing need of 355 dwellings per annum.

Size and Tenure Mix for Affordable Housing

5. Figure 1 brings together the information on housing need for market and affordable housing arising over the 12-year period 2018-30.

6. In summary, there is a need for:

» Rented affordable housing = 3,398 dwellings which is almost entirely for households who need housing benefit support to cover social rents;

¹² <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>

- » Intermediate Housing which covers affordable home ownership = 890 dwellings; and
- » Market housing = 22,156 dwellings;

Figure 1: Summary of Cheshire East Needs by Tenure and Size (Source: ORS Housing Model)

Dwellings	Market Housing	Intermediate Housing	Low Cost Rent	TOTAL
Cheshire East 2018-30				
1 bedroom	1,157	125	870	2,152
2 bedrooms	5,100	472	1,426	6,998
3 bedrooms	11,777	246	679	12,702
4 bedrooms	3,405	37	331	3,773
5+ bedrooms	718	10	93	821
Total	22,156	890	3,398	26,444
Cheshire East Annual Need				
1 bedroom	96	10	73	179
2 bedrooms	425	39	119	583
3 bedrooms	981	21	57	1,058
4 bedrooms	284	3	28	314
5+ bedrooms	60	1	8	68
Total	1,846	74	283	2,202

It will be a policy decision as to how much of the additional need for affordable housing is provided in the form of Affordable Rent and how much is provided in the form of shared ownership and other affordable to own housing products. The results set out above would represent an 80:20 split between affordable housing to rent and affordable housing with an ownership element. However, a higher proportion given over to affordable housing with an ownership element may be advisable given that the government wish to widen the opportunities for home ownership and this has already been incorporated in to Cheshire East's Local Plan of a 65:35 split between affordable housing to rent and affordable housing with an ownership element.

Housing for Older People

8. Britain's population is ageing, and people can expect to live longer healthier lives than previous generations. The older population is forecast to grow to 17.6m by 2035 for those aged 60 and above, and from 1.3m (2016) to 3.6m by 2035 for those aged 85 and above.¹

9. The table below identifies the potential requirement for new specialist housing using the ORS older people housing model. It is based on the growth of 22,250 Cheshire East persons aged 75+ forecast in ORS' 2015 Housing Development Study.

Figure 2: Modelled Demand for Older Person Housing in Cheshire East based on Housing LIN Toolkit

		Rate per 1,000 persons aged 75+	Gross need 2018	Existing supply 2015	Backlog at start of Plan period	Gross need 2030	New need 2018-30	Total need 2030
Sheltered Housing	Owned	120	4,651	1,195	+3,456	7,523	+2,665	+6,121
	Rented	60	2,326	955	+1,371	3,761	+1,332	+2,703
Extra Care	Owned	40	1,550	172	+1,378	2,508	+888	+2,266
	Rented	31	1,202	545	+657	1,943	+688	+1,345
TOTAL		251	9,729	2,867	+6,862	15,735	+5,573	+12,435

10. The analysis of the need for specialist older person housing identifies a backlog of 6,862 dwellings in 2018; this comprises a need for 4,834 owner occupied properties (3,456 leasehold sheltered housing units and 1,378 owner occupied extra care homes) and a need for 657 rented extra care homes along with a need for 1,371 conventional sheltered homes for rent.

11. Over the 12-year period 2018-30, this analysis identifies an increase in need of around 5,573 additional homes; yielding a total need of around 12,435 dwellings to be provided over the Plan period. All of these properties are already counted within the OAN identified in the Cheshire East Local Plan Strategy.

12. It is important that the delivery of specific schemes for specialist older person housing are considered in partnership with other agencies, in particular those responsible for older person support needs. It will also be essential to consider other factors and constraints in the market and to consider a wider set of options such as single storey accommodation, retirement villages with single storey included or properties which offer a suitable alternative.

Housing for People with Disabilities

13. The Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. This was reflected in the recent changes to building regulations relating to adaptations and wheelchair accessible homes that were published in the Building Regulations 2010 Approved Document Part M: Access to and use of buildings (2015 edition incorporating 2016 amendments – for use in England).² Three standards are covered:

» M4(1) Category 1: VISIBLE dwellings – Mandatory, broadly about accessibility to ALL properties

» M4(2) Category 2: Accessible and adaptable dwellings – Optional, similar to Lifetime Homes

M4(3) Category 3: Wheelchair user dwellings – Optional, equivalent to wheelchair accessible standard.

14. There were around 50,700 households living in Cheshire East in 2018 with one or more persons with a limiting long-term illness or disability. This included around 16,100 households where their health problems affected their housing needs, however the majority of these households (around 13,500) were already living in a suitable home. In 2018, it is estimated that there were around 1,280 households needing to move to a more suitable home due to a disability or another long-term health problem. These households would represent an existing need for M4(2) housing, however

some of these households would be wheelchair users needing M4(3) housing. A further 1,350 households needed adaptations to their current home.

15. Therefore, considering the needs of household's resident in 2018 together with the projected household growth and changing demographics (in particular the ageing population), there will be a total of 25,330 households either needing adaptations to their existing housing or suitable new housing to be provided. This is in addition to 1,280 households needing to move in 2018.

Figure 3: Households with a long-term illness or disability in Cheshire East in 2018 by effect on housing need (Source: ORS Housing Model)

	TOTAL
Existing need in 2018	
Households where an existing illness or disability affects their housing need and need to move in 2018	1,277
Projected future need 2018-30	
Additional households in 2030 where illness or disability affects their housing need or will develop within 10 years	25,328
Maximum need for adapted housing 2018-30 (households)	26,605
Less households living in dwellings adaptable to M4(1) standard	17,487
Minimum need for adapted housing 2018-30 (households)	9,118

16. To provide M4(2) housing for all of the identified need would require housing for up to 26,605 households to be provided. However, Disabled Facilities Grants and personal funding may allow many households to remain in their own home. On this basis, there is inevitably uncertainty about how many households will be able to meet their housing needs without moving and how many will move to existing homes rather than new housing. Nevertheless, the minimum of 10,395 households and maximum of 26,605 households provide an appropriate range for the local authority to consider.

17. Further analysis shows that the number of households likely to need wheelchair adapted housing in Cheshire East is likely to increase by 1,600 over the 12-year period, equivalent to around 6.2% of the remaining Local Plan housing target. The evidence supports the need for a target of 6.2% of all housing to meet M4(3) Category 3 requirements.

4.2 Employment

4.2.1 Cheshire East Economic Profile, Cheshire East Council, (last updated, 30/8/18)¹³

Population and migration

The population in Cheshire East has increased by 15.3% over the last three and a half decades, from 328,500 in 1981 (to 378,800 in 2017, as stated above). The age structure of the Borough's population has also changed since 1981, as Figure 2 shows:

- Although the number of children (aged 0-15) fell by 7.2% and now stands at 67,400 (against 72,700 in 1981), it has stayed relatively stable (between 65,000 and 69,000) since 1983.
- The proportion aged 16-24 has decreased by 20.8% since 1981, from 42,100 to 33,400, but has stayed in the 33,000-37,000 range since 2004.
- The number of 25-44 year-olds rose from 90,200 (1981) to a peak of 100,200 (1998), but has fallen in each subsequent year and is now 83,600 (down 7.3% on the 1981 figure). The number of 25-34 year-olds (45,500 in 1981) rose to a peak of 50,700 in 1995 and 1996, but then declined to 38,900 (14.5% below its 1981 level) by 2017. The number of people aged 35-44 (44,700 in 1981) peaked at a much later date (reaching 57,200 in 2006), but has since contracted in each successive year, falling to 44,700 by 2017 (matching its 1981 level).
- The 45-64 population has grown almost continuously, from 75,600 (1981) to 109,100 (2017) – an increase of 44.3%.
- The number of older people (aged 65 and above) has increased by 78.3%, rising in every consecutive year from 1984 onwards, from 47,900 in 1981 to 85,300 in 2017.
- The total working age (16 to 64) population increased by 8.7% between 1981 and 2017, rising from 207,900 (1981) to a peak of 233,700 (2008), but then contracting in nearly every year since then, to reach 226,100 in 2017.

Income

Average household income is also high compared to the region and UK. Gross disposable household income (GDHI) per head of population was £22,000 in 2016 – 13.3% higher than in the UK as a whole (£19,400) and even further above the North West average (£16,800). Since 1997, Cheshire East's GDHI per head has stayed consistently above the UK average (see Figure 9), although the gap has varied between 8.4% and 15.1% over that time and not followed any clear long-term trend.

... At the other end of the spectrum, median household income exceeds £55,000 in three of these 24 towns and settlements: Prestbury (£65,100, or 81.7% above the Cheshire East

¹³ <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/cheshire-east-econ-profile-update-30-august-2018.pdf>

median), **Alderley Edge (£59,000)** and Goostrey (£56,200). Median household income is also relatively high (£46,200, or 29.0% above the Cheshire East median) in the area outside the Borough's main 24 settlements.

Jobs density

Jobs density is defined as the number of filled jobs in an area divided by the number of working-age residents in that area. High job densities indicate that demand for labour exceeds supply.

As Table 3 shows, some of the Borough's towns have a relative abundance of jobs, most notably Knutsford, which has the highest jobs density of any Cheshire East settlement (1.60). Handforth also hosts significantly more jobs than working-age residents, as do the smaller settlements of **Alderley Edge** and Bunbury and the "Other Settlements and Rural Areas" ("OSRA") part of the Borough (the area that lies outside the main 24 settlements).

Table 3: Employment, 16-64 population and jobs density, by settlement, 2016

Settlement name	Employment, 2016	Working-age (16-64) population, 2016	Jobs density, 2016	% share of Cheshire East employment total
Alderley Edge	4,000	3,200	1.27	2.1

Housing market

House prices

For smaller settlements, median prices range from under £185,000 in Haslington and Shavington to **£400,000 or more in Goostrey, Alderley Edge, Bunbury and Prestbury.**

Transport

In terms of footfall, Crewe is the busiest of the Borough's train stations, with an estimated 3,086,000 entries and exits in 2016/17 – up 76% on 2006/07 and up 31% on 2011/12. The next three largest stations are Macclesfield (1,661,000 entries and exits in 2016/17, up 53% on 2006/07), Wilmslow (1,531,000, up 207%) and Knutsford (513,000, up 106%). As Figure 37 shows, activity at Wilmslow lagged far behind Macclesfield in 2006/07, but the two towns now host similar levels of rail passengers. The towns of Nantwich (up 273% between 2006/07 and 2016/17), Alsager (245%) and Sandbach (231%) **saw even faster growth during this ten-year period, as did the smaller settlements of Alderley Edge (213%)** and Disley (207%); the growth at Alsager might be explained in part by the station's direct connection to London.

4.2.2 Cheshire East Retail Study Update 2018 Cheshire East Council Final Report March 2018

Prepared by WYG Environment Planning Transport Limited.

1. Introduction

1.1 Instruction

1.1.1 In mid-2015 Cheshire East Council and Cheshire West and Chester Council jointly commissioned WYG Planning (hereafter referred to as 'WYG') to undertake the Cheshire Retail Study. Whilst individual retail studies were prepared for each council, both studies were underpinned by the findings of a household survey of shopping patterns across Cheshire undertaken on behalf of both councils. The Cheshire Retail Study report completed on behalf of Cheshire East was published in May 2016 (hereafter referred to as the '2016 CERS').

1.1.2 Cheshire East Council has now commissioned WYG to undertake an update of the 2016 CERS. The update study (the 'CRS Update') will assist the Council in taking forward its Site Allocations and Development Policies Document.

1.1.3 The CRS Update provides an up-to-date quantitative assessment of the future capacity for additional convenience and comparison floorspace across the Cheshire East administrative area.

1.1.4 The quantitative retail capacity assessment draws on the findings of the shopping survey of 2,100 households across Cheshire and that was undertaken by NEMS Market Research Limited across September 2015 and February 2016 to inform the 2016 CERS. However, our updated assessment takes into consideration the most recent population projections, expenditure estimates and growth forecasts published by Experian in December 2017, and takes account of the current position in respect of retail commitments in order to provide an up-to-date assessment of quantitative retail need.

1.1.5 The CRS Update report provides an overview of our methodological approach to assessing the retail capacity across the Cheshire East administrative area, prior to setting out our findings in respect of the updated quantitative need for additional retail floorspace in the period up to 2030.

1.1.6 The CRS Update should be read alongside the 2016 CERS, which provides detailed information in relation to matters such as shopping patterns across the Study Area and the health of the defined Principal Town Centres and Key Service Centres in the borough.

2016 CERS Appendix 4 – Local Service Centre Health Check Assessments

Alderley Edge Health Check Assessment Centre Overview

Alderley Edge has a population of 5,400 (2013 Mid Year Population Estimates, ONS). It is an affluent area with house prices that exceed the national average. The centre is defined as a 'town and district centre' within the current Macclesfield Local Plan. Within the emerging Cheshire East Local Plan it is identified as the third largest 'Local Service Centre' by population (2013, Mid Year Estimates, ONS). The number of retail units Alderley Edge has placed it at the upper end of this level of Centre, with a comparable number to some of the smaller Key Service Centres.

Alderley Edge centre is located only approximately 2.5 km south of Wilmslow town centre. Wilmslow provides most of the higher order needs, leaving Alderley Edge to provide a more local and service role. The centre also has a significant specialism in leisure, with a number of restaurants and drinking establishments, which serve a wider catchment. Alderley Edge has a direct train line to Manchester and the train station is located at the northern end of the centre.

Physically, Alderley Edge is a linear centre straddling London Road. This was historically the main route southwards from Wilmslow and Manchester, forming part of the A34. Within the last five years, the centre has been bypassed and through traffic no longer needs to pass through the centre. However, a significant amount of traffic still uses London Road for more local accessibility. At the southern end of the town centre London Road forms a junction with the main roads to Macclesfield and Congleton.

The centre is anchored by the Waitrose store at the northern end of London Road, set back from the street frontage and at a lower level. There is a smaller Tesco Express store on the opposite side of the road. London Road takes the form of a traditional linear high street. It is well represented by national multiple banks and coffee shops but other than this Alderley Edge is largely composed of independent businesses. These are a mix of bars/cafes/restaurants, local convenience stores, retail services and a vibrant sector of independent comparison stores. There are a number of businesses and community facilities on adjacent side streets and back streets (Trafford Road, West Street and George Street) including offices, GP surgeries and dentists.

The retail offer forms part of a wider service role. In addition to the train station, Alderley Park is a large and well equipped park on the edge of the centre. There is a small library on London Road and also the large St Philip's Parish Church on Ryleys Lane. There are a small number of offices at the edge of the centre, both in purpose built accommodation and in converted Victorian residential properties. Alderley Edge School for Girls is a private secondary school to the immediate north of the centre. Alderley Edge is a place where people live within and very close to the centre, both in apartments above retail units and in new townhouse and apartment developments.

In 2014 Alderley Edge had a Venuescore rank of 1,895. This compares to the much higher rank of 285 for nearby Wilmslow; and 225 for Macclesfield. Alderley Edge's rank has increased majorly within the last 5 years: in 2010 it was at 2,678.

Table 1: Alderley Edge Centre Facilities

National Operators	Total
Key Anchor Store: Waitrose, Tesco Express Other National Retailers: Caffè Nero, Costa, NatWest, Barclays, RBS, Martins Newsagent, William Hill, Gusto	10
Community Facilities (including edge of centre)	
Library, Alderley Park, Medical Practice, Parish Church, Sports Club (private)	5

Diversity of Uses

Table 2: Diversity of Uses in Alderley Edge District Centre (25th August 2015)

	Number of Units			Floorspace Figures		
	No.	Alderley Edge	UK	Sq.m	Alderley Edge	UK
Convenience	11	13.8%	8.5%	2,722	26.0%	15.1%
Comparison	24	30.0%	32.3%	2,032	19.4%	36.1%
Retail Service	17	21.3%	14.3%	1,856	17.7%	7.5%
Leisure Service	18	22.5%	22.5%	2,845	27.2%	23.3%
Financial and Business Service	9	11.2%	10.8%	960	9.2%	8.2%
Vacant	1	1.2%	11.3%	60	0.6%	9.2%
Total	80	100.0%	100.0%	10,475	100.0%	100.0%

*The latest floorspace figures for the centre have been calculated directly from Ordnance Survey data. Earlier data is not available for comparison.

Source: WYG site visit, 25 August 2015.

UK average from the Experian Goad Category Report (July 2015)

Alderley Edge has a relatively high number of convenience stores (5.3 percentage points above the national average). This reflects both the national supermarkets but also a number of high quality independent food stores (e.g. Alderley Cheese Wedge, Wienholt's, The Yard) and reflects its role as a local centre for the everyday needs of the community.

The comparison sector is slightly underrepresented compared to the UK average, in terms of the proportion of units, but is significantly higher than would be expected for a settlement of this size: providing 24 stores for a population of only 5,400 people (for example in comparison Handforth has 13 comparison stores for a population of 6,600 and Holmes Chapel has 12 for 5,600 people). When measured in floorspace the difference to the UK average is much more substantial (10.6% below the national average). This highlights the fact that the comparison stores in Alderley Edge are small units, indeed they are all within 19th century domestic scale buildings. These are mostly independent fashion or home interiors stores. One in four of the comparison units are charity shops; but it should be noted that instead of indicating limited local spending power there are reports that shoppers may be attracted to the clothes donated to these stores by wealthy local residents (this has been reported in the national press: the Mirror Online, The Mail Online and The Guardian, for example:

<http://www.mirror.co.uk/money/personalfinance/cutbackonfashioncostswithcharity11803>.)

There is a significant overrepresentation of retail services, at more than one third above the national average. These are dominated by the health and beauty sector, and also with a significant number of travel agents. The financial and business sector includes a typical mix of banks and estate agents. The leisure sector has an exact match in representation with the UK average. It includes a healthy mix of cafes, restaurants and bars and, beyond a few units, is dominated by quality independents. This includes a number of well known restaurants with a good reputation and Alderley Edge has a vibrant nighttime economy. Uses are mixed

within the centre, although the comparison uses are focused within the core area of London Road. Beyond the sector breakdown, it is clear from looking at the types of businesses within each sector that the range of uses indicates high local affluence and an offer aimed at discerning residents and visitors.

Vacancies:

Alderley Edge is fortunate in having only one vacancy at the time of survey. This is well below the UK average and is a good indicator of the health of the centre.

Accessibility:

Alderley Edge has a rail station which is on the West Coast Mainline and offers regular services to/from Stockport, Manchester and Crewe every 30 minutes. By changing at Crewe or Wilmslow, London is also accessible by train. Alderley Edge also has the 130 bus running via London Road every 30 minutes with a service to Macclesfield, Wilmslow and Manchester.

The centre has two main car parks. There is a Council owned car park by Waitrose that provides 62 spaces up to 2 hours for 80p. A second Councilowned car park on South Street provides 47 spaces at the same price, with an option of parking up to 3 hours for £1.80. A smaller Councilowned car park on West Street offers 20 spaces with competitive pricing for up to 5 hours. There is also a good supply of free onstreet short stay parking. Parking spaces are usually busy but a space can be typically found.

Environmental Quality:

Alderley Edge has a high quality environment, resulting from the consistency and condition of the Victorian properties on London Road and from the public realm, which benefits from wide pavements and street trees. Although there is no public space beyond the pavements, there are many cafes and restaurants with outdoor seating that serve to animate this space. Traffic is effectively slowed by parking and turning movements, and at pedestrian crossings, and so does detract significantly from the pedestrian experience. Alderley Edge is therefore a pleasant place to visit for shopping and to eat/drink. It also benefits from proximity to The Edge country park, offering an attractive opportunity for a shared leisure trip which can see its local catchment increase, especially at weekends.

Pedestrian Flows:

Pedestrian flows are generally steady but not high. Many visitors appear to use the private car and visit individual units, parking close by. As previously mentioned, there are also many people living within or very close to the town centre providing a strong walking catchment. Waitrose is somewhat set apart from London Road and its shoppers appear to mostly park directly outside. Nevertheless the centre is sufficiently animated by pavement cafes and passing traffic.

Commercial Rents:

A review of commercial rents for retail properties has revealed that the rental values have remained largely constant in the last five years but vary significantly depending on location and quality of accommodation. High quality properties on London Road can currently achieve £413/sq.m. per annum but secondary locations command rents below £200/sq.m. per annum.

Table 3: Commercial Rents

Historic Deals	Current Availability
2013: £171 /sq.m. p.a (Trafford Road)	£178 /sq.m. p.a. (London Road)
2014: £413 /sq.m p.a. (London Road)	£198 /sq.m. p.a. (Macclesfield Road)
2012: £199 /sq.m. p.a. (South Street)	£237 /sq.m. p.a. (London Road)
2012: £198 /sq.m. p.a. (Macclesfield Road)	£273 /sq.m. p.a. (London Road)
2010: £336 /sq.m. p.a. (London Road)	
2012: £356 /sq.m. p.a. (London Road)	
2012: £266 /sq.m. p.a. (London Road)	

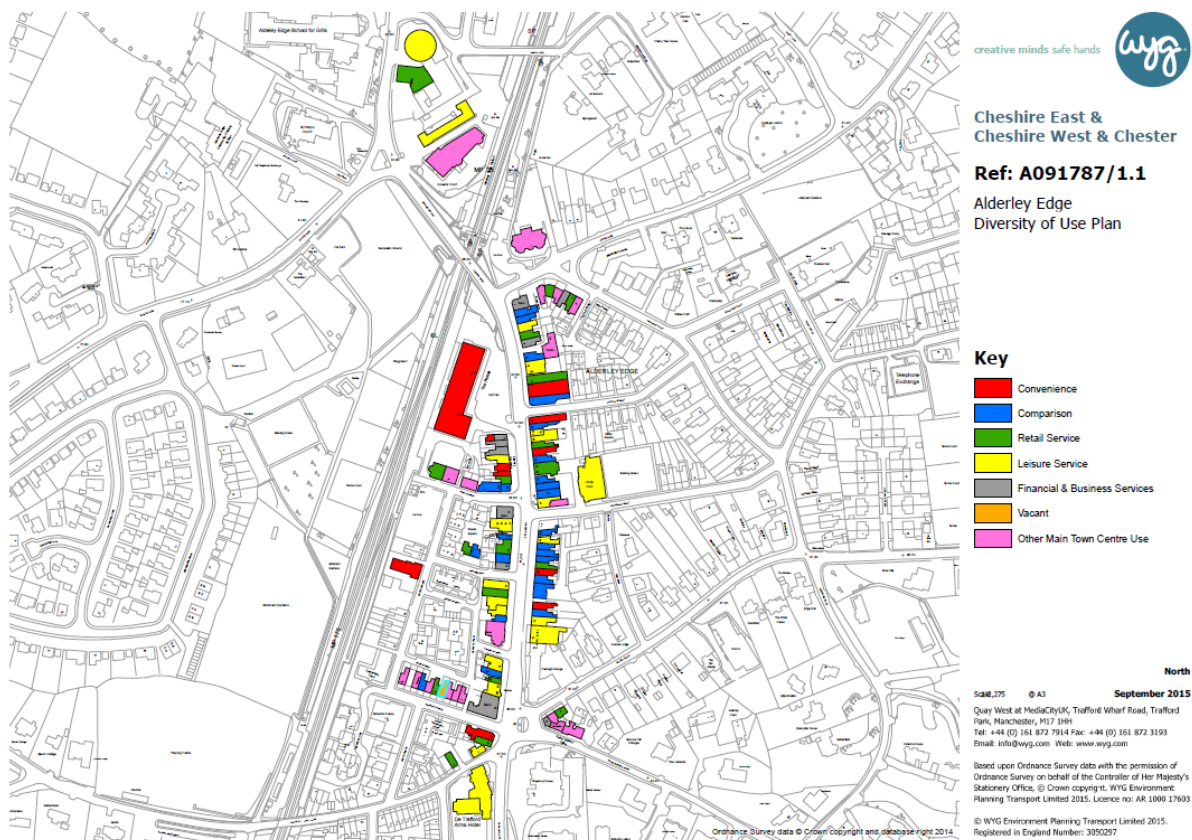
Source: EGi website, retrieved 22 October 2015

Digital High Street:

There is one website “www.alderleyedge.com” that provides a directory of all clothes shops with their address and telephone numbers, but it does not provide a link to their website or any additional information. Moreover it is rather difficult to search this website and it appears to only list clothes shops. There does not appear to be any other centrewide website. Most of the stores do have their own good quality websites, including the independents (e.g. Running Bear, the Lavender Tree and Runway). There is a need to pull all these together into a comprehensive, quality website for the centre. Waitrose is the only store that has a widely online advertised clickandcollect facility. There is no free wifi provided outdoors in the town centre but most cafes and restaurants provide free wifi to customers. There are three wifi hotspots provided by The Cloud but none by BT. There is therefore good potential for digital services, given the size of the centre, but a key opportunity exists to provide a quality, comprehensive website to coordinate and support efforts by individual traders.

Summary:

In summary, Alderley Edge is a successful centre with a well defined role that continues to trade well despite its close proximity to the larger centre of Wilmslow. It performs both a local service role for Alderley Edge residents and a quality leisure role for a local and wider catchment. Both roles are marked by particularly high quality, predominantly independent units; and are supported by high local affluence and a widespread reputation. The local service role extends beyond retail to include an excellent range of commercial and community facilities. The leisure role benefits from a high quality street environment. These features have allowed the centre to coexist successfully with Wilmslow, which has a different offer and a relative weakness in the quality leisure sector (see the Wilmslow Heath Check Report). Alderley Edge therefore appears to have a robust future, provided that it retains quality independent uses and its distinctive character.





4.2.3 Cheshire East Employment Land Review 2012¹⁴

This Employment Land Review assessed the supply and demand for employment land and premises in Cheshire East up to 2030. The study considered all employment land uses which fall within the 'B' Use Class of the Use Classes Orders. This includes:

B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

B8 Storage or distribution - This class includes open air storage.

The Review comprised three stages:

Stage 1 took stock of the existing situation

Stage 2 involved assessing future requirements for employment land through the completion of a range of complementary techniques to provide a full picture of future requirements at a range of geographic levels such as sub-area and settlement levels.

Stage 3) identified a 'new' portfolio of sites

5 Employment background

5.12 Conclusions

In the Borough's rural areas there is:

- A lack of vacant marketed industrial floorspace, small units, freehold availability and modern space.
- Overall there has been good availability of office space but a lack of available industrial premises.
- Industrial schemes show a much better occupancy rate than the office ones, however the economics of industrial development are difficult, with limited profit margins to entice private sector investment.
- The supply for industrial uses is viewed to be more limited in the central corridor and the western half of Cheshire outside of Cheshire East.
- The analysis suggests that industrial schemes, in particular small unit development, freehold units and schemes offering serviced/short-term leases are the greatest areas of market failure.

7.4.1.3 Land analysis by sub- area and settlement

Alderley Edge is in the North Sub-Area.

North Sub-area

In the North sub-area there is a forecasted increase of 20.98ha in land demand between 2009 and 2030. Macclesfield has the highest amount of land demand in the sub-area with an increase of 7.59ha between 2009 and 2030. Wilmslow and Knutsford are the settlements with the second and third largest land demand, with forecasted increases of 3.96ha and 2.76ha respectively.

¹⁴

https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/employment_land_review_2012.aspx

4.3 Green Belt and Strategic Green Gaps

Cheshire East Council **Green Belt Assessment Update 2015** Final Consolidated Report

The purpose of the study is to provide an independent and objective appraisal of the Green Belt in Cheshire East against national Green Belt policy, including the five purposes of Green Belt, as defined in the National Planning Policy Framework.

1: General Area Assessments

For the stage 1 assessment, 44 General Areas were defined by dividing up the whole Green Belt using the very strong boundaries afforded by motorways and A roads.

Each defined General Area was assessed against the five purpose of Green Belt, as set out the National Planning Policy Framework (NPPF), paragraph 80:

1. To check the unrestricted sprawl of large built-up areas;
2. To prevent neighbouring towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Detailed criteria for assessing each purpose are set out in the study methodology, to ensure a consistent approach in assessing land against Green Belt purposes.

For each of the Green Belt purposes, each General Area was assessed as making:

- No contribution to that purpose of Green Belt;
- A contribution the that purpose of Green Belt;
- A significant contribution to that purpose of Green Belt; or
- A major contribution to that purpose of Green Belt.

A judgement was then made on the overall contribution the parcel makes to Green Belt, considering the extent to which the parcel fulfilled each of the five purposes as well as the fundamental aim of Green Belt, as defined in the NPPF paragraph 79: "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and permanence".

Areas taken forward for further assessment in stage 2 were areas adjacent to settlements in the settlement hierarchy (Alderley Edge, Alsager, Bollington, Congleton, Chelford, Disley, Handforth, Knutsford, Mobberley, Poynton, Prestbury, Macclesfield and Wilmslow) as well as areas adjacent to other settlements within stage 1 General Areas identified as making a 'contribution' or 'no contribution' to Green Belt. These additional areas were around High Legh, Scholar Green, Rode Heath, Mount Pleasant and Mow Cop.

Stage 2: Green Belt Parcel Assessments

For stage 2, parcels of land for assessment were defined using defensible boundaries. A classification of strong, moderate and weak boundaries was produced. Parcels of land were defined by searching out from the existing settlement to the nearest strong boundary. Where this would result in a parcel

of over 5 ha, moderate boundaries were used where possible to reduce the size of the parcel. Weak boundaries have not been used to define parcels.

Each parcel was assessed against the five purposes of Green Belt and given an overall judgement, using the same methodology and assessment categories as for the General Areas assessments. Of the 401 parcels identified, none were judged overall to make no contribution to the Green Belt; 84 were judged to make a contribution; 206 were judged to make a significant contribution and 111 were judged to make a major contribution. The results of the parcel assessments are shown in the maps accompanying the main Green Belt Assessment Update document.

Findings

The Green Belt Assessment Update only considers the purposes of Green Belt. It does not consider any other planning factors, such as sustainable development; landscape; ecology; or infrastructure etc. As such, it does not make any recommendations as to which areas of land should or should not be released from the Green Belt.

The results of the assessment will be used to inform decisions regarding land to release for potential development. These decisions will also need to consider all the other evidence but in Green Belt terms, the parcels identified as making 'a contribution' have the greatest potential to be considered for release due to their lower contribution to Green Belt function. Release of parcels assessed as having a higher weight and making a significant or major contribution can also be considered but the weight of evidence would need to be greater to show the exceptional circumstances which outweigh the benefits of a potential site remaining in the Green Belt. Conversely, there may be other factors which count against releasing potential sites that make a lower contribution to Green Belt purposes, such as their recreational value, or constraints to development or sustainability considerations.

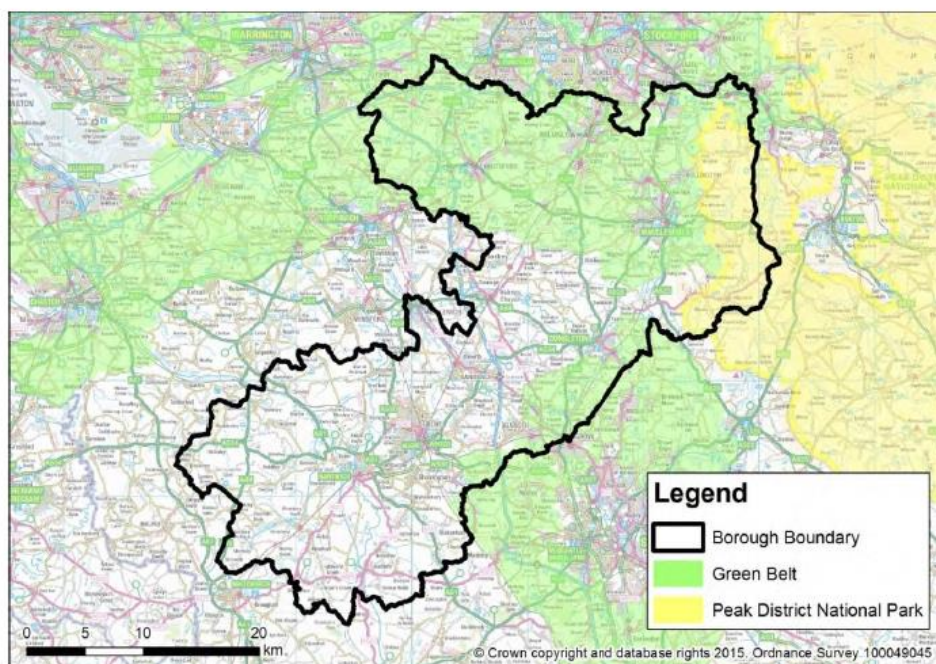


Figure 1-1: Map showing areas of Green Belt within Cheshire East

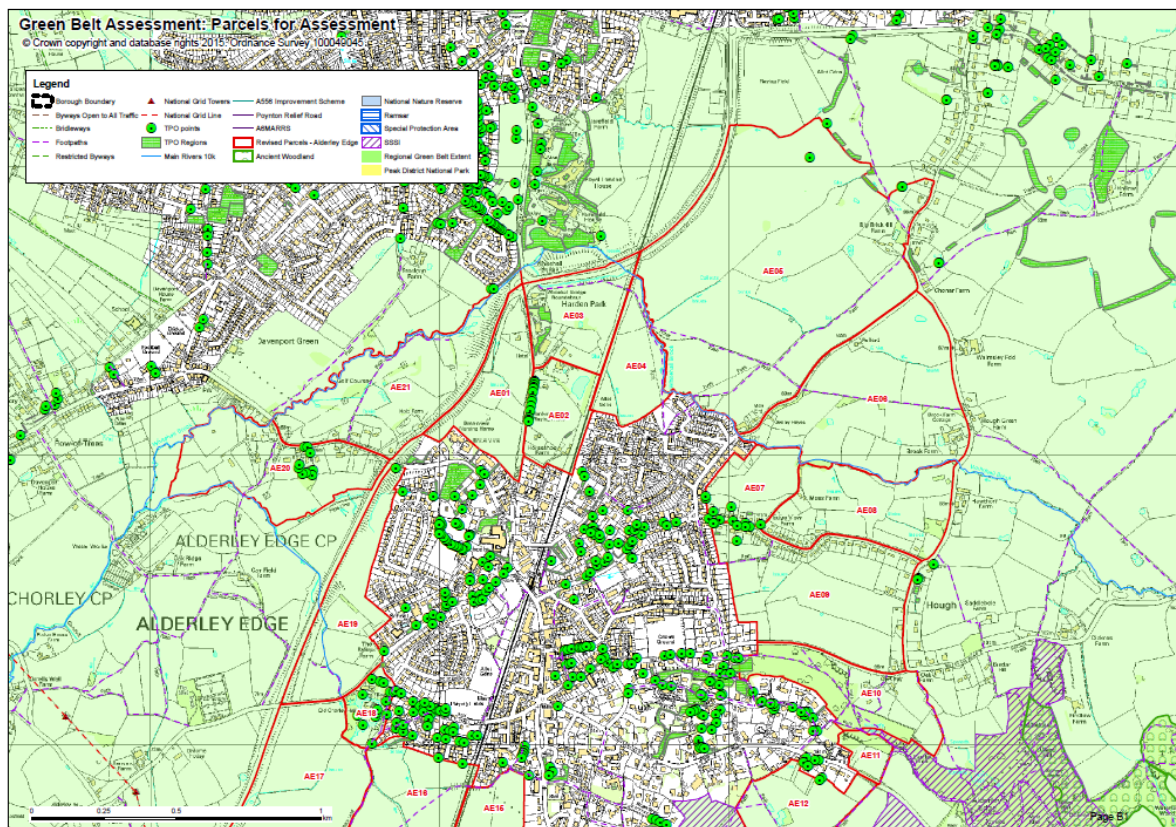
8.2.2 Geographical distribution

The assessment shows parcels which make a lesser contribution to the Green Belt due to being assessed as making a ‘contribution’ are clustered around Macclesfield and Wilmslow in the north of the district, and Scholar Green further south. There are no parcels which make ‘no contribution’.

The majority of parcels around Alderley Edge, Alsager, Bollington, Disley, Handforth, Mobberley, Poynton and Prestbury make either a ‘significant’ or ‘major’ contribution to the Green Belt in Cheshire East when assessed against the five purposes.

Mapped assessment results are shown in Appendix F.

Appendix B Green Belt Parcel Maps



Alderley Edge

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the revival of derelict and other urban land	Overall evaluation	Overall assessment
AE01: Land east of Alderley Edge Bypass and west of Alderley Road	Significant Contribution: Well contained by the surrounding road network (Alderley/Wilmslow Road to the east and the A34 to the west) and backs onto properties along Brook Lane to the south. Prevents the opportunity for development to spread northwards along Alderley/Wilmslow Road, where there are already a number of buildings, including a hotel and public house contained within the adjacent parcel (ALE02).	Major Contribution: A vital area of land in maintaining a gap between Wilmslow and Alderley Edge.	Significant Contribution: Detached from the main built up area of Alderley Edge (with the exception of the southern boundary along Brook Lane), relatively open in feel, although the proximity of main roads reduces this somewhat. Well contained by the surrounding road network to prevent encroachment in the long term.	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area does not fall within the 250m buffer to the south of the parcel however there is a listed building within the buffer but it is separated by an area of residential properties.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. Although the strong boundaries would prevent encroachment into the countryside, the parcel has an essential role in maintaining the separation of Alderley edge and Wilmslow. The land is has few urbanising influences and mainly consists of gently undulating fields. Openness is affected by the proximity of main roads, particularly the A34 to the west.	Major contribution
AE02: Land south of Hareton Park and east of Alderley Road	Significant contribution: The parcel is well connected to Alderley Edge and has limited development however the parcel has been largely successful in preventing urban sprawl. The parcel is bounded by Alderley Road to the west, existing development to the south, a railway line to the east and a field boundary to the north.	Significant contribution: The parcel forms a less essential gap between Wilmslow and Alderley Edge and a reduction in this gap would not lead to the merging of these settlements.	Significant contribution: The parcel provides a pleasant field which provides opportunities for outdoor sport and recreation. In general the parcel provides a significant degree of openness however there is mature woodland in the parcel which detracts from the overall sense of openness.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to each of the Green Belt purposes apart from preserving the historic setting of Alderley Edge as the parcel is not located near the historic core. The parcel has a significant contribution to preventing urban sprawl despite there being some development on the parcel. The parcel significantly contributes to safeguarding land as there is a plavine pitch in the parcel and has a significant degree of openness.	Significant contribution
AE03: Land south of A34 and east of Alderley Road	Contribution: The parcel has strong boundaries to the north (A34), the west (Alderley Road) and the east (railway line). The southern boundary comprises of a moderate field boundary with substantial mature tree line. The parcel has a limited contribution to preventing urban sprawl due to significant ribbon development along Alderley Road. The parcel has prevented further development due to the strong boundaries.	Major contribution: The parcel forms an essential gap between Alderley Edge and Wilmslow and a reduction in the gap could lead to the merging of the settlements. However the A34 on the northern boundary would provide a significant barrier to development.	Significant contribution: Although the parcel has significant urbanising influences along Alderley Road, there is still a significant degree of openness provided by the parcel. Mature tree lines surround the parcel and there is a cluster of woodland in the centre.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to preventing the merging of Wilmslow and Alderley Edge. If the parcel was removed from the Green Belt there is a risk that these settlements would merge therefore the parcel plays an essential role in preventing merging. The parcel has a significant contribution to safeguarding the countryside by providing a significant degree of openness. The parcel also provides a significant contribution to assisting urban regeneration. The parcel has a limited contribution to preventing urban sprawl as there is significant ribbon development along Alderley Road.	Major contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AE04: Land east of railway and west of Whitehall Brook	Significant Contribution: Small, fairly flat area of land, contained by strong boundaries created by the rear gardens of the properties along Beech Road to the south, Whitehall Brook to the east and the railway line to the west. However the parcel is only partially contained by the urban edge to the south, adjacent to the rear of properties on Beech Road.	Major Contribution: Prevents the closure of a narrow gap between Alderley Edge and Winslow and the two settlements merging.	Significant Contribution: Prevents the northerly expansion of Alderley Edge into a narrow gap separating Alderley Edge and Winslow. Although there are strong boundaries, the majority of the land is divorced from the urban area.	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area falls within the 250m buffer to the south of the parcel however it is separated from the parcel and the Green Belt by an area of residential properties.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. The parcel is mainly agricultural land, with a foot path crossing the northern edge and allotment gardens to the south western corner. The strong boundaries formed by the rear gardens of properties along Beech Road to the south, Whitehall Brook to the east and a railway line to the west, create a coherent parcel, which is important in the separation of Alderley Edge and Winslow.	Major contribution
AE05: Land east of A34 / railway and west of Heyes Lane /Hough Lane	Major Contribution: Parcel is isolated from the urban area, with only a small area along the southern boundary abutting the urban edge. The parcel has an important role in preventing ribbon development, particularly along Heyes Lane, but has moderately strong boundaries to the South, east and west (rear of properties along The Circuit to the south, Whitehall Brook to the south west Heyes Lane to the north east and the A34 to the north west). The Northern boundary is not as robust, created by field boundaries formed by hedgerows and narrow lines of trees (not protected) and is unlikely to be sufficient to contain development.	Major Contribution: Prevents the closure of a narrow gap between Alderley Edge and Winslow and the two settlements merging, particularly at Hough Lane where there is some ribbon development spreading southwards from Winslow.	Major Contribution: Fairly flat open piece of land used for agriculture, open in character (although there are some properties and farm buildings mainly confined to the outer edges with outdoor sports facilities and allotments gardens to the south). Forms an important part of the northern edge of Alderley Edge, preventing encroachment, which would significantly narrow the gap between Alderley Edge and Winslow, particularly along Hough Lane. The northern boundary would be unlikely to prevent development encroaching northwards in the long term.	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area falls within the 250m buffer to the south west of the parcel however it is separated from the parcel by a considerable area of residential development.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. Fairly flat area of land between A34, railway, Heyes Lane, Hough Lane and Whitehall Brook consisting predominantly of large fields separated by hedges and narrow lines of trees (not protected) and a number of water courses and footpaths cross the area. Land plays an important role in preventing the spread of Alderley edge northwards and preventing further ribbon development southwards along Hough Lane and ultimately in preventing the 2 settlements merging.	Major contribution
AE06: Land to the south of Heyes Lane	Significant contribution: The parcel has a limited connection to the urban settlement of Alderley Edge however is largely not connected. The parcel has strong boundaries including Hough Lane, Heyes Lane and a river. There is some development on parcel which consists of farm buildings. As the majority of the parcel is largely undeveloped, the parcel has been largely successful in preventing urban sprawl.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.	Major contribution: The parcel consists of flat open farmland with long line views across the countryside. There are some urbanising influences in the parcel however the parcel is large and has a significant degree of openness despite these influences.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt due to its contribution to safeguarding the countryside. The parcel is mainly open farmland with field boundaries consisting of hedgerows. The parcel offers a major degree of openness. The parcel has a significant contribution to preventing urban sprawl given there is a limited amount of development on the parcel. The parcel has limited contribution to preserving the historic settlement and no contribution to the prevention of merging.	Major contribution

1 Issue 17 July 2015
 V:\Alderley Edge NDP Assessment\2.0 Assessment\2.1 Assessment\2.1.1 Final Report.docx

Page C2

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AE07: Land to the east of Heyes Lane and north of Moss Road	Significant contribution: The parcel is well connected to Alderley Edge and has some ribbon development on the southern boundary along Moss Road. The parcel has been successful in preventing urban sprawl across the parcel and therefore has a significant contribution to the purpose.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.	Significant contribution: The parcel has a significant contribution to the purpose of the Green Belt. It provides a significant degree of openness that has few urbanising influences.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to preventing sprawl on the Green Belt and safeguarding land. There is a limited amount of ribbon development on the southern boundary however the parcel has largely prevented urban sprawl and provides a significant degree of openness. The parcel plays a significant role in assisting urban regeneration, however has a limited contribution to preserving the historic setting of towns.	Significant contribution
AE08: Land to the north of Moss Road and west of Hough Lane	Significant contribution: The parcel is not particularly well connected to Alderley Edge and has some ribbon development on the southern boundary along Moss Road. The parcel has been successful in preventing urban sprawl across the parcel and therefore has a significant contribution to the purpose.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside and provides a significant degree of openness. There are few urbanising influences in the parcel which do not form the openness of the parcel.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to preventing sprawl on the Green Belt and safeguarding land. There is a limited amount of ribbon development on the southern boundary however the parcel has largely prevented urban sprawl and provides a significant degree of openness. The parcel plays a significant role in assisting urban regeneration, however has a limited contribution to preserving the historic setting of towns.	Significant contribution
AE09: Land between Moss Road and Mottram Road	Significant Contribution: Parcel is well connected to the urban edge - adjacent to residential properties on 3 sides (Moss Road to the north, Hough Lane to the east and Duke Street to the west), with existing ribbon development along Moss Road and to a lesser extent along Hough Lane. Despite the existing ribbon development, the parcel does have an important role in preventing further ribbon development along Mottram Road.	No Contribution: Parcel is located to the east of Alderley Edge forming part of the wider Green Belt, but does not serve a separation function between Alderley Edge and Prestbury.	Contribution: Strong/robust boundaries created by Moss Road to the north, Hough Lane to the east, Mottram Road to the south and the rear gardens of properties along Duke Street to the west, would be sufficient to prevent encroachment into the countryside in the long term. Residential properties surround much of the parcel and can be seen across the area limiting the feeling of openness. As such the role of the parcel in preventing encroachment is limited.	Major contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area falls within the 250m buffer to the west of the parcel adjoining the Green Belt boundary and being adjacent to the south western edge of the parcel along Mottram Road. There are also a number of listed buildings within this Conservation Area. Alderley Edge is a Local Service Centre with a cluster form. The land form of the Green Belt to the east of Alderley Edge is flat with fields of varying sizes.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. Located to the east of Alderley Edge, this parcel is surrounded by properties, limiting the role of the parcel in terms of preventing ribbon development and sprawl. While the area is mostly within agricultural use, the feeling of openness is reduced as properties can be seen across the area. Whilst the parcel makes a major contribution to preserving Alderley Edge's historic setting and character, the parcel makes no contribution to preventing Alderley Edge from merging with other settlements.	Significant contribution

1 Issue 17 July 2015
 V:\Alderley Edge NDP Assessment\2.0 Assessment\2.1 Assessment\2.1.1 Final Report.docx

Page C3

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AE10: Land to the south of Mottram Road	Significant contribution: The parcel is well connected to the urban settlement on the western side of the parcel and there is limited development along the northern boundary of Mottram Road. The parcel is bounded by existing development to the west and field boundaries to the east and the south. The gradient and woodland would prevent further development.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.	Significant contribution: The parcel has a significant contribution. The parcel offers long line views across AE09 however is densely wooded therefore has a limited degree of openness. However the parcel has a significant contribution to preventing encroachment on the countryside.	Major contribution: Alderley Edge is a historic town with a designated Conservation Area. The parcel is within the 250m buffer to the west of the parcel adjoining the Green Belt boundary and being adjacent to the south western edge of the parcel along Mottram Road. There are also a number of listed buildings within this Conservation Area. Alderley Edge is a Local Service Centre with a cluster form. The land form of the Green Belt to the east of Alderley Edge is flat with fields of varying sizes.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt. The parcel has limited development within its boundaries however for the most part is undeveloped. The parcel is densely wooded and has a steep gradient, therefore limiting opportunities for further development and encroachment. The parcel has a significant contribution to preserving the historic settlement and assisting urban regeneration.	Significant contribution
AE11: Land to the south of Macclesfield Road	Significant contribution: The parcel has a significant contribution to the purpose as it has prevented urban sprawl from Alderley Edge despite being well connected to the settlement and bounding a limited amount of existing development.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.	Significant contribution: The parcel has a limited degree of openness due to the size of the parcel and the presence of mature woodland along the north and western boundaries. However there has been no encroachment on the parcel and therefore the parcel has a significant contribution to the purpose. There is development to the west of the parcel which is a slight urbanising influence and Macclesfield Road provides a significant urbanising influence.	Significant contribution: The parcel is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to preventing urban sprawl especially as the parcel is well connected to Alderley Edge. The parcel is heavily wooded in the northern area of the parcel which detracts from the openness of the parcel however still provides a significant contribution to safeguarding the countryside. The parcel has a significant contribution to preserving historic towns and assisting urban regeneration.	Significant contribution
AE12: Land to the south of Macclesfield Road	Significant contribution: The parcel is bounded by existing development to the north and north west and is well connected to the settlement. Despite this, the parcel has prevented further urban sprawl from Alderley Edge. There is existing ribbon development along Macclesfield Road to the north of the parcel and the parcel plays a major role in preventing further ribbon development along Macclesfield Road. Overall, the parcel makes a significant contribution to preventing urban sprawl.	No contribution: The parcel has no contribution to the prevention of merging as there is no settlement located near the south or east of Alderley Edge.	Significant contribution: The parcel has a significant degree of openness and is characterised by sloping open farmland and clusters of woodland. The existing development along the north and north west boundaries provides a limiting factor to the openness of the parcel. The parcel offers long line views of open farmland from the footpath traversing the eastern boundary.	Significant contribution: The parcel is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt purpose of preventing urban sprawl. Removal of this parcel from the Green Belt would detrimentally undermine this purpose as the parcel is well connected to the urban settlement of Alderley Edge and would provide an opportunity for development to take place. The parcel has a significant contribution to safeguarding the countryside as it provides long line views across countryside with small clusters of woodland. The parcel also provides a significant contribution to assisting urban regeneration and preserving the historic settlement.	Significant contribution

10 June 17 July 2015
 10 June 17 July 2015

Page C4

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AE13: Land to the east of Conington Road between Whitebarn Road and Artists Lane	Significant contribution: The parcel has a significant contribution to preventing urban sprawl. Although there are some developments within the parcel, these have taken place along roads therefore producing ribbon development. There are farm buildings along Artists Lane and a housing development on Conington Road. The parcel has strong boundaries to the south (Artists Lane) and to the west (Conington Road). The east and north consist of moderate field boundaries.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the south of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside however there are some urbanising influences on the parcel which in some places restrict the degree of openness provided by the parcel. The parcel still provides a significant degree of openness despite these urbanising influences. The parcel consists mainly of undulating farmland and some clusters of woodland.	Significant contribution: The parcel is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to the prevention of urban sprawl and safeguarding the countryside. Although the parcel has a significant contribution to urban sprawl development has taken place on the parcel. This represents encroachment on the countryside however the parcel is large and therefore the development has a limited impact on the perception of openness.	Significant contribution
AE14: Land between Conington Road and the railway line	Significant contribution: There is some ribbon development to the east of the parcel however the parcel has been largely successful at preventing development from spreading further west. The parcel is bounded by the railway to the west therefore development would be contained. The other boundaries consist of Conington Road to the east and field boundaries to the north and south.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the south of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside due to the openness provided by the open farmland. The existing development to the east provides a significant urbanising influence to the parcel however the parcel still retains a significant degree of openness.	Significant contribution: The parcel is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to the prevention of urban sprawl in addition to the safeguarding of the countryside. The parcel has some ribbon development on the eastern boundary however the parcel retains a significant degree of openness. The parcel has significant contribution to assisting urban regeneration and preserving the historic setting of Alderley Edge.	Significant contribution
AE15: Land to the east of the railway line and south of Netherfields	Significant contribution: The parcel has a significant contribution to preventing urban sprawl as the parcel has strong boundaries to the north, west and east. The southern boundary is a field boundary accompanied by a hedgerow. The parcel is well connected to the settlement of Alderley Edge however does not provide an opportunity for round off.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the south of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside due to the openness provided by the open farmland. There is a significant urbanising influence from the 'A' Pearson and Sons' development to the south of the parcel however the parcel is large and still retains a significant degree of openness. Although the	Significant contribution: The parcel is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt as it has prevented sprawl and has strong boundaries ensure a lack of encroachment. There are urbanising influences around the parcel however there is still a significant degree of openness. The parcel has no contribution to the prevention of merging settlements however has a significant contribution to preserving the historic setting of Alderley Edge.	Significant contribution
AE16: Land to the west of the railway line and south of Downesway	Significant contribution: The parcel has a significant contribution to preventing urban sprawl as the parcel has strong boundaries to the north (existing development), west (Green Lane) and east (railway line). The southern boundary is a field boundary accompanied by a hedgerow and bounds existing development. The northern part of the parcel is well connected to the settlement	No contribution: The parcel has no contribution to the prevention of merging as there is no settlement located near the south of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside due to the openness provided by the open farmland. There is a significant urbanising influence from the 'A' Pearson and Sons' development to the south of the parcel however the parcel is large and still retains a significant degree of openness. Although the	Contribution: The parcel has a limited contribution to preserving the setting of Alderley Edge.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the	The parcel has a significant contribution to the Green Belt as it has prevented sprawl and has strong boundaries ensure a lack of encroachment. There are urbanising influences around the parcel however there is still a significant degree of openness. The parcel has no contribution to the prevention of merging settlements and a limited	Significant contribution

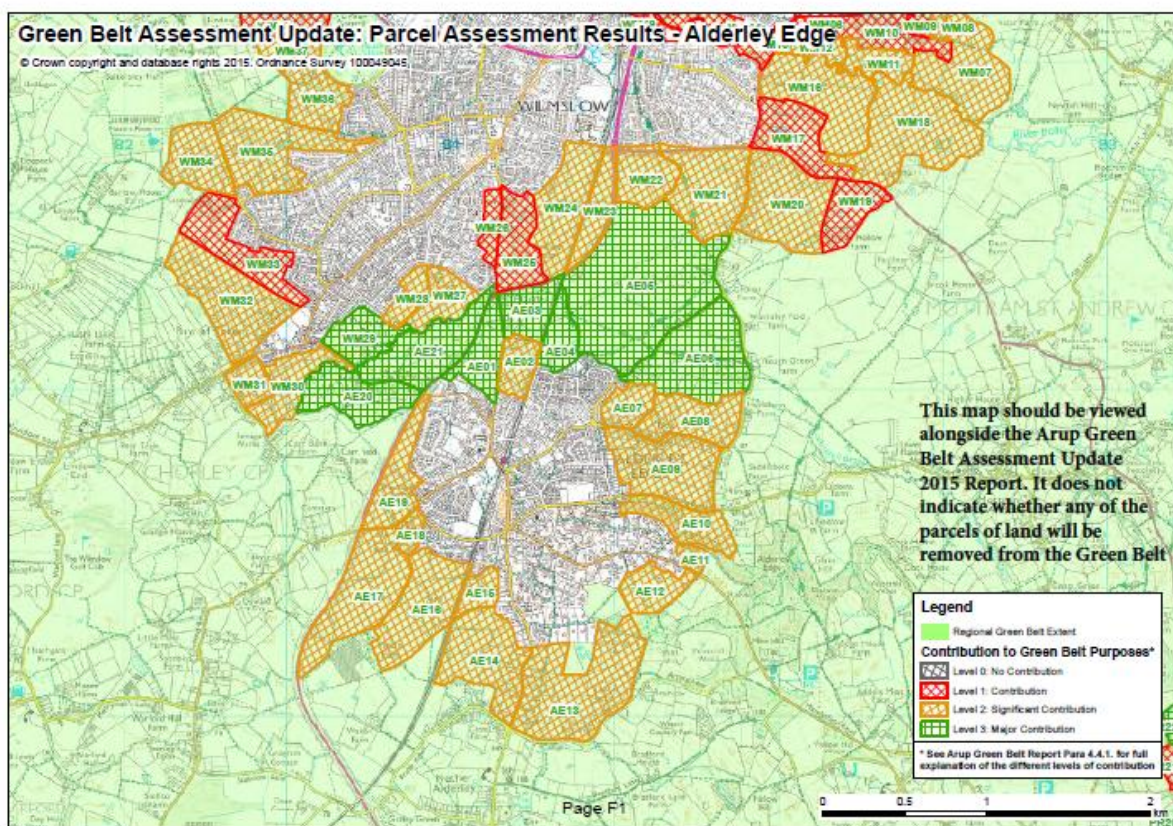
10 June 17 July 2015
 10 June 17 July 2015

Page C5

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
	of Alderley Edge however does not provide an opportunity for round off. Although the southern part of the parcel bounds existing development, there is no opportunity for round off.		parcel borders existing development and the railway line, this does not detract from the openness.		purpose.	contribution to preserving the historic setting of Alderley Edge.	
AE17: Land to the east of Melrose Way and south of Chelford Road	Significant contribution: The parcel has a significant contribution to preventing urban sprawl as the parcel has strong boundaries to the north, west and east. The southern boundary is a footpath the follows existing development. The parcel does not provide an opportunity for round off as it is not well connected to the settlement.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the south west of Alderley Edge.	Significant contribution: The parcel has a significant contribution to safeguarding the countryside due to the openness provided by the open farmland. There is a significant urbanising influence from the 'A Pearson and Sons' development to the south of the parcel however the parcel is large and still retains a significant degree of openness.	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt as it has prevented sprawl and has strong boundaries ensure a clear boundary. There are urbanising influences around the parcel however there is still a significant degree of openness. The parcel has no contribution to the prevention of merging settlements and a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution
AE18: Land to the west of Green Lane and south of Chelford Road	Significant contribution: The parcel has a significant contribution to preventing urban sprawl. Although there is some development within the parcel it is historic development and there has been no 'modern' development within the parcel. The parcel is small and well connected to Alderley Edge. It has strong boundaries to the north, west and east and south.	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the west of Alderley Edge.	Contribution: There is limited contribution to safeguarding as there is development on the parcel which provides a significant urbanising influence. There is still a degree of openness on the parcel therefore it has a limited contribution to the purpose.	Significant contribution: There is a Grade I listed buildings within the parcel along with a scheduled ancient monument. The parcel therefore has a significant contribution to preserving the historic town of Alderley Edge.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a significant contribution to the Green Belt due to the prevention of urban sprawl as the parcel has strong boundaries. The parcel has a significant contribution to preserving the historic setting of Alderley Edge and assisting urban regeneration. The parcel has no contribution to the prevention of merging and a limited contribution to safeguarding the countryside as there is development on the parcel which limits the degree of openness.	Significant contribution
AE19: Land to the east of Melrose Way, north of Chelford Road	Contribution: Well connected to the urban area to the east, where the parcel backs onto properties off Wilmslow Green, Aldford Place, Haddon Close and Sutton Road. The A34 forms western boundary, while Chelford Road forms the southern boundary. New residential properties off Brook Lane are located to the north of the area, where existing ribbon development is evident. Parcel helps to prevent ribbon development to the south along Chelford Road, although the A34 will not ultimately check sprawl in the long term.	Significant Contribution: Forms part of the narrow Green Belt between Alderley Edge and Winslow to the north although this role is limited by the location of A34 to the west, which would limit any future development.	Contribution: Well contained area of land, connected to the urban edge along the northern and eastern boundaries. Land feels relatively open when looking westwards, despite being connected to residential properties and being extremely narrow, due to the lower positioning of the road. Location of the A34 would provide a barrier to further encroachment into the countryside.	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area does not fall within the 250m buffer to the east of the parcel however there is a listed building within the buffer zone and a Scheduled Ancient Monument and further listed buildings within parcel AE18 located to the south east.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a significant contribution to Green Belt purposes. Narrow area of land, located to the west of Alderley Edge, adjacent to the urban edge and the A34. Ribbon development evident to the north of the area along Brook Lane. Limiting the role of the land, although has a limited part to play in preventing further development to the south along Chelford Road. The parcel makes a significant contribution to preventing Alderley Edge and Winslow from merging albeit the location of the A34 would prevent encroachment into the countryside in the long term. The parcel is located close proximity to historic	Significant contribution

Parcel	1 Check the unrestricted sprawl of large built-up areas	2 Prevent neighbouring towns merging into one another	3 Assist in safeguarding the countryside from encroachment	4 Preserve the setting and special character of historic towns	5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Overall evaluation	Overall assessment
AE20: Land south of Whitehall Brook/Brook Lane and east of Melrose Way	Contribution: The parcel has had limited success in preventing urban sprawl there is a large amount of development within the parcel. Therefore the parcel could provide an opportunity for round off.	Major contribution: The parcel forms an essential gap between Winslow and Alderley Edge and a reduction in this gap would lead to the narrowing of settlements. The A34 provides a strong boundary between the settlements.	Contribution: There is limited contribution to safeguarding as there is development on the parcel which provides a significant urbanising influence. There is still a degree of openness on the parcel therefore it has a limited contribution to the purpose.	Contribution: The parcel has a limited contribution to preserving the setting of Alderley Edge as it is separated from the settlement by the A34 which detracts from the historic setting.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel has a major contribution to the Green Belt as it prevents the settlements of Alderley Edge and Winslow from merging. A reduction in this gap would lead to the merging of these settlements. The parcel has limited contribution to preventing sprawl as there has been a large amount of development on the parcel and therefore there has been encroachment on the countryside. Despite this, the parcel has a degree of openness due to the nature of the parcel. The parcel has a limited contribution to preserving the historic settlement.	Major contribution
AE21: Land south of Whitehall Brook and north of Brook Lane	Significant Contribution: Large detached properties form the southern edge of the parcel along Brook Lane and form the extent of ribbon development opportunities. Part of the Alderley Edge Golf Club covers the remaining land within the parcel, with the remaining boundaries formed by the brook to the north and the A24 to the east. Parcel has a role in preventing the northerly sprawl of development from Alderley Edge towards Winslow	Major Contribution: Ribbon development along Brook Lane already links Alderley Edge with Winslow. Any additional development here would lead to the 2 settlements merging.	Significant Contribution: Majority of the parcel is formed from part of the Alderley Edge Golf Club. There are existing properties along Brook Lane, but the land feels predominantly open, although 'manufactured'. Although the land adjoins residential properties along Brook Lane, the area feels a little detached from the main urban areas (largely due to the A34 which separates the land from the main urban area). The land has a significant role in preventing the northerly spread of development towards Winslow	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area does not fall within the 250m buffer to the south of the parcel however there is a listed building located within the parcel along the southern boundary.	Significant contribution: Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the parcel makes a significant degree of contribution to the purpose.	The parcel makes a major contribution to Green Belt purposes. Land located between Brook Lane, Alderley Edge Bypass and Brook Lane. The majority of the area is part of the Alderley Edge Golf Course, with some established properties fronting Brook Lane. Although still feeling detached from the main urban area, Parcel has an essential role in preventing further development which would lead to the merger of Alderley Edge and the Daventry Green area of Winslow.	Major contribution

Appendix F Mapped Parcel Results



4.4 Environment

4.4.1 Cheshire East Landscape Character Assessment Final Prepared by LUC May 2018¹⁵

Background and purpose of the Landscape Character Assessment

1.1 Cheshire East Council is in the process of preparing the new Cheshire East Local Plan and associated evidence base. The existing landscape evidence base for Cheshire East includes the Cheshire Landscape Character Assessment (CLCA) produced for Cheshire County Council in 2009 1. The CLCA (2009) includes a classification and description of the landscape for the whole of Cheshire, but does not include a landscape strategy or evaluative information. The landscape evidence base therefore requires updating to reflect the current administrative boundaries for the Borough of Cheshire East, to reflect current good practice, to reflect the present state of the landscape including changes since 2009, and to provide a landscape strategy.

1.2 This updated Landscape Character Assessment (LCA) for Cheshire East aims to provide an objective description of the landscape and a strategy for managing the landscapes of Cheshire East and guiding landscape change in the Borough. The LCA does not set out policy, but provides an evidence base to inform policies and proposals in the emerging Local Plan, inform the determination of planning applications or more widely, around policy change, development and landscape management.

1.3 The Cheshire East Local Plan (Part 1) Strategic Policies was adopted in July 2017². This provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the Borough to 2030. These objectives and policies will be supported by detailed policies within the emerging Cheshire East Local Plan (Part 2), Site Allocations and Development Document (SADPD). These policies will be informed by supporting evidence, including this LCA.

What is Landscape Character Assessment?

1.4 **Landscape character** can be defined as the distinct and recognisable pattern of elements, or characteristics in the landscape – i.e. what makes one landscape different from another.

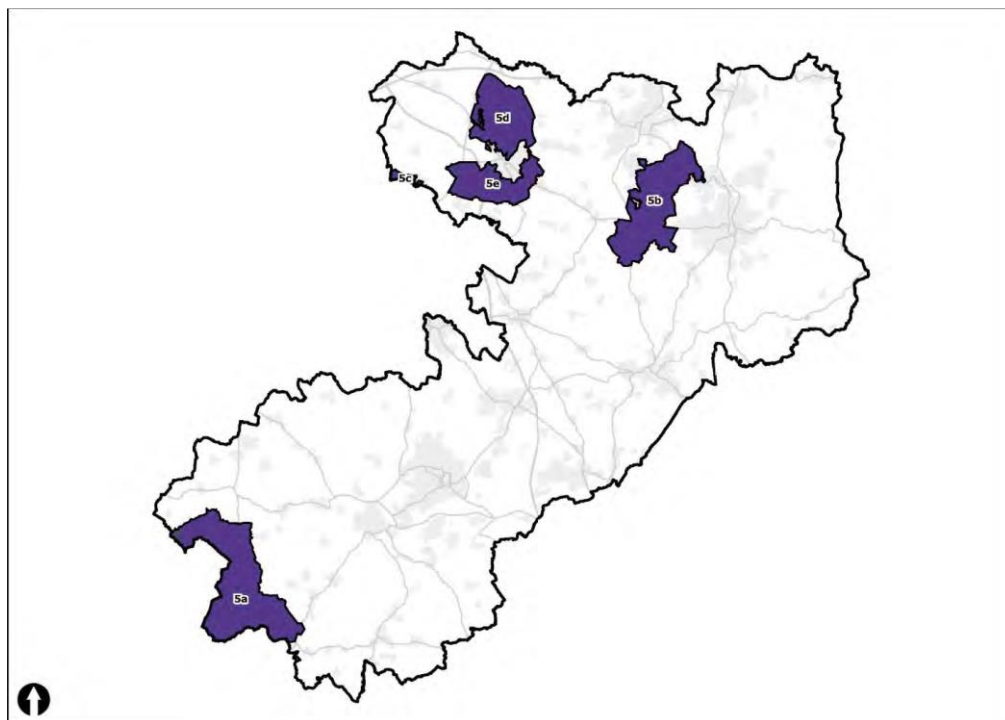
1.5 **Landscape character assessment** is the process of identifying and describing such variations in character across a landscape – in this case Cheshire East. It also seeks to identify and explain the unique combination of features and attributes (characteristics) that make different landscapes distinctive³. The 'landscape wheel' at Figure 1.1 below illustrates how the different natural, cultural and perceptual attributes of a landscape combine to produce character.

Landscape Types and Character Areas

4.1 The updated landscape classification identifies **14 landscape character types** each representing a distinct identity and reflecting the range of contrasting landscapes across the Borough. These are illustrated in **Figure 4.1. Alderley Edge includes areas in LCT5 Wooded estates and meres - LCA 5b: Capesthorpe, LCT7 Wooded Farmland - LCA 7c: Chonar and LCT 10 River Valleys - LCA10b Upper Bollin**

¹⁵ <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>

LCT 5: Wooded Estates and Meres



Summary of location and landscape character

This type is defined by a concentration of historic estates and their associated features, including parkland and formal gardens, a high density of woodland and mosses and meres which are often utilised as ornamental lakes. The topography of the type ranges from flat ground, through broad undulations to occasional steeper slopes. Fields are varied in size and shape and are generally of medieval or post-medieval origin. Settlement is mainly dispersed with a limited number of small nucleated villages and hamlets including Rostherne and Marbury.

Description

Key Characteristics

Topography, geology and drainage

- Varied landform, ranging from flat to undulating land around Tatton Park and Tabley House with some areas of steeper, more complex landforms including Alderley Edge and Comber Mere.
- Underlying geology of banded siltstone, Bollin Mudstone and Northwich Halite overlain by glacial till, river alluvium and sandy soils. Occasional pockets of peat have been exploited in the past as a source of fuel.

- Frequent meres, mosses and ponds formed as a result of glaciation, which are a focal point of the landscape. Some meres are adapted for ornamental purposes as part of the estate landscapes.

Woodland cover

- Compared to the adjoining farmland, the estates contain high densities of broadleaved and mixed woodland, some of which is ancient woodland. Veteran and specimen trees are a characteristic feature of the estates.

Land use and field patterns

- The farmed landscape comprises a mixture of small-medium scale irregular, semi-regular and regular fields of medieval and post-medieval origin. Fields are mostly delineated by hedgerows although walls and railings within the estates are common boundary types.

- Other land uses include golf courses, caravan parks and the deer park within Tatton Park.

Semi-natural habitats

- Nationally important semi-natural habitats which include the meres, woodland and grassland habitats. The wetland habitats are particularly important for overwintering wildfowl and are often nationally designated, including Rostherne Mere National Nature Reserve.

Archaeology and cultural heritage

- The landscape has a strong sense of time-depth, with large, grand historic houses and associated buildings including gatehouses, estate farms and lodges. Ornamental landscape features such as parkland and lakes are prominent features. Many are listed as Registered Parks and Gardens.

- Archaeological remains indicate activity in some areas of this type dating back to the Neolithic period (c4000BC).

Settlement, road pattern and rights of way

- Settlement is dispersed and comprised of small hamlets and scattered farms. Several of the settlements are designated as Conservation Areas. Buildings are constructed in a vernacular of black and white timber frame, red sandstone and red brick.

- Mostly, the road network is comprised of minor lanes, which are often lined by avenues of mature trees. There also are a number of major routes which cross through this landscape type, including the M6 motorway.

- Popular landscape for recreational activity for both local people and visitors. Attractions include the historic houses, gardens and golf courses. The presence of public footpaths varies as some of the estates are publicly inaccessible. Promoted routes including North Cheshire Way and South Cheshire Way cross this type.

Views and perceptual qualities

- Views are often restricted by woodland, which creates an intimate, naturalistic landscape.

Picturesque designed vistas are associated with the estates.

- Generally this is a highly naturalistic, tranquil landscape, although levels of tranquillity may be eroded by the presence of nearby major infrastructure, including Manchester Airport.

- Occasionally, where woodland cover allows, there are longer views to prominent features including the Sandstone Ridge and Pennine Hills.

Landscape Guidance

The following points provide guidance for landscape management and built development within the LCT:

- Avoid siting development (including buildings and other structures) in visually prominent areas or areas of complex landform.

- Protect the distinct geological features of the landscape, including rock exposures and continue to implement appropriate management regimes.

- Protect and appropriately manage the dense woodland that characterises the estate landscapes. Plan for the restoration of plantation woodland with native species and the replacement of aging specimen trees.

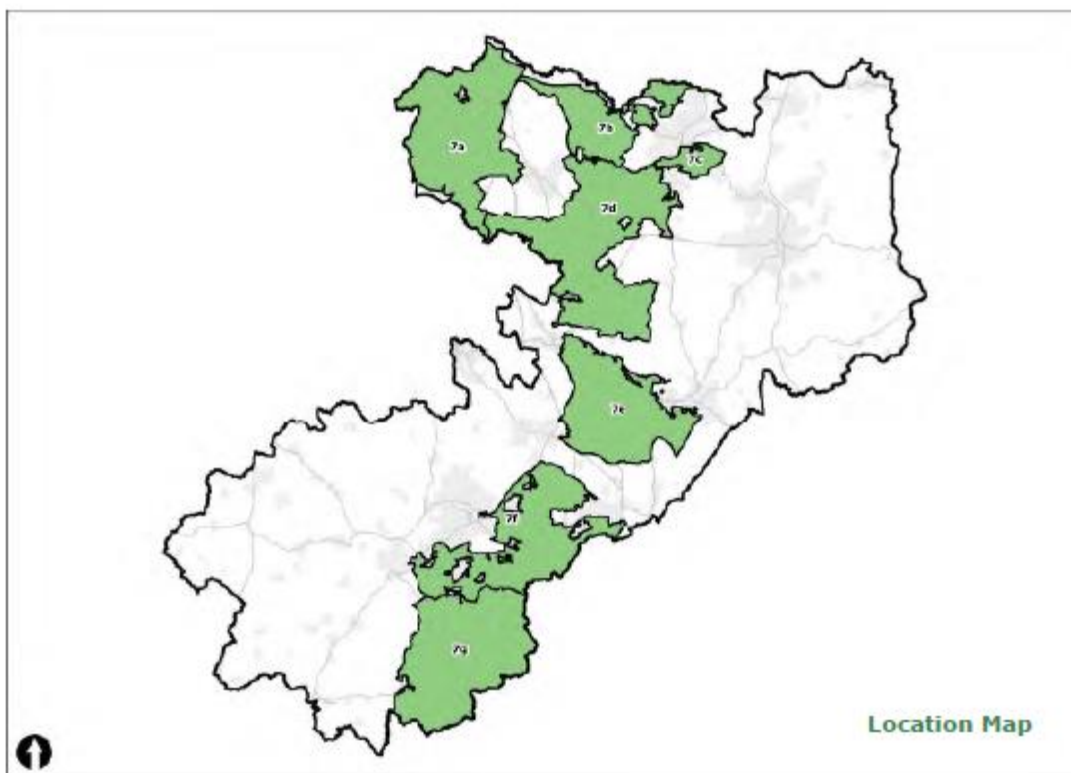
- Manage and enhance valued semi-natural habitats, particularly the undesignated ponds, mosses, meres which are focal features of the landscape as well as woodland and unimproved grassland habitats. Seek to create linkages between habitats where possible to improve biodiversity resource within the landscape.

- Ensure that the meres are appropriately managed and conserved for their natural heritage value and issues including agricultural run-off are addressed.

- Conserve the historic integrity of the designed landscapes and their component heritage features. Promote interpretation of these features where this would not be at odds with conservation of these assets.
- Retain historic field patterns and restore the hedgerows and walls forming field and estate boundaries where they have been lost or degraded.
- Respect the setting, form and vernacular of existing settlements, including those designated as Conservation Areas. Ensure any conversion of farm buildings to residences retains a rural character and does not introduce sub-urbanising features.
- Ensure that the recreational value of the landscape is retained, whilst managing activity in a sustainable manner that promotes conservation of the valued features.
- Plan strategically for sustainable transport routes to the attractions and recreation destinations. Avoid introduction of recreation activities which may detract from the valued perceptual qualities of the landscape.
- Maintain any sweeping, designed views/vistas within the estates and longer views experiences in the landscape which include the Pennines and the Sandstone Ridge.
- Ensure that the sense of enclosure and high levels of tranquillity experienced throughout much of the landscape are retained.
- Utilise trees and woodland to screen major transport routes to reduce their visual and audial impacts.
- Retain the rural character of the narrow, winding roads and avoid the over-engineering of roads which could create an urbanising influence within the strongly rural landscape. Conserve and maintain the characterful lanes with avenues of mature trees.

LCT 7 Lower Wooded Farmland

LCT 7: Lower Wooded Farmland



Summary of location and landscape character

This character type covers a large area and is divided into seven character areas extending from High Leigh and Arley in the north, east to Poynton and Congleton and as far south as Audlem. This very gently rolling landscape type has many similarities with the Cheshire plain, yet it has a greater concentration of woodland and a slightly higher settlement density with more nucleated hamlets and villages. Land use is a mix of arable and pasture, while settlement largely retains its dispersed pattern. Intensive reorganisation during the post-medieval period saw the dilution of some medieval field patterns. The landscape is very rural, although has been impacted in places by the presence of major transport routes and nearby large urban areas.

Landscape description *Key Characteristics*

Topography, geology and drainage

- Mostly low lying, gently rolling topography although steep slopes are found occasionally throughout the landscape, often associated with watercourses.
- Underlying bedrock comprised of halite (rocksalt) and mudstone geology. Pockets of peat are located throughout the landscape and have been historically exploited for fuel.
- Large number of water bodies with mosses and meres resulting from glacial activity as well as frequent in-field marl ponds.

Woodland cover

- Compared with much of the Borough, this type has a relatively high density of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers.
- Mature trees (often oak, beech and sycamore) within fields and within hedgerows also contribute to the wooded character of the landscape.

Land use and field patterns

- A mix of arable and pasture land, divided into medium-scale fields of medieval and post-medieval origin.
- Fields are primarily divided by hedgerows with frequent mature trees, although in some places boundary loss has led to the formation of larger fields. In some areas hedgerows have been replaced by post and wire or wooden fencing.

Semi-natural habitats

- The landscape contains a number of wetland habitats including nationally important sites such as Bagmere SSSI and Brookhouse Moss SSSI.
- Other semi-natural habitats scattered amongst the farmland include unimproved grasslands and remnant heath, which has seen major losses in the past.

Archaeology and cultural heritage

- Prehistoric remains including Bronze Age barrows and tumuli are scattered throughout the landscape, with some designated as Scheduled Monuments.
- Historic estate landscapes are occasional features and include a number of Registered Parks and Gardens.

Settlement, road pattern and rights of way

- Medium settlement density with a mix of dispersed farms and nucleated hamlets/villages, including a number of Conservation Areas. Some settlements have grown due to their proximity to large urban areas. Typically built vernacular is of red brick or white render.
- Roads are a mix of major arterial routes including the A50/A500 and winding narrow lanes. The M6 motorway also crosses through a number of the areas within this type.

- An intact network of rights of way provides access to the countryside. A number of promoted routes cross the landscape, including the North Cheshire Way, Dane Valley Way, South Cheshire Way and Crewe and Nantwich Circular Walk.

Views and perceptual qualities

- This type is generally very rural although is sometimes influenced by the presence of adjacent urban areas. Major infrastructure including the M6 motorway and Manchester Airport has a visual impact and introduces traffic noise.
 - Perceptual qualities are varied throughout the character type, often depending on the presence of woodland/trees which provide a strong sense of enclosure and limit views.
 - Where woodland cover allows, there are views to prominent features including the wooded ridgeline of Alderley Edge and the uplands of the Pennines.
- Landscape Guidance The following points provide guidance for landscape management and built development within the LCT:
- Avoid development (both buildings and other structures) on steep slopes or in visually prominent locations.
 - Protect the overall wooded character of the area through appropriate management of the areas of deciduous woodland (including ancient woodland) and mature in-field and hedgerow trees.
 - Retain historic field patterns and restore the hedgerows and walls forming field and estate boundaries where they have been lost, degraded or replaced with fences. Conserve the existing hedgerow network which provides valued linkages between other habitats.
 - Protect and manage the valued wetland habitats of the meres and mosses for the benefit of flood alleviation, biodiversity and recreation purposes. Management of adjacent agricultural land should aim to reduce nutrient run off to these habitats.
 - Unimproved grassland and remnant heathland habitats are conserved and enhanced, with new linkages between habitats created where possible.
 - Conserve the historic integrity of the designed landscapes and their component heritage features. Promote interpretation of these features where this would not be at odds with conservation of these assets.
 - Protect and appropriately manage the cultural heritage of the area, including nationally important Scheduled Monuments to preserve a sense of history. Promote interpretation of these features where this would not be at odds with conservation of these assets.
 - Retain the character of the narrow rural lanes and avoid the over-engineering of roads which could create an urbanising influence within the strongly rural landscape.
 - Ensure new and changing land uses do not degrade from the traditional rural character of the area.
 - Retain the sense of enclosure and high levels of tranquillity with the landscape and screen the visual and audible effects of existing and new intrusive features within the landscape where possible/appropriate.

LCA 5b: Capesthorpe Character Area.

Including Alderley Edge, Mottram, Rednor Mere & Redes Mere.

The topography of this type is undulating – broad, open undulation in the south of the area around Capesthorpe (c 80- 100m AOD) becoming steeper further north, particularly around Alderley Edge where on the sandstone outcrop, which gave the Edge its name, a maximum elevation of 190m AOD is reached.

This character area is crowded with historic estates and their mansion houses, formal gardens, landscaped parklands, woodland and water features including two large glacial meres. The larger estates are Birtles, Capesthorpe, Henbury, Hare Hill, Mottram Old Hall and Alderley Park at Nether

Alderley and the collective landscape value of these ornamental estates cannot be understated. The high level of woodland cover is predominantly associated with the historic estates, in some cases providing visual screening from the wider area. Woodland also occurs on the steeper slopes e.g. the large Highlees Wood near Birtles Hall and of course on parts of Alderley Edge, overlaying relict heathland.

This is a small to medium scale landscape that appears to be well-wooded. Many views are curtailed by the strongly undulating landform with local ridge and valley features. There are many areas of a smaller scale where narrow sunken lanes lie between steep tree-lined banks and linear woodlands follow watercourses. This leads to a high degree of enclosure, with glimpsed views framed by trees and high hedges.

The north of the area is more elevated and areas of open ground enjoy extensive and panoramic views in many directions. To the west the northern end of the mid-Cheshire ridge is visible upon the skyline. To the south distant views extend to the Mow Cop area of the Cheshire/Staffordshire ridge whilst in the east the Peak District moors are visible upon the skyline. The views north from Alderley edge are particularly striking and extend beyond the Bollin Valley to encompass the Manchester-Stockport conurbation and the Pennine Hills beyond. A very intrusive overhead powerline traverses the area in the vicinity of Henbury Hall. Towards the area's southern boundary near Redes Mere the ground is less undulating. The more subtle landform and lower elevation means that the views are less impressive and more easily curtailed by roadside trees.

Water bodies are a common feature of this area – from glacial meres at Redesmere and Radnor Mere (both SBIs) to ornamental lakes at many of the estates e.g. Henbury and Birtles, and numerous ponds. There are also a number of streams such as Snape Brook, and the River Bollin provides part of the northern boundary of the character type.

Mature woodland lines the banks of Radnor Mere except for the south which is part of the Capesthorne parkland. To the east is a large area of ancient woodland which supports uncommon plant and fungi species. The mere has high ornithological value for waders and wildfowl. Also in the grounds of Capesthorne are a series of artificial lakes that are fished and also designated as an SBI. There are two small villages in the character area, Siddington at the southern end and in the north Mottram St Andrew. Elsewhere settlement comprises dispersed hamlets, farms and halls. To the west is the larger settlement of Alderley Edge.

There are timber framed houses in the character area such as the late medieval moated Mottram Old Hall, which has a timber framed upper storey. There is also a moat at Alderley Old Hall, formed by the two arms of a mill pond.

Alderley Edge is managed by the National Trust as an open access area and is a popular visitor destination. The National Trust also manages the 16th century water mill at Nether Alderley. Alderley Park, a former deer park, is now largely given over to the Astra Zeneca research laboratories, while the grounds of Mottram Old Hall include an hotel and golf course. There is a caravan park at Capesthorne Park.

In the vicinity of The Edge and Mottram St Andrew are pockets of Ancient Enclosure – small, irregular fields of medieval date. Elsewhere enclosure comprises medium sized, semi-regular fields associated with post-medieval reorganisation. Hedgerow boundaries are typical: Alderley Edge was enclosed by Act of Parliament. Some of the main arterial routes in this part of the county pass through the area – including the A538 Wilmslow to Prestbury road, the A537, which runs west from Macclesfield and the A34 that connects Alderley Edge with Congleton.

One of the first plantations in Cheshire was made by Sir Thomas Stanley who planted beech at the Mere, Alderley around 1650. This survives as Beech Wood, an area of old but not ancient woodland. The Edge comprises dense woodland of pine, beech, oak and birch. Scots Pine were planted on Alderley Edge by the Stanleys in the mid 18th century, and the oldest of the beech were planted in 1799. Like many of the surrounding estates The Edge is also in some respects an ornamental landscape – deliberately planted and subsequently managed for the enjoyment of private individuals initially and now for the general public. Ornamental features include the crude carving of a Wizard's face into the rock face above a well, and the druid's stone circle, which were set up on behalf of the Stanleys. The north-eastern part of the Edge is ancient woodland.

The settlement of Alderley Edge developed after 1842 when the Birmingham and Manchester Railway Company opened a station called Chorley for Alderley Edge. Large villas were built along the Edge by wealthy cotton mill owners. Buildings include red brick and black and white timber framed structures.

Flint tools and waste flakes dating back to the Mesolithic (c 8000 -4000 BC) and Neolithic (c 4000-2000 BC) periods show that the Edge has been a site of activity for thousands of years. There is also evidence of copper and cobalt mining on the Edge that dates from the early 20th century back to at least the Bronze Age – old shafts, drifts and levels, and areas of open workings. Engine Vein and Wood Mine, both Scheduled Monuments, developed during Alderley Edge's most active period of mining in the 19th century. Alderley Edge is designated a SSSI due to a range of non ferrous ores including lead, cobalt, vanadium and arsenic in sedimentary Triassic rock. It is the only site in Britain where such ore deposits and their host rocks remain accessible for study in the extensive mine workings.

The woodland along Snape Brook comprises ash, alder and sycamore supporting a rich ground flora such as dogs mercury, wood sorrel and bugle that indicate ancient woodland.

Capesthorpe Hall is listed grade II*. It was built in 1719 -32 to replace a medieval hall and restored in the mid 19th century by Salvin following a fire. There are two Bronze Age bowl barrows in the grounds of Capesthorpe Hall, as well as earthwork remains of the medieval hall, chapel and settlement. This was formerly the site of a medieval deer park.

Scattered throughout the southern part of the character area in particular are small pockets of peat that have accumulated in the hummocky glacio-fluvial deposits e.g. in the grounds of Henbury Hall and at Adders Moss. Massey's Moss lies in a hollow near Siddington. Broad leaved birch woodland now covers the site, while the ground cover reflects the damp nature of the ground.

LCA 7c: Chonar Character Area.

Area of farmland separating Wilmslow and Alderley Edge

This is a small area of gently undulating farmland (68-94m AOD) partially bound by the settlements of Wilmslow and Alderley Edge in the west and the *Upper Bollin Valley* Character Area to the north east.

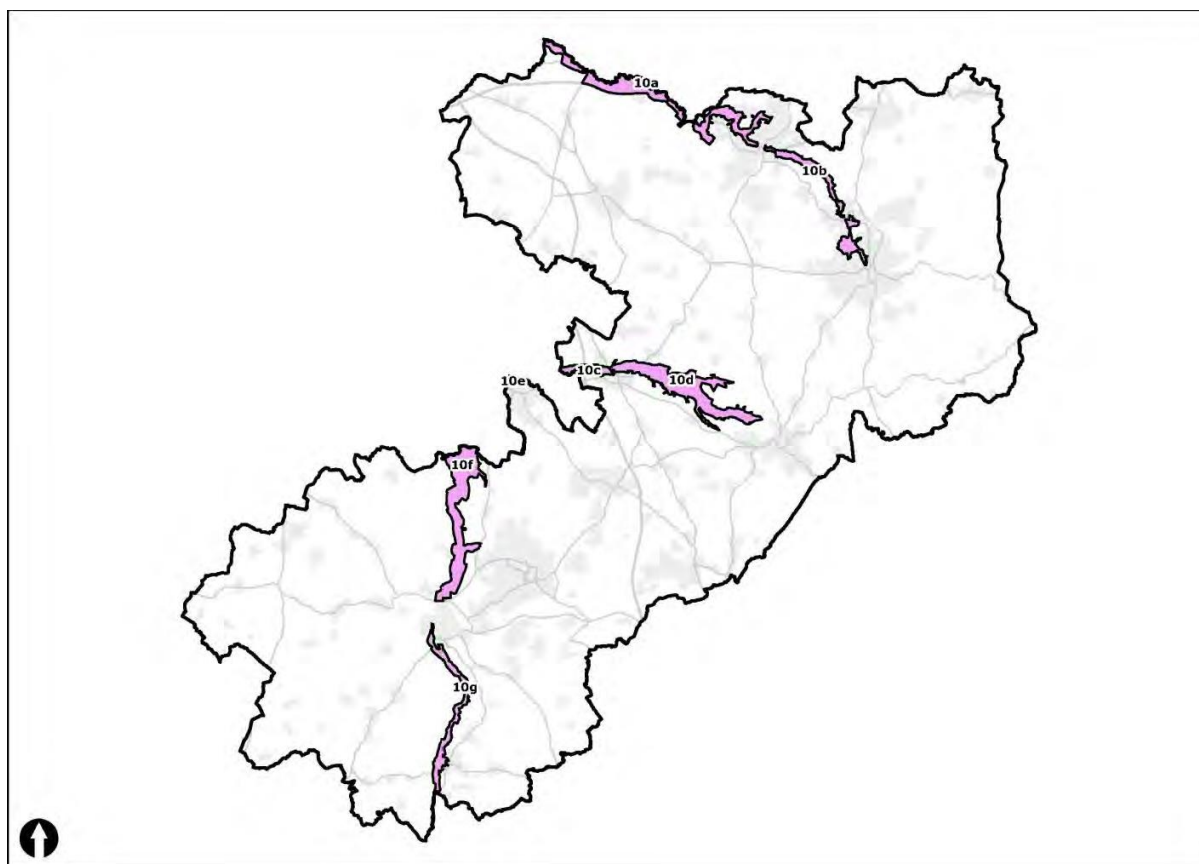
Although the location is essentially urban-fringe the character of much of the area is surprisingly rural, due to the absence of industry and the suburban character of the settlement edges, with large mature gardens and abundant trees. Within the character area a number of dispersed farmsteads are located along narrow but well-used country roads.

Fields are almost exclusively under pasture, generally medium-sized and irregular in shape, defined by hedgerows with abundant hedgerow trees. They comprise a combination of medieval, post medieval and modern enclosures. At several locations there is evidence of field boundary rationalisation with lines of squat hedgerow oaks identifying former hedgerows. There are numerous field ponds.

The high escarpment of Alderley Edge to the south, in the adjacent *Capesthorpe Character Area*, forms a very prominent wooded feature and dominates all view in this direction. In the west the area is by traversed by the Manchester-Crewe railway and the busy Handforth-Wilmslow Bypass and urban influences are much stronger. The noise generated by both road and railway can be intrusive and the roofs of residential properties can be glimpsed amongst mature trees. The highway planting scheme is beginning to mature and screen much of the traffic but the electrified rail line on embankment is more evident. The Alderley Edge Golf Course occupies the western extent of the character area in the vicinity of Whitehall Brook. This small watercourse meanders through an ornamental landscape of mown grass and younger trees with a backdrop of more steeply rolling ground and mature copses.

Prior to the construction of the Wilmslow-Handforth Bypass (opened 1995) a major project was undertaken to mitigate the impact of the construction programme upon amphibians in 15 field ponds lost to highway construction and a further 10 affected by associated development. This included the excavation of replacement ponds and the capture and translocation of 11,000 amphibians, including all 5 of the widespread native species (common frog, common toad, smooth newt, palmate newt and great crested newt)

LCT 10: River Valleys



Summary of location and landscape character

This landscape type contains the major rivers within the Borough; the Weaver, Dane and Bollin. Many of the largest settlements within the Borough are associated with the river valleys. The water power provided by the rivers to support textile mills increased their importance during the Industrial Revolution. The slopes of the valleys are densely wooded and sparsely settled, creating intimate landscapes. In the present day, they are important natural habitats and form popular destinations for recreation.

Landscape description **Key Characteristics** *Topography, geology and drainage*

- Distinctive steep sided valleys containing meandering river courses and their associated tributaries. The physical form of the valleys varies; some of the valleys are flat-bottomed and wide, whilst others are narrow with a more dramatic landform.
- The valleys have been carved into the underlying bedrock by glacial meltwater at the end of the last ice age. The River Dane is an important site for the study of fluvial geomorphology and is designated as a geological SSSI.

Woodland/tree cover

- There are high levels of woodland along the river and tributary valleys, of which a significant proportion is ancient woodland. Many of the woodlands are designated for their wildlife value.
- Mature in-field trees are a frequent feature within the pastures on the valley floor.

Land use and field patterns

- The primary land use is farming, with wet pasture fields along the valley floor divided into medieval enclosures with a mix of post and wire and hedgerows forming boundaries.

Semi-natural habitats

- Many important semi-natural habitats are located on the valley floors including areas of unimproved acid grassland and wetlands which are frequently nationally or locally designated for their wildlife value.

Archaeology and cultural heritage

- Archaeology and cultural heritage includes a Roman Fort, medieval moated sites and mills located along rivers which provide evidence of the industrial heritage of the area. Distinctive bridges and viaducts crossing the valleys, including the brick built Twemlow Viaduct which is a prominent feature in the Dane Valley.
- Styal Conservation Area contains a number of historic industrial and residential buildings.

Settlement, road pattern and rights of way

- Roads are infrequent and usually cross over the valleys on characterful bridges. There are some major routes which run through the area, including the A5102, A538 and the M6 which crosses the Dane valley close to Holmes Chapel.
- A popular landscape for recreation which is accessible via numerous rights of way, often following the watercourses. Promoted routes include the Dane Valley Way, North Cheshire Way, South Cheshire Way and Crewe and Nantwich Circular Walk.
- There are few villages within the valleys, with settlement generally limited to isolated halls and farms. Larger settlements, including Nantwich, Wilmslow, Congleton and Holmes Chapel are often associated with the rivers and can be prominent in views.

Views and perceptual qualities

- Varied views, although there are often high levels of enclosure due to the presence of woodland and wooded skylines are a common feature. Some parts of the landscape are more open with views

funnelled along the valley which also include occasional glimpses of higher ground including the Pennine Hills.

- Perceptual qualities within the landscape are mostly highly tranquil and naturalistic. There are some urban fringe influences close to larger settlements including sewage works and industrial parks. Noise from nearby infrastructure including Manchester Airport and the M6 can have an adverse effect on tranquillity.

Landscape Guidance

The following points provide guidance for landscape management and built development within the LCT:

- Avoid locating development (buildings and other structures) in visually prominent locations, particularly on the valley slopes.
- Appropriately manage the valued ancient and semi-natural woodland habitats, including prevention measures for tree pests and diseases to avoid the need for felling. Seek to replace non-native species with native species.
- Retain valued historic field patterns and replace hedgerows where there have been past losses to reinforce field patterns and provide valued linkages between habitats.
- Manage and enhance valued semi-natural habitats, particularly the rivers and the lowland meadows, fens and riparian vegetation along the river valleys through appropriate management/farming practices. Management of agricultural land should aim to reduce nutrient run off to these habitats.
- Create linkages between habitats where feasible, particularly wetlands, woodlands and semi-natural grasslands, retaining areas of importance for species diversity and balancing this with the need for recreation and enjoyment of the landscape.
- Create linkages between existing woodland by enlarging existing woodland or creating new woodlands, particularly on steep slopes.
- Maintain and promote the North Cheshire Way, Dane Valley Way and Crewe and Nantwich Circular Walk and provide further linkages to the rights of way network where appropriate.
- Protect valued heritage features within the landscape, including the canals associated with the area's industrial past. Promote interpretation of these features where it can be sustainably managed alongside conservation.
- Respect the sparsely settled character of the landscape and the existing built vernacular. Ensure that any conversions of farm buildings retain a rural character, including their surrounds.
- Retain the rural character of the narrow, winding roads and avoid the over-engineering of roads which could create an urbanising influence within the strongly rural landscape.
- Utilise trees and woodland to screen the visual and audial effects of intrusive infrastructure where appropriate.
- Retain the high levels of tranquillity experienced throughout much of the landscape.

- Retain the sense of enclosure experienced in the valleys as a result of the landform and tree cover, while also maintaining the distinctive funnelled views.

LCA 10b: Upper Bollin Character Area.

This character area extends from Prestbury, north to Wilmslow, where the character of the valley changes significantly as the river flows downstream towards the west. There is very little settlement within the Bollin river valley with the exception of occasional farms. There are some crossing points located in the area including that of the A5102. At the eastern end of the character area the River Bollin flows through Prestbury as a relatively minor watercourse in a shallow incision, before passing into a shallow valley of small fields under pasture. Trees and shrubs line both river banks whilst the river itself is largely hidden from view. A number of large woodlands are prominent on the higher ground forming the southern edge of the valley.

In the centre of the character area the river is crossed by the Adlington Road on a small stone bridge. This forms a local landmark within a wide, shallow valley where the river follows an obvious line. This is an expansive, open landscape where the river meanders through a pastoral scene of large flat fields with low hedges and wire fences and relatively few hedgerow trees. Panoramic views extend to the wooded high ground of Alderley Edge to the south, and to the distant Pennine Hills in the east. A number of farmsteads are prominent on the higher ground that defines the valley on all sides. These contours are generally marked by trees and woodland which appear to fill the immediate skyline, creating a strong contrast with the open grassland in the valley.

As the river flows westward the valley sides become noticeably higher and steeper. On the outskirts of Wilmslow at Varden farm the valley sides close in completely where the river is bridged by a local highway. The steep northern bank is filled with mature woodland, with the occasional property visible through the trees. The much shallower southern slope lies under pasture, rising up to the private gardens on the edge of the urban development. This boundary appears more obviously suburban than the opposite bank, with substantial properties surrounded by mature ornamental planting. The Pennines hills remain visible to the east but the dense riverside woodland blocks any views westward along the valley.

The western end of the character area takes the form of a very narrow, steep-sided valley, with the river flowing through a narrow strip of flat grassland managed as a public amenity. The surrounding dense woodland effectively screens much of the surrounding development which generally lies at a higher level on the edge of the valley. This public space is managed in a naturalistic style and provides a tranquil refuge from the surrounding urban setting.

There were a number of textile mills in operation on the Bollin in the 18th and 19th centuries, for example Folly Holes Mill and Carr Mill, neither of which survive today. However, the harnessing of water power on the Bollin is likely to date back to the medieval period and a possible site is suggested to the west of Wilmslow. Of particular interest to the north of Prestbury is Spittle House, which is a remarkable building that comprises the western range of a 14th century monastic leper hospital. It is timber framed on a sandstone plinth and listed Grade II.

4.5 Open Spaces and Sports

4.5.1 Cheshire East Local Plan Site Allocations and Development Policies Document Green Space Strategy Update [PUB 18] June 2019

1 Preface

1.1 Cheshire East Council is rightly proud of the local environment and we are lucky to have inherited a rich legacy of diverse green spaces from previous generations of farsighted benefactors. These forefathers intuitively understood the benefits to society gained from access to beautiful and well maintained green spaces such as parks and gardens, country parks and wildlife areas and these benefits are now proven scientifically, supporting both physical and mental health and well-being. Today this is recognised in all the strategic planning documents published by Cheshire East Council.

1.2 This Green Space Strategy takes up the broad statements made in the Sustainable Community Strategy and the Corporate Plan and seeks to translate the aspirations into reality for the many local communities across Cheshire East to ensure they have access to the green space they need to live rich and fulfilling lives and support a prosperous local economy. It is a vitally important document which aims to co-ordinate green space provision and the various partners involved in this provision so that resources are used effectively at a time when public financial resources are scarce.

1.3 The document looks at innovative ways of delivering excellent green space so that opportunities are made available for the local and visitor communities to access green space for health and well-being on a continuum from formal urban sites to rural countryside sites, from the Cheshire Plain to the Peak Park fringe.

8 Green Space / Infrastructure Requirements for Local Service Centres

8.1 In terms of local open space requirements detailed recommendations for the various communities and Cheshire East Council to consider taken from the open space assessment are : (some updates provided in italics e.g. information from Neighbourhood Plans (NP))
Parks & Gardens

Natural & Semi-Natural Urban Greenspaces

- Investigate how to provide improved access to natural open space in the following settlements: Alderley Edge,

Green Corridors

- Investigate how to improve access to green corridors for residents in Alderley Edge,

Outdoor Sports Facilities

- Address the need for additional outdoor sports provision.
- Investigate funding mechanisms to improve quality and associated facilities.
- Look at addressing accessibility for residents who have limited access to a local pitch facility.

- Alderley Edge: address the need for additional pitches for Alderley Edge Junior Football Club. (capacity issues; poor quality changing rooms)

Provision for Children & Teenagers

- Address the shortage in children's play provision in the 13 Local Service Centres.
- Endeavour to upgrade children's play sites through available funding mechanisms especially if additional sites cannot be secured to address the deficit.

Allotments, Community Gardens & Urban farms

- Address the need for additional allotment facilities in Alderley Edge

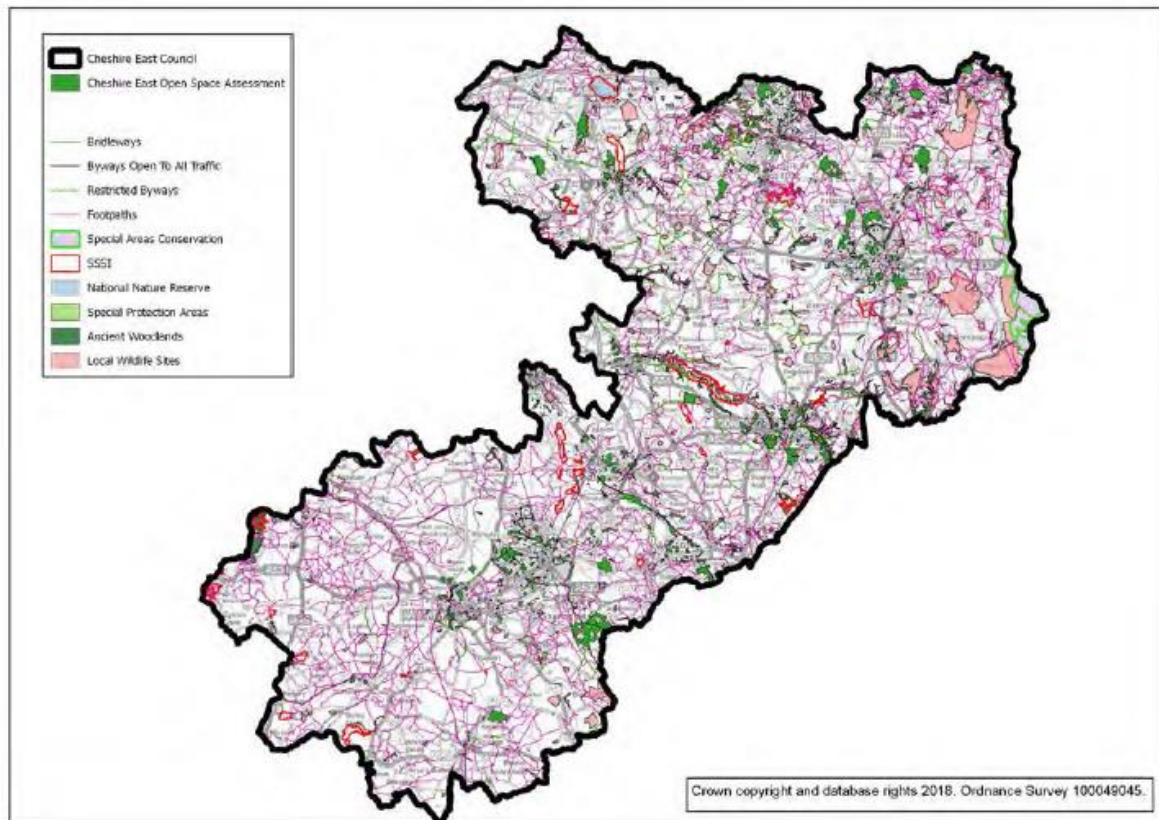
Cemeteries & Churchyards

- Consider how to protect and maintain important churches and graveyards/cemeteries.

Alderley Edge

8.2 The open space assessment for Alderley Edge identified a number of issues which are discussed in the Local Service Centres section. Alderley Edge are currently preparing a **Neighbourhood Plan**. The **Playing Pitch Strategy** provides new information regarding outdoor sports. Alderley Edge is part of Wilmslow analysis area. Capacity issues occur at Alderley Edge Cricket Club. Spare capacity at Chorley Hall football pitch. Alderley Edge Hockey Club cannot accommodate all of its future demand on current pitches. The Edge Hockey Centre is a key centre. Local sites include Alderley Edge Cricket Club, Chorley Hall and Upcast Lane (Chorley).

Appendix 1: Baseline Map



Open spaces assessment

Typology Summary

- Type 1: Parks & Gardens
- Type 2: Natural & Semi-Natural Urban Greenspaces
- Type 3: Green Corridors
- Type 4: Outdoor Sports Facilities
- Type 5: Amenity Greenspace
- Type 6: Provision for Children & Teenagers
- Type 7: Allotments, Community Gardens & Urban Farms
- Type 8: Cemeteries & Churchyards
- Type 9: Accessible Countryside in Urban Fringe Areas
- Type 10: Civic Spaces

Local service centres document reports March 2012

Alderley Edge Appendices

<i>Alderley Edge</i>		<i>Typology</i>									
		1	2	3	4	5	6	7	8	9	10
	Total area (ha)	1.03	0.07	0.00	12.11	1.62	0.55	2.52	0.97	0.00	0.00
	Number of sites	1	1	0	11	4	2	3	1	0	0
● Poor Quality	(ha)	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	(number)	0	1	0	0	0	0	0	0	0	0
	(% poor)	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
● Average Quality	(ha)	1.03	0.00	0.00	2.69	0.00	0.06	0.00	0.00	0.00	0.00
	(number)	1	0	0	2	0	1	0	0	0	0
	(% average)	100.0%	0.0%	0.0%	22.2%	0.0%	10.9%	0.0%	0.0%	0.0%	0.0%
● Good Quality	(ha)	0.00	0.00	0.00	9.42	1.62	0.49	2.52	0.97	0.00	0.00
	(number)	0	0	0	9	4	1	3	1	0	0
	(% good)	0.0%	0.0%	0.0%	77.8%	100.0%	89.1%	100.0%	100.0%	0.0%	0.0%
● Excellent Quality	(ha)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	(number)	0	0	0	0	0	0	0	0	0	0
	(% excellent)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Type 4 Facilities: All Facilities (Alderley Edge)

#	Ref	Site Name	Settlement	Ward	Type	No	Size	Ownership	Quality	Art?	Comm?	Club	Frequency	Comments
274	7/8AE	Alderley Edge Lawn Tennis & Cricket Club	Alderley Edge		Tennis courts	5	0.25	Private	Good	No	Yes	Alderley Edge Tennis Club	Regular / Frequent	Active club
273	7/8AE	Alderley Edge Lawn Tennis & Cricket Club	Alderley Edge		Tennis courts	9	0.45	Private	Good	Yes	Yes	Alderley Edge Tennis Club	Regular / Frequent	Active club; 3 of the astro turf have floodlights
272	7/8AE	Alderley Edge Lawn Tennis & Cricket Club	Alderley Edge		Cricket pitches	1	1	Private	Good	No	Yes	Alderley Edge Cricket Club	Regular / Frequent	Active club - county league, senior and junior teams
277	13AEb	Alderley Edge Park	Alderley Edge	Alderley	Tennis courts	2	0.1	Municipal	Good	Yes	Yes		Regular / Frequent	Courts look new
276	13AEb	Alderley Edge Park	Alderley Edge	Alderley	Bowling greens	1	0.2	Municipal	Good	No	Yes	Alderley Edge BCs	Regular / Frequent	
275	11AE	Alderley Edge Primary School	Alderley Edge	Alderley	General sports fields used for informal games	1	1	School	Good	No	Yes	PFC	Regular / Frequent	weekly training
271	9AE	Alderley Edge Union Bowling Club	Alderley Edge	Alderley	Bowling greens	1	0.17	Private	Good	No	Yes	Alderley Edge Union Bowling Club	Regular / Frequent	
278	16AE	Chorley Hall Lane Playing Field	Alderley Edge	Alderley	Football pitches - adult / senior	1	0.7	Municipal	Average	No	Yes	Alderley JFC	Regular / Frequent	
270	4AE	Drum and Monkey Bowling Green	Alderley Edge	Alderley	Bowling greens	1	0.11	Private	Good	No	Yes	Drum & Monkey BC	Regular / Frequent	Part of Alderley Edge bowling league
478	10WH	Hayes Lane Tennis Club	Alderley Edge	Alderley	Tennis courts	3	0.15	Private	Good	Yes	Yes	Hayes Lane Tennis Club	Regular / Frequent	Social and competitive tennis for adults and juniors
280	14AE	Ryleys Lane - TCs for A/E Sch for Girls	Alderley Edge	Alderley	Tennis courts			Private	Good					
269	19AE	Ryleys Prep School Playing Fields	Alderley Edge	Alderley	Athletics tracks	1		Private	Good	No				Running track
268	19AE	Ryleys Prep School Playing Fields	Alderley Edge	Alderley	Cricket pitches	1		Private	Good	No				
279	17AE	The Ryleys School	Alderley Edge	Alderley	Other	1		Private	Good	Yes	No			private artificial sports pitch for school
Totals:						28	4.13							

Tuesday, February 28, 2012

Page 1 of 1

Type 6 Facilities: All Facilities (Alderley Edge)

#	Ref	Site Name	Settlement	Ward	Type	No	Size	Ownership	Quality	Comments
195	13AEb	Alderley Edge Park	Alderley Edge	Alderley	Kickabout	1	0.5	Municipal	Average	
194	13AEb	Alderley Edge Park	Alderley Edge	Alderley	Playground	1	0.1	Municipal	Good	unfenced area needs more bark
193	13AEb	Alderley Edge Park	Alderley Edge	Alderley	Playground	1	0.1	Municipal	Average	Fenced area needs updating; no dog sign present
192	1AE	Beech Road	Alderley Edge	Alderley	Other	1		Municipal	Good	Basketball hoop
191	1AE	Beech Road	Alderley Edge	Alderley	Playground	1	0.14	Municipal	Excellent	New equipment
190	1AE	Beech Road	Alderley Edge	Alderley	Kickabout	1	0.5	Municipal	Poor	Erosion on grass pitch - well used
Totals:						6	1.34			

4.5.2 Cheshire East Playing Pitch Strategy & Action Plan June 2019¹⁶**WILMSLOW ANALYSIS AREA – SUMMARY****Cricket***Summary*

Alderley Edge Cricket Club, Styal Playing Fields (Styal Cricket Club) and Lindow Cricket Club are overplayed by eight, five and 45 match equivalent sessions, respectively

Recommendations

☐ Alleviate overplay at Alderley Edge Cricket Club, Styal Playing Fields (Styal Cricket Club) and Lindow Cricket Club through greater utilisation of existing NTPs or through the transfer of play.

Hockey*Summary*

☐ There are three full size hockey suitable AGPs.

☐ The Edge Hockey Centre and Wilmslow High School are in use by Alderley Edge HC; Wilmslow Phoenix Sports Club is in use by Wilmslow HC.

☐ The Edge Hockey Centre is assessed as good quality, Wilmslow Phoenix Sports Club as standard quality (despite it exceeding its life expectancy) and Wilmslow High School as poor quality.

☐ Neither Alderley Edge HC nor Wilmslow HC can accommodate all of their future demand on pitches currently used.

Recommendations

☐ Ensure both Alderley Edge HC and Wilmslow HC can grow as planned, first and foremost via access to additional secondary pitches in the locality (see Macclesfield Analysis Area).

WILMSLOW ANALYSIS AREA – ACTION PLAN

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost ²⁸
1	Alderley Edge Cricket Club	SK9 7HN	Cricket	Club	A good square with 13 senior and six junior grass wickets. The senior wickets are overplayed by six match equivalent sessions whilst the junior wickets are overplayed by two match equivalent sessions. Poor quality clubhouse.	Sustain quality through appropriate maintenance. Alleviate overplay through the installation of an NTP and the transfer of demand from the grass wickets. Support club to improve clubhouse.	ECB Club	Local site	L M M	L S M	L L M

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost ²⁸
124	The Edge Hockey Centre	SK9 7QN	Football	Club/School	One youth 9v9 and one mini 7v7 pitch that are unavailable for community use. Assessed as standard quality.	Sustain quality for curricular and extra-curricular use and further explore community use aspects given local shortfalls, particularly in relation to the youth 9v9 pitch.	FA School	Key centre	H	L	L
			Sand AGP (Hockey)		A full size, floodlit, sand-based AGP that is used by Alderley Edge HC. Assessed as good quality having been re-surfaced in 2011. Considered to be operating at capacity for match play purposes on a Saturday. The Club has latent demand.	Protect as a hockey suitable surface and encourage a sinking fund to be put in place for long-term sustainability. Ensure Alderley Edge HC can grow as planned, possibly via providing a new sand based pitch in the locality given lack of alternative options.	EH Club		H M	L S	L L

¹⁶ <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>

166	Alderley Edge Community Primary School	SK9 7UZ	Football	School	A standard quality mini 7v7 pitch that is available for community use but unused.	(Ideally to Alderley Park). Sustain quality for curricular and extra-curricular use and re-examine community needs in the future.	FA School	Local site	L	L	L
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Hockey (Sand AGPs)	Congleton	No identified shortfalls	No identified shortfalls
	Crewe	No identified shortfalls	No identified shortfalls
	Knutsford	No identified shortfalls	No identified shortfalls
	Macclesfield	Latent demand identified by Macclesfield HC	Latent demand identified by Macclesfield HC
	Nantwich	Latent demand identified by Crewe Vagrants HC.	Latent demand identified by Crewe Vagrants HC.
	Poynton	No identified shortfalls	No identified shortfalls
	Wilmslow	Exported and latent demand identified by Wilmslow HC and Alderley Edge HC	Exported and latent demand identified by Wilmslow HC and Alderley Edge HC
	Cheshire East	Insufficient provision for Alderley Edge, Crewe Vagrants, Macclesfield and Wilmslow hockey clubs	Insufficient provision for Alderley Edge, Crewe Vagrants, Macclesfield and Wilmslow hockey clubs

Cricket

Scenarios

Addressing overplay

Although a regular, sufficient maintenance regime can sustain sites with minimal levels of overplay (e.g. Alsager Cricket Club and Langley Cricket Club), a reduction in play is recommended to ensure there is no detrimental effect on quality over time.

For the majority of overplayed sites, the best solution would be to install a NTP in situ as this would allow for the transfer of junior demand away from grass wickets. The following overplayed sites are currently without an NTP:

☐ Alderley Edge Cricket Club

Hockey pitches (sand/water-based AGPs)

Summary

☐ Due to the landscape of hockey within Cheshire East, the priority should be to protect or mitigate the loss of any of the 12 pitches currently in use by hockey clubs.

☐ Precedence should also be placed on accommodating expressed displaced, latent and future demand, which, in at least one aspect, relates to each club.

☐ There are currently 16 full size hockey suitable AGPs in Cheshire East. Most pitches are floodlit, although Malbank School and Sixth Form College, Sandbach High School and Sixth Form Centre (Girls) and Cheshire College South and West are not.

☐ All of the full size AGPs are available for community use, however, four are currently unused for hockey purposes, two of which are without hockey goals.

☐ In addition, there are also 16 smaller sized AGPs suitable for hockey use, which, although too small to host competitive matches, can be used to accommodate some training demand.

☐ The King's School is to provide two full size, floodlit AGPs (both with community use agreements) as part of its consolidation to Alderley Road, rather than the one full size and one smaller sized pitch that currently service the School.

☑ All full size AGPs are readily available to the community during the peak period, as identified by Sport England's Facilities Planning Model (FPM).

☑ Ten of the full size AGPs have reached the end of their lifespan and therefore require resurfacing.

☑ A common issue raised by clubs such as Alderley Edge, Triton and Macclesfield hockey clubs is that their social space is located separate to their pitches because there is no suitable space offered to the clubs at the sites that they use for matches.

☑ Both the Edge Hockey Centre and Sandbach High School and Sixth Form Centre are considered to be serviced by poor quality changing facilities.

☑ There are currently seven clubs fielding teams in Cheshire East; combined, the clubs contribute a membership of 441 senior men, 348 senior women and 1,072 juniors and consist of 30 senior men's teams, 23 senior women's teams and 35 junior teams.

☑ When compared to data in 2016/2017, there are now 277 more members attached to the clubs in Cheshire East, which represents a significant increase.

☑ Wilmslow HC expresses exported demand as it occasionally accesses Cheadle Hulme High School, in Stockport, due a lack of pitch capacity within Cheshire East.

☑ Wilmslow, Alderley Edge, Macclesfield and Crewe Vagrants hockey clubs express latent demand in that they could field more teams if more pitches were available to them.

Scenarios

Accommodating future, latent and exported demand

Knutsford, Triton and Sandbach hockey clubs report that all their demand can be accommodated on pitches currently in use; however, that is not the case for Alderley Edge, Crewe Vagrants, Macclesfield and Wilmslow hockey clubs cannot.

For Macclesfield, Alderley Edge and Wilmslow hockey clubs, the development of the pitches at King's School will help relieve capacity issues in the wider area, although the site is not ideally located for either Alderley Edge HC or Wilmslow HC. Therefore, England Hockey's preferred approach is for an additional pitch to be provided within the Wilmslow Analysis Area for these clubs as there is no existing pitch in the locality that is not already at capacity.

Hockey

Summary

☑ There are four full size hockey suitable AGPs.

☑ Fallibroome Academy is in use by Alderley Edge HC, Tytherington High School is in use by Macclesfield HC, and the King's School (Westminster Road) is in use by Alderley Edge, Macclesfield and Wilmslow hockey clubs.

☑ The Macclesfield Academy is not in use for hockey purposes and it does not provide hockey goals.

☑ The King's School (Westminster Road) is assessed as good quality (although soon to be replaced), Fallibroome Academy and Tytherington High School are assessed as standard quality and Macclesfield Academy/Macclesfield College is assessed as poor quality.

☐ The King's School has planning approval to provide two full size, floodlit, sand-based AGPs (in replacement of its current pitch) as part of its consolidation to Alderley Road.

☐ Alderley Edge, Macclesfield and Wilmslow hockey clubs report that they cannot accommodate all of their future demand on pitches currently used.

Recommendations

☐ Protect pitches provided by the King's School, Fallibroome Academy and Tytherington High School for continued hockey use.

☐ Ensure new pitches at the King's School are accessible to hockey clubs and seek to maximise usage.

☐ Encourage sinking funds to be put in place for long-term sustainability.

☐ Ensure security of tenure for clubs using school-based pitches through a community use agreement.

☐ Explore options to provide Wilmslow HC and Alderley Edge HC with alternative provision in closer proximity to their home bases.

☐ Consider viability of converting the pitch at the Macclesfield Academy/Macclesfield College to 3G to reduce local shortfalls providing it is agreed upon by England Hockey and is not detrimental to any hockey clubs.

4.6 Transport

4.6.1 Local Transport Plan¹⁷

Local Transport Plan

In 2018, Cheshire East Council consulted on a new Local Transport Plan (LTP) which will cover the period 2018 – 2023. The updated strategy considers all forms of transport over the next 5 years (2018-2023). It is a framework for how transport will support wider policies to improve our economy, protect our environment and make attractive places to live, work and play. The Plan outlines the role transport will play in supporting the long term goals of Cheshire East.

The Local Transport Plan consultation closed on Monday 25 June 2018. Many thanks to everyone who gave us their views on the proposals, either in writing or by attending any of the drop-in events.

The consultation feedback has been analysed and a summary can be found on our [consultation results](#) page. This feedback will be used to inform the LTP strategy and place-based transport plans. The final LTP will be considered by Cabinet in Summer 2019.

¹⁷ https://www.cheshireeast.gov.uk/public_transport/local_transport_plan/local_transport_plan.aspx

4.7 Other Evidence

4.7.1 CHESHIRE HISTORIC TOWNS SURVEY Alderley Edge and Nether Alderley Archaeological Strategy, 2003¹⁸

Alderley Edge & Nether Alderley: Archaeological Statement

1 Archaeological Potential

1.1 The conclusion from the Assessment of Alderley Edge and Nether Alderley is that given the dispersed, pre-industrial settlement patterns of the towns, an Area of Archaeological Potential is impractical and inappropriate to define. The archaeological potential of these towns will therefore be considered in terms of sites identified in the County Sites and Monuments Record.

2 Existing Designations (Figure 1)

Alderley Edge	
Scheduled Ancient Monuments	One - Chorley Old Hall and fishponds (SAM 13497).
Listed Buildings	Grade I – Chorley Old Hall Grade II* - St Philip's Church Grade II - Nineteen
Conservation Areas	Two - Alderley Edge, and Alderley Edge - Davey Lane.
Registered Parks and Gardens	None.

¹⁸ Cheshire County Council and English Heritage http://www.cheshirearchaeology.org.uk/wp-content/uploads/2013/06/HTS_Arch_Alderley_Edge__Nether_Alderley_Strategy.pdf

Nether Alderley	
Scheduled Ancient Monuments	Two - the churchyard cross of St Mary's (SAM 30363) and the medieval cross at Nether Alderley crossroads (SAM 25708).
Listed Buildings	Grade I – St Mary's Church Grade II* - the Church Hall, Mill, Soss Moss Farmhouse, and the Old Hall. Grade II – Thirty One
Conservation Areas	One – Nether Alderley, including St Mary's church, the water mill, and Old Hall.
Registered Parks and Gardens	None.

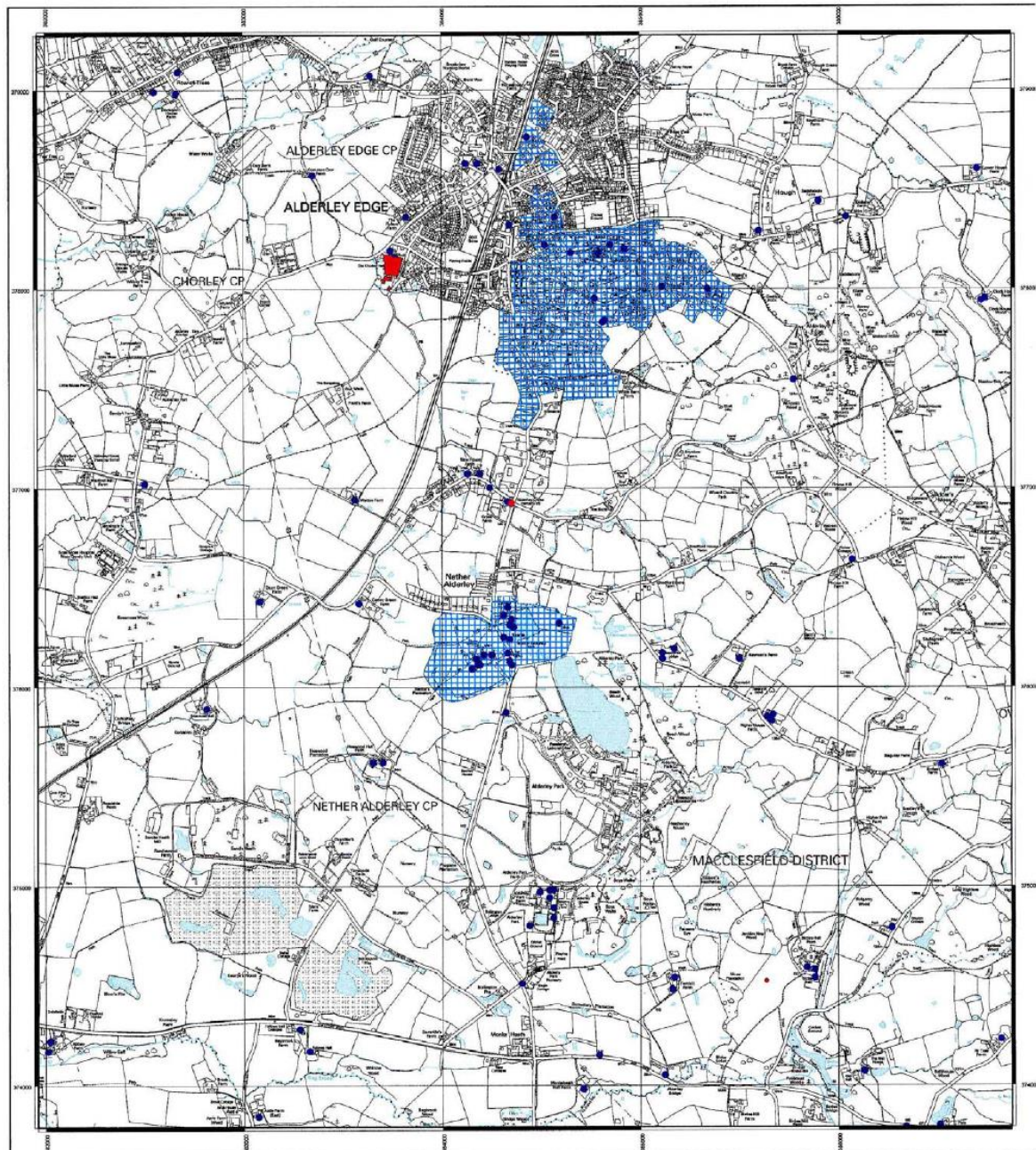


Figure 1: Alderley Edge and Nether Alderley Existing Designations

0 0.5 1 Kilometres

- Scheduled Ancient Monument
- Listed Building
- Conservation Area

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4.7.2 CHESHIRE HISTORIC TOWNS SURVEY Alderley Edge and Nether Alderley Archaeological Assessment, 2003¹⁹

ALDERLEY EDGE AND NETHER ALDERLEY

ARCHAEOLOGICAL ASSESSMENT

Jo Clark

1. SUMMARY

During the medieval period, both the manor of Nether Alderley and the township of Chorley comprised small, dispersed settlement. This is still true of Nether Alderley today. However, in the mid-19th century, Chorley became a popular and desirable location to live and its expansion, prompted by the arrival of the railway, caused its name to be changed to Alderley Edge, so as to avoid confusion with Chorley in Lancashire (Carlton 1979, 11).

The close proximity and shared histories of Nether Alderley and Alderley Edge has meant that the most effective method of assessment is to consider both settlements in one report.

1.1 Topography and Geology

Nether Alderley and Alderley Edge are located in north-eastern Cheshire. Nether Alderley is 4km south of Wilmslow and 8km north-west of Macclesfield, and is situated on a gentle west facing slope at c91m AOD. The centre of Alderley Edge, 2km to the north of Nether Alderley, also lies c91m AOD. The scarp of Alderley Edge is to the east of its namesake and north-east of Nether Alderley and has a maximum height of 182m AOD. To the west of both townships is the flat Cheshire Plain. To differentiate between Alderley Edge settlement and Alderley Edge scarp, the term the 'Edge' shall be used to define the sandstone outcrop.

Both Nether Alderley and Alderley Edge have a drift geology of boulder clay. The Edge comprises keuper sandstone with conglomerates at its base, which are banded with upper mottled sandstone. There are also a number of mineral veins running through the Edge. To the east of Alderley Edge is an alluvium spread (British Geological Survey 1962).

Nether Alderley's soils are argillic brown earths, which are suited to pasture and graded class 3. The soils surrounding Alderley Edge are typical stagnogleys, ideal for grassland and also graded class 3 (Furness 1978, 73).

Both settlements are located on the A34. Mobberley Brook runs to the north of Alderley Edge and Pedley Brook runs west of Nether Alderley. There are a number of ponds in the area, particularly in Alderley Park, where there are a variety of functional and decorative ponds and lakes.

1.2 Administrative Unit

Nether Alderley township in the Parish of Nether Alderley, formerly lay in the Parish of Alderley. This was an ancient parochial Chapelry of Prestbury that had become independent by 1328 (Ormerod 1882,565,568). Chorley was a township in Wilmslow

¹⁹ http://www.cheshirearchaeology.org.uk/wp-content/uploads/HTS_Arch_Assess_Alderley-Edge-and-Nether-Alderley.pdf

Parish, later part of the newly created Parish of Alderley Edge. Both Nether Alderley and Alderley Edge lay in Macclesfield Hundred and Macclesfield Deanery (Dunn 1987, 34).

1.3 Place Name

The place-name Alderley, which appears in a variety of forms: *Aldredelie* (1086), *Aldredis* (1208), *Aldeldeleg* (1286), indicates that the name originated from *Aldred's Clearing*, i.e. *Aldred* and *leah*. The *Nether* pre-fix suggests that this was the inferior of the two settlements of Nether and Over Alderley (Dodgson, 1970, 94-5).

Chorley or *Chorlegh* suggests a 'peasants clearing' from *ceorl* and *leah*. Alderley Edge township was named after the large sandstone outcrop that stands to the east of the settlement (Dodgson, 1970, 225).

2. SOURCES

2.1 Historical

Little attention has been paid to Nether Alderley beyond a short pamphlet written by the National Trust about the restoration of the Water Mill (Boucher, 1980). The main historical sources are therefore Earwaker's *East Cheshire Past and Present* (1880) and Ormerod's Cheshire history (1882). Also, useful information about mining on Alderley Edge is provided by Carlon *The Alderley Edge Mines* (1979).

The Alderley Edge Landscape Project was set up in 1996 under the auspices of The Manchester Museum and the National Trust. This is a multi disciplinary project, which includes archaeological fieldwork and a survey of historic buildings and it has generated a large amount of information held in gazetteer format. The focus of the study is the Edge itself, while the urban area is treated as part of the projects' hinterland. The full report is awaited.

Detailed documents for Chorley and Nether Alderley are available in the County Record Office, for example the De Trafford family papers (CRO DTT), but unfortunately these are beyond the remit of the present assessment.

2.2 Cartographic

On Saxton's County map of 1577, both Chorley and Alderley are depicted. On Speed's County map of 1610 both Chorley and Over Alderley are identified but Nether Alderley is not. The earliest map to show a schematic plan of the road pattern is Burdett's map of Cheshire (1777), and there is also an estate map of Nether Alderley dated 1787. Detailed information is provided by the tithe maps of Chorley (1841) and Nether Alderley (1842) and the Ordnance Survey (OS) 6": 1 mile map surveyed 1871-2.

2.3 Archaeological

Before this assessment there were thirteen sites recorded in the County Sites and Monuments Record (CSMR) in the settled area of Alderley Edge and twenty eight in the settled area of Nether Alderley. Also, there were 44 sites recorded on the Edge itself. All of these sites are identified in Figure 1 and where sites and finds have been identified from the CSMR the relevant reference is provided throughout this report. This survey has added a further eleven records to the CSMR.

Archaeological excavation has tended to concentrate upon the Edge itself. The only archaeological work known to have taken place in the study area is an evaluation and watching brief at the Old Hall, Nether Alderley, carried out in 1994 and 1995 respectively by Earthworks Archaeological Services

(CSMR 1404/2/1). This work revealed a burnt layer that is possibly associated with the fire that destroyed the house in 1779, along with 17th and 18th century features, including a brick lined culvert and well (Earthworks, 1994 and 1995).

3. HISTORICAL AND ARCHAEOLOGICAL SUMMARY: (Figure 1)

3.1 Prehistoric

There are no recorded prehistoric sites or findspots in the township of Alderley Edge, while at Nether Alderley just one find is known. This prehistoric sandstone anvil stone was discovered in 1933 in the school grounds to the north of the Old Hall (CSMR 1403).

However, in the immediately surrounding area, the sandstone outcrop of Alderley Edge has been the focus of prehistoric activity since at least the Mesolithic period. A number of flint scatters have been identified, for example, Castle Rock Field, which was partially excavated in 1894-1905 revealed blades, scrapers, cores, flakes and borers. 19th century copper mining on the Edge revealed traces of Bronze Age workings, with the discovery of hammer stones in their spoil heaps, for example, at Engine Vein and Windmill Wood (Harris and Thacker, 1987, 78). It was noted by Dr Sainter of Macclesfield in 1878, that “..some hammers were lying upon the sand and gravel, 1-2 feet below the surface....others have been left in some old diggings of the copper ore, from 12-16 feet in depth, along with an old, very roughly used oaken shovel” (Roeder and Graves, 1905, 17-30). The Bronze Age wooden shovel has been confirmed by radiocarbon dating to have a calibrated date range of 1888-1677 BC. Also, a Bronze Age sword was discovered on the Edge in 1871 (CSMR 1440/0/13).

Other prehistoric sites in the immediately surrounding area include a possible Bronze Age barrow at Sodger’s Hump, which is a round earthen mound on a natural knoll south of Nether Alderley (Harris and Thacker, 1987, 82; CSMR 1337); and southeast of Alderley Park, due west of Birtles Hall is a scheduled barrow (SAM 22577, CSMR 1364/1) with two other possible barrows in the immediate vicinity of this (CSMR 1364 2/3).

3.2 Roman

There are just two records in the CSMR that refer to the Roman period, both of which are located on the Edge. The first refers to a hoard of 533 4th century Roman coins that was discovered by the Derbyshire Caving Club in a disused mine shaft in 1995. This confirms that the Edge was mined during the Romano-British period and it has been suggested that Roman copper working at Wilderspool possibly used copper ore from Alderley Edge (Crosby 1996, 25). The second record is that of four 4th century coins, which are alleged to have been found in a pot hole on the Edge (CSMR 1441).

Another reference to potential Roman activity is that of an “..old road (marked on the Ordnance Survey Map ‘Street Lane’) [which] runs from Hanford to the south, through Wilmslow and Alderley ...[and]...by its irregular course the road seems to have been a British one, utilised by the Romans, though it was never a way of very much importance” (Watkin 1886, 79).

3.3 Early Medieval

A small settlement is recorded at Nether Alderley in the Domesday Survey. However, there is no reference to Chorley at Domesday and it has been suggested that this small township was included as part of Earl Hugh’s demesne manor of Adlington (Cheshire County Council, Libraries and Archives, 1993b).

The Domesday Survey records that:

The same Bigot holds Aldredelie [Nether Alderley in Alderley]. Godwin held it as a free man. There is 1 hide that pays geld. The land is for 8 ploughs. In demesne is 1 [plough] with 2 oxmen, and 3 villeins and 1 radman with 1 plough. There [is] 1 acre of meadow. Wood 1 ½ leagues long and 1 league wide and 2 hays there. T.R.E. it was worth 20s., now 10s. He found it waste.

The same earl holds EDULVINTUNE [Adlington in Prestbury]. Edwin held it. There are 2 hides that pay geld. The land is for 10 ploughs. There [are] 2 radmen and 6 villeins and 3 bordars with 3 ploughs. There [are] 21 acres of meadow. Wood 11 leagues long and 2 wide, and there [are] 7 hays and 4 eyries of hawks. T.R.E. it was worth £8, now 20s. He found it waste. (Harris and Thacker, 1987, 347, 359)

Adlington, which lies 8 km north east of Alderley Edge, was a substantial estate centre in the early medieval period but vastly reduced in value by 1086. It had presumably suffered from William's harrying of the north, as had the much smaller settlement of Nether Alderley.

3.4 Medieval

3.4.1 The Manor

From Domesday to c 1346 the manor of Nether Alderley descended as a component part of Aldford fee through the families of Bigot, Aldford and Arderne. The manor was sold to William Stanley who was later beheaded in the reign of Henry VII, his estate reverting to the crown. Henry VIII then granted the manor to Urian Brereton and then to Edmund Pekham c 1525. It was sold to Sir Edward Fitton and then to Sir Robert Tatton, from whom it was sold to Sir Thomas Stanley c 1601 (Ormerod 1882, 567).

Chorley is first mentioned in a charter dated c 1280 when Edmund Fitton, Lord of Bolyn granted lands in the township to Robert de Dounes (Earwaker 1880, 159). In a charter dated 1348 there is mention of Henry de Chorlegh whose family held lands in the township, from which their surname was derived. A series of charters preserved in the collection of Sir Humphrey de Trafford shows how the township passed from the Chorleghs to the Honfords c 1420, and then onto the Davenports c 1523 (ibid). Also, in a deed of 1509, the 'manor' of Chorley is referred to "...but it does not appear that any manorial rights ever existed or were ever exercised" (ibid, 162).

3.4.2 Settlement

Very little is known about the location and extent of medieval settlement in the two townships. However, details do survive of the more prestigious abodes. For example, Monk's Heath Hall (Listed Grade II) located at the cross roads to the south of Alderley Park, Nether Alderley, formed part of the estate of the Abbey of Dieulacres. Fernhill (Listed Grade II), which lies just east of Park House was also a possession of the abbey. It was sold in c.1560 to Thomas Stanley of Alderley and so became part of the Stanley Estate (Earwaker 1880, 612). Chorley Hall, in west Alderley Edge, which is listed Grade I, was built c 1330 by the de Chorley family. It is moated and has three square fishponds (CSMR 1394/1/1; SAM 13497).

Alderley Hall (later known as the Old Hall) "...the residence of the Stanleys but situated in Nether Alderley township, is stated on the tombstone of Sir Thomas Stanley, who died in 1591, to have been rebuilt by him, thus showing that there was a still earlier house on its site" (Earwaker 1880, 601). There is no other evidence available to suggest whether there was or was not a medieval forerunner of the Old Hall. The house was surrounded by a moat which was formed in the late 16th century, by adding two arms to the mill pond of the medieval corn mill, which lies to the west (CSMR 1404/2/2).

A deer park had been established at Nether Alderley by 1423 (Harrison, 1902, 26). The earliest available map to indicate the approximate extent of this park is Burdett's map of 1777. No other details about the park are known.

3.4.3 Economy

The economies of both Chorley and Nether Alderley were dominated by farming. It is unclear whether there was any medieval mining on the Edge, with no reliable evidence available until 1693-6 when small workings were documented (Crosby 1996, 67). It has been suggested that an old bloomery located east of Welsh Row, towards Bradford House (CSMR 1454), which was described by Roeder and Graves in 1905 as a "...deposit being some thing like three feet in depth", is potentially a site of medieval iron production (LUAU 1998, 36).

A market charter was granted at Nether Alderley to Wakelyn de Arderne in 1254, along with a three day fair. The market was held on Saturdays, while the fair was held on the vigil and following two days of the feast of St Laurence (10 August) (Bagshaw 1850, 165; Letters 2002). The location of the market and its success is not known. Nether Alderley corn mill dates back to 1391 (Bott, 1983, 64). However, it has been suggested (albeit unsubstantiated and unsourced) that there was a Saxon predecessor (North West Civic Trust 1983, 63). The fabric of the present structure dates to the 16th century, with the back wall of the mill also acting as the dam wall of the mill pond. The mill pond was adapted to form the moat surrounding the 16th century Old Hall (Boucher 1980,8).

Data for Cheshire towns is rare because in the medieval period the shire was exempt from national taxation, having its own taxation system, the Mize. In the Cheshire mize of 1405, Chorley was assessed at 20s 0d and Nether Alderley was assessed at 27s 0d. The largest assessment in Macclesfield Hundred was for Cheadle (£4) (Booth 1985, 21).

3.4.4 Religion

There was no ecclesiastical provision in Chorley until 1852. The parish church of St Mary at Nether Alderley was formerly called St Lawrence's, the name changed some time during the medieval period (Richards 1973). Little of the medieval fabric remains, although it has a 14th century core and a 16th century tower. It underwent renovations in the 17th and 18th centuries, the chancel was rebuilt by Lord Stanley in the mid-19th century and the nave was restored in 1878 (Ormerod 1882, 570).

A 14th century font was found buried in the churchyard c 1830, which was presumably an attempt in the mid-17th century to protect it from destruction. A medieval cross is located in the churchyard, of which just the stump remains. It has been reused as the base of a sundial (CSMR 1404/1/2, SAM 30363). There is also a medieval cross at the crossroads to the north of Nether Alderley, which it has been suggested is in its original position and predates the construction of the church (Richards 1973; CSMR 1407/0/1 and SAM 25708).

Also of interest is the curvilinear shape of the churchyard as identified on early maps, which may imply that it had an Anglo Saxon predecessor (Harris and Thacker, 1987, 286). However, it has also been suggested that this distinctive churchyard shape was the creation of an 18th century vicar and therefore there was no early medieval predecessor (King, pers comm.). A similar illusion lies in the field boundaries surrounding the church. According to the modern Ordnance Survey map, fossilised in the field boundaries there appears to be a sub-circular enclosure surrounding the area of the church. However, this too appears to be an 18th century or later construction, since on the estate map of 1787 no such field pattern exists.

3.4.5 The Surrounding Landscape

There are a number of medieval sites in the surrounding area, including two possible Holy Wells to the east of Alderley Edge (CSMR 1445/0/1 and CSMR 1445/0/2), the site of the 14th century Sandlebridge Mill, 3km south-east of Alderley Edge (CSMR 1456/1) and the possible deserted village of Over Alderley located to the south of Nether Alderley (CSMR 1661). Also of interest is a section of the Alderley parish boundary in south Alderley Edge, which the Alderley Edge Landscape Project suggests may date back to 1328.

3.5 Post Medieval

3.5.1 The Manor

The Davenport estates, including Chorley Hall, were sold in the first instance to Francis Downes c 1630s and shortly after to John Hobson. By 1640 Sir Thomas Stanley of Alderley was the owner of the estates (Earwaker 1880, 164). Meanwhile, the principal landowner in Alderley Edge township by the late 19th century was Sir Humphrey de Trafford and it is upon his estate that the numerous villas, dwellings and a considerable hotel were erected (Ormerod 1882, 602).

3.5.2 Settlement

Little is recorded about the nature and extent of settlement at Chorley in the post medieval period, however one reference provides a description of the township before the arrival of the railway. At Alderley Edge “..sixty years or so before the railway was cut. There were about three cottages between what is now the station and the Trafford Arms and about two farm houses. There was another farmhouse on the opposite side of the road. These were all antiquated structures and covered with thatch.” (Notes and Queries, 1896, I, 12).

Nether Alderley was unaffected by the developments that were occurring to the north at Alderley Edge. There was no population explosion nor an increase in the local services, and the dispersed medieval settlement pattern largely persisted. There are, however, a small number of identical Stanley Estate farmhouses which were constructed in the mid-18th century and are Listed Grade II - for example, Walton Farmhouse on Welsh Row, Dean Green Farmhouse, Topps Farmhouse and Gatley Green Farmhouse (DoE, 1987, 80) and cottages constructed on Welsh Row reputedly belonged to 18th century copper miners, including Welsh miners who gave their name to the street (North-West Civic Trust, 1983, 163).

Alderley Hall was destroyed by a fire in 1779, which prompted the Stanleys to relocate to Park House, on the southern edge of Alderley Park (Ormerod 1882, 567).

Subsequently the house and grounds have been extended and improved. For example, Bagshaw (1850, 166) noted that the Hall was surrounded by a park of 200 acres yet by 1892 the park had increased to an area of 300 acres (Kelly's, 1892, 19).

Amongst the features of the park was a square walled deer house with corner towers and crenellations, probably dating to the 18th century, and demolished in the 20th century (CSMR 1404/5/1).

A boys school was built in the grounds of the churchyard of Nether Alderley by Reverend Hugh Shaw in 1628 and extended in 1817 (Ormerod 1882, 573). Just to the north of Nether Alderley, Lady Stanley's school for girls and infants was erected in 1822 and enlarged in 1863 (Kelly's 1892, 19). St Philip's mixed school at Alderley Edge was built in 1855. The British school at Lindow Common was built in 1860 and the Wesleyan Methodist School was built in 1877 (ibid).

3.5.3 Economy

The first documentary evidence of mines on Alderley Edge dates to 1693-6 (Crosby 1996, 67). Copper ores were mined between 1758-68 and smelted in Macclesfield and Congleton, then worked again after 1791 and smelted in Havannah and Bosley from about 1808 (Sylvester, 1971, 82). The mining heyday was between 1857 and 1877, when 250,000 tons of ore was extracted from the Edge. By the late 19th century, foreign competition had put an end to mining ventures on Alderley Edge and as the area had become a desirable place to live such activities were no longer socially acceptable (Crosby 1996, 108).

In 1850, 25 farmers were listed in Nether Alderley, along with two inns and taverns, three shopkeepers, two butchers, one tailor, one corn miller and one saddler (Bagshaw 1850, 167). At Chorley in 1850, fourteen farmers are listed in Bagshaw's Directory along with three blacksmiths, three boot and shoe makers and five shopkeepers (Bagshaw 1850, 342).

The corn mill at Nether Alderley continued to be worked until 1939 when Lord Stanley was forced to sell it to meet the cost of death duties. In the 1950s the National Trust bought the site and its restoration commenced (Boucher 1980, 11).

3.5.4 Religion

There was no ecclesiastical provision at Chorley until 1852 when St Philip's Church was built on Wilmslow Road (Ormerod 1882, 602). In 1877, out of the parish of St Philip the church at Lindow was erected, and in 1863 the Wesleyan Methodist Chapel was constructed (Kelly's, 1892, 19).

At Nether Alderley the parish church of St Mary continued to serve the local community. A date stone in the churchyard dates its expansion southwards to 1872.

3.5.5 Population

Population in 1664 has been estimated from the Hearth Tax returns as 160 for Chorley and 320 for Nether Alderley (Macgregor, 1992, 52). While Nether Alderley was the ninth largest settlement in Macclesfield Hundred, Chorley was the joint ninth smallest (MacGregor, 1992, 52). From 1801-1971 population data is available from the census returns printed in the Victoria County History (Harris, 1979, 202-240); and for 1981 and 1991 census data has been reproduced under Class Licence Number C01W0000125 with the permission of the Controller of the HMSO. As noted on the census notes for Nether Alderley in 1841, the temporary increase of population was the result of the incoming labourers and their families who were working on the railway. By 1851 the population decrease is accounted for by their removal (Harris, 1979, 241). Meanwhile, the figures clearly demonstrate the rapid expansion of Alderley Edge, from 1841 onwards.

3.5.6 Transport and Communications

The road passing south from Wilmslow, through Alderley Edge and Nether Alderley and on to Monks Heath, was turnpiked in 1752 (Harrison, 1886). However, the course of this road was realigned some time before 1786, passing west of the original alignment so as to increase the area of Alderley Park and moving the road away from the side of Park House. The old road continued to be used as a route through the Park but has since been substantially downgraded.

The railway from Stockport to Crewe, which was a branchline of the Manchester and Birmingham Railway, opened in 1842 (Greville, 1954, 137). It ran through the settlement of Alderley Edge and just west of Nether Alderley, and the Alderley and Chorley station was constructed on London Road. So at a distance of 14 miles from Manchester, Alderley Edge became home to a number of

Manchester merchants and professionals who had been encouraged to relocate by the offer of free rail travel to the owners of houses worth £50 and more per annum. The first villa was built in 1845 and by 1850 thirty 'handsome residences' had been erected (Bagshaw 1850, 342).

3.5.7 The Surrounding Landscape

Within the surrounding area there are a large number of 16th and 17th century cottages and farmhouses - for example, Preston Cottage, a 16th century timber framed building, 0.8km northwest of Alderley Edge town centre (Grade II; CSMR 1395); the 16th century Hayman's House, 1.5km east of Alderley Edge town centre (Grade II*; CSMR1458:); and the 17th century Heawood Hall, 1.5km east of Nether Alderley(Grade II; CSMR1409/1). Also included in the CSMR is the post medieval Saddlebole copper smelting hearth 1.5km east of Alderley Edge (CSMR 1446/1).

4. PLAN COMPONENTS : (Figures 2 – 3)

The town has been divided into 13 components (prefixed by COM). These have been tentatively sub-divided by period, although there is a need for a great deal of further work to define the date of these plan components more closely. Many would have spanned more than one period but are discussed under their earliest likely date of occurrence. In some cases tightly defined plan components can be identified, in others only a general area can be delineated and these should be treated as a model against which future evidence should be tested.

Although the Domesday survey includes the early medieval settlement of Nether Alderley, the location and extent of this is unknown and consequently the plan components commence with a projected plan of the medieval period. Burdett has been used to infer the potential location of late medieval settlement and the OS First

Edition 6": 1 mile map depicts the extent of settlement c 1875.

MEDIEVAL ALDERLEY EDGE & NETHER ALDERLEY c 1066 – c 1540 (Figure 2)

COM 1 - ?Settlement, Chorley

COM 2 - ?Settlement, Nether Alderley Cross Roads

COM 3 - ?Settlement, Nether Alderley

COM 4 - St Mary's Church

COM 5 - Chorley Hall

COM 6 - ?Deer Park

COM 7 - Corn Mill

POST-MEDIEVAL ALDERLEY EDGE & NETHER ALDERLEY c 1871-2 (Figure 2)

COM 8 - Settlement Nether Alderley

COM 9 - Settlement Alderley Edge

COM 10 - Old Hall

COM 11 - Park House

COM 12 - Manchester and Birmingham Railway

COM 13 - Alderley Park

MODERN ALDERLEY EDGE & NETHER ALDERLEY c 2000 (Figure 3)

COM 14 - Settlement

4.1 Medieval Settlement (Figure 2)

COMs 1, 2 and 3 are intended to provide an approximate location for possible medieval settlement in Nether Alderley and Chorley, and should be treated as a model, to be tested as new evidence is revealed. The location for this settlement has been partially derived from Burdett's map of 1777 and from topographical inference. Burdett's map is accepted as a schematic interpretation of the nature and extent of settlement in the 18th century and considering the small scale nature of settlement, it is unlikely to have undergone great change since the late medieval period. Components are not intended to indicate the full extent of medieval settlement, which is likely to have consisted predominantly of dispersed farmsteads. COM 1 identifies the possible location of tenements in Chorley, clustered in the vicinity of the nodal point in the road network and along London Road. The true extent of this component remains to be tested against future evidence.

COM 2 identifies the possible location of tenements at Alderley Cross. Here Burdett depicts four houses on the western side of the crossroads but by 1842 when the tithe map was produced this had decreased to just one. It may be that during the medieval period this area was even more populated than Burdett suggests, with buildings also to the east of the crossroads. This is also the location of a medieval cross.

COM 3 depicts the possible location of medieval tenements surrounding the church of St Mary. Again, the validity of this will have to be tested against future evidence.

Despite the granting of the late 13th century market charter, the township of Nether Alderley failed to develop a commercial centre. However, the manor contained a number of components that suggest it was of some importance. The 14th century church of St Mary (COM 4), located close to the 14th century corn mill (COM 7) and the 15th century deer park (COM 6) that has been approximately outlined, are all features that might suggest the nearby location of a manor house. However, there is no evidence to suggest that the Old Hall (COM 10), which was built in the early to mid 16th century, had a predecessor. Sir Thomas Stanley may have rebuilt the Old Hall but this does not mean that he necessarily rebuilt a manorial hall. There is also no evidence to suggest that Nether Alderley was home to the lord of the manor until the Stanleys in the post medieval period. Meanwhile, Chorley Hall (COM 5), which lies c 2km to the north, was a sub-manor built by the Chorley family and passed down through the local landowners from the 14th century onwards.

4.2 Post Medieval (Figure 2)

As inferred from Burdett's map of 1777, it is likely that post medieval Nether Alderley and Chorley were both small scale settlements consisting of a handful of cottages and farmsteads scattered throughout the area, a pattern that is likely to have persisted since the medieval period. For Nether Alderley, this pattern was largely unchanged c 1871, although small increases were evident, for example along Artists Lane and Welsh Row (COM 8). Meanwhile, Chorley, or Alderley Edge as it became known, had expanded beyond recognition by 1871 (COM 9). This expansion was stimulated by the arrival of the Manchester and Birmingham Railway in the mid-19th century (COM 12). Settlement was concentrated to the east of the railway, and in particular large houses were constructed east along the Edge.

Alderley Hall (COM 10) or Old Hall, as it became known, was destroyed in a fire in 1779, prompting the relocation of the Stanley family south to Park House (COM 11).

Alderley Hall was built in the 16th century and it was surrounded by a moat constructed from the mill pond of the corn mill, which lies to the west. Using the tithe map and the OS First Edition, it is possible to trace part of the water system associated with the corn mill, which may have been developed when the medieval mill was constructed. The mill pond was fed via a number of ponds located in the Park (Radnor Mere etc.) and having passed through the mill, the water then flowed away west. Alderley Park (COM 12), which was probably enlarged when Park Hall was constructed, possibly includes the extent of the medieval deer park.

4.3 Modern Settlement (Figure 3)

Despite small scale expansion, for example along Congleton Road, Nether Alderley maintains a partially dispersed settlement pattern. The largest development that has occurred in the township is that of the Astra Zeneca research centre, which covers a large proportion of Alderley Park. In contrast to Nether Alderley, Alderley Edge has continued to expand in all directions. Housing estates have contributed to this growth, particularly to the west and northeast.

5 HISTORICAL & ARCHAEOLOGICAL POTENTIAL

5.1 Above-Ground Remains

There are three Scheduled Ancient Monuments within the settlement areas. These are the churchyard cross at Nether Alderley (SAM 30363), Chorley Old Hall, moated site and fishponds (SAM 13497), and the cross located at Nether Alderley crossroads (SAM 25708).

There are twenty one Listed buildings in Alderley Edge and thirty six in Nether Alderley. All of the Listed buildings in Alderley Edge are Listed Grade II apart from

St Philip's church (Grade II*) and Chorley Old Hall (Grade I). Amongst the Grade II Listed buildings are 17th century farmhouses and a number of mid-19th century buildings constructed as the town began to develop following the construction of the railway. For example, the Queen's Hotel was built in 1844 for the London and North West Railway Company. At Nether Alderley, St Mary's Church is Grade I while the Church Hall (formerly the school house), the mill and dam wall, Soss Moss Farmhouse and the Old Hall are all Listed Grade II*. A significant proportion of Grade II buildings include 17th century farmhouses and cottages - for example, the Eagle and Child on the Congleton Road which was built as a cottage, then used as a Inn, and is now a house. (Department of the Environment 1987).

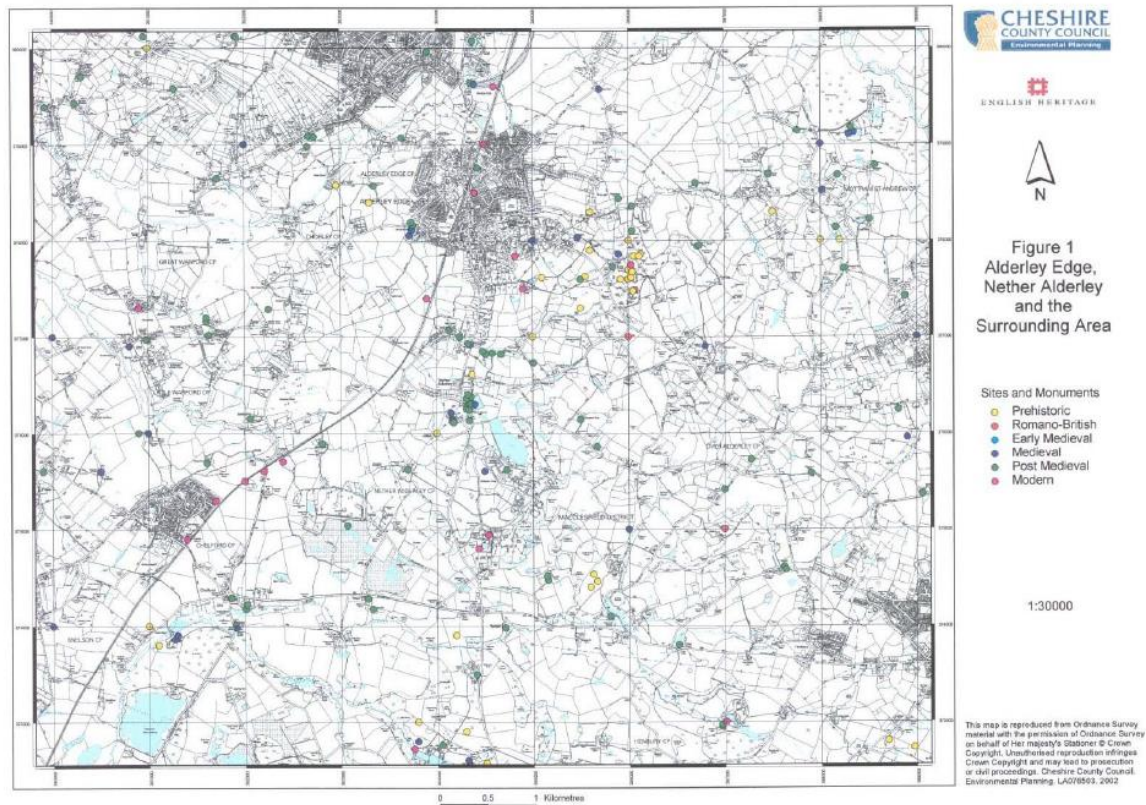
At Nether Alderley, the environs of the church, mill and Old Hall are included in a designated Conservation Area. The Conservation Area at Alderley Edge covers the south-eastern area of the town. There is also a small Conservation Area in the northern area of the town, between the railway and Davey Lane.

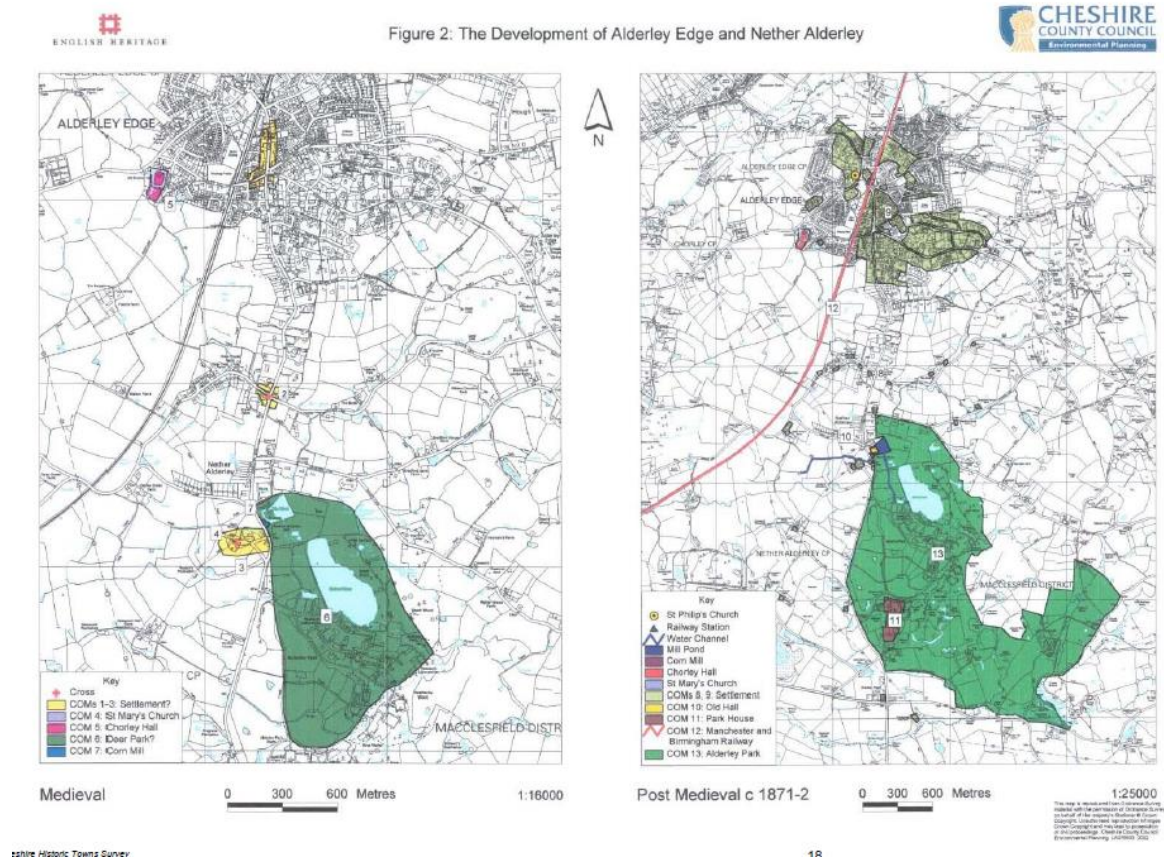
5.2 Below-Ground Remains

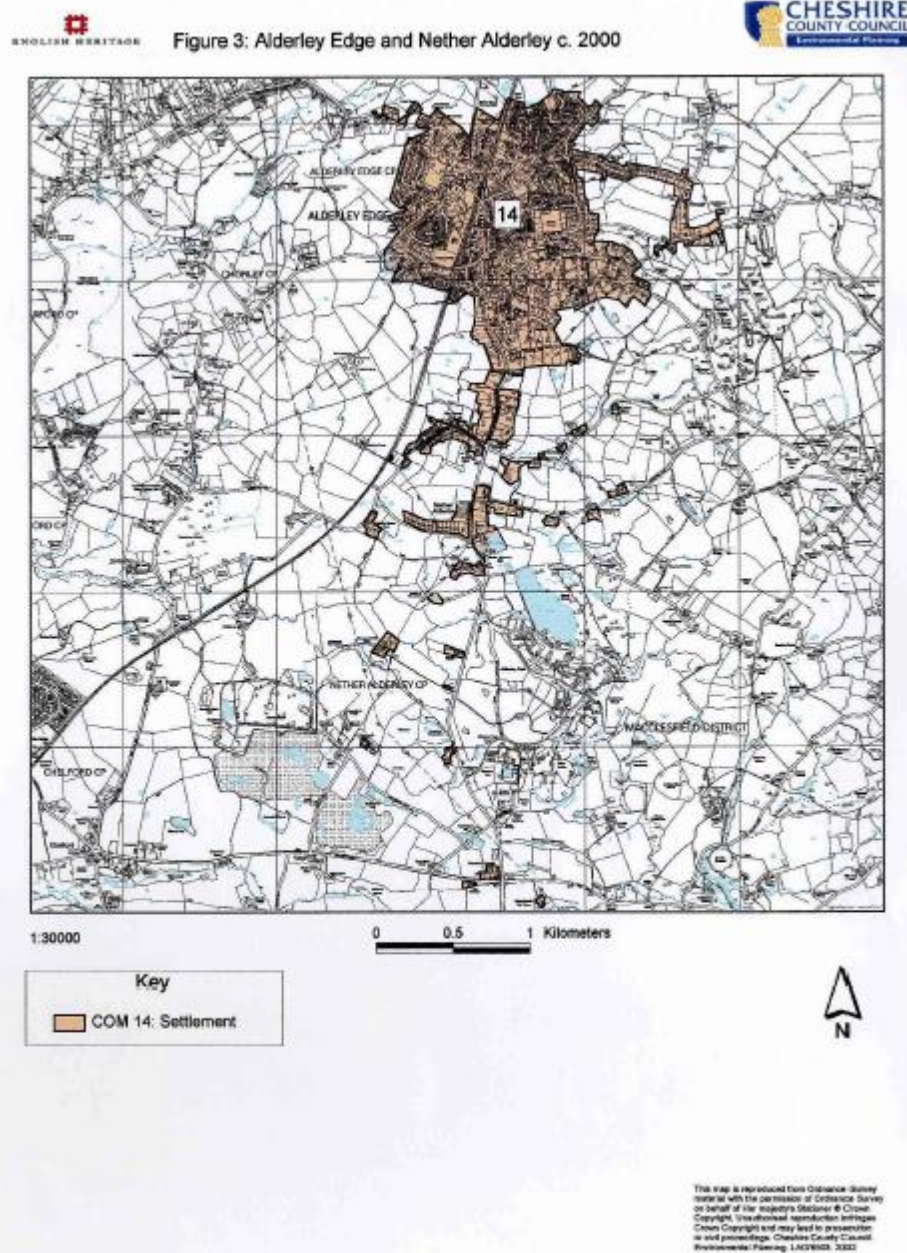
Through the Alderley Edge Landscape Project, work has been predominantly concentrated upon the Edge. Excavation of mining works has proved fruitful e.g. the hoard of Roman coins discovered buried at the top of a shaft in the area of Engine

Vein in 1995 (CSMR 2481). However, no archaeological work is known to have been carried out in the urban area of Alderley Edge, and the survival and quality of archaeological deposits in the town have not been assessed.

At Nether Alderley, archaeological work has been limited to an evaluation and watching brief at the Old Hall in 1994 and 1995, which demonstrated good survival of 18th and 19th century deposits associated with the Hall. However, the lack of archaeological work in the rest of the township means that survival and quality of deposits cannot be assessed.







4.8 Supplementary Planning Documents²⁰

Cheshire east has a number of adopted SPDs which are considered to be material considerations in the determination of planning applications.

These include the **Cheshire East Borough design guide supplementary planning document**.

This residential design guide, targeted primarily toward larger scale housing proposals, aims to improve the quality of new residential development in the Borough. It has been prepared as a constructive means to engage in the design process with developers and communities, supplementing Building for Life 12, the industry design standard for new housing and helping to realise its aims within Cheshire East.

Consequently, the Design Guide will also be used to support Cheshire East in rejecting poor design where that does not meet the high standard now required by the Council.

The guide is in 2 parts:

The first volume sets out the characteristics that make Cheshire East unique as a place and it explains how developers and designers should approach designing new development in an appropriate way. This is also likely to be applicable to the design of other forms of development.

- [Cheshire East Council Design Guide - volume 1 \(PDF, 25MB\)](#)

The second volume provides guidance on specific aspects of residential design that are necessary in order to meet the required standard in making new development attractive, positive for the place and fit for purpose. These key elements of design guidance are supplemented by checklists and case studies to assist all those involved in the design and consideration of new development and to allow developers, designers and others to quality check development proposals at various stages in the design and development process.

It is also hoped that this guidance will influence the development process from its very earliest stages to ensure that high quality new development can be delivered effectively.

- [Cheshire East Council Design Guide - volume 2 \(PDF, 10MB\)](#)

In addition there are several Supplementary planning documents adopted by the former Macclesfield Borough Council. These include the following which may be of relevance:

- [Nature Conservation Strategy](#) (adopted October 2006)
- [Designing Out Crime](#) (adopted January 2006)

²⁰

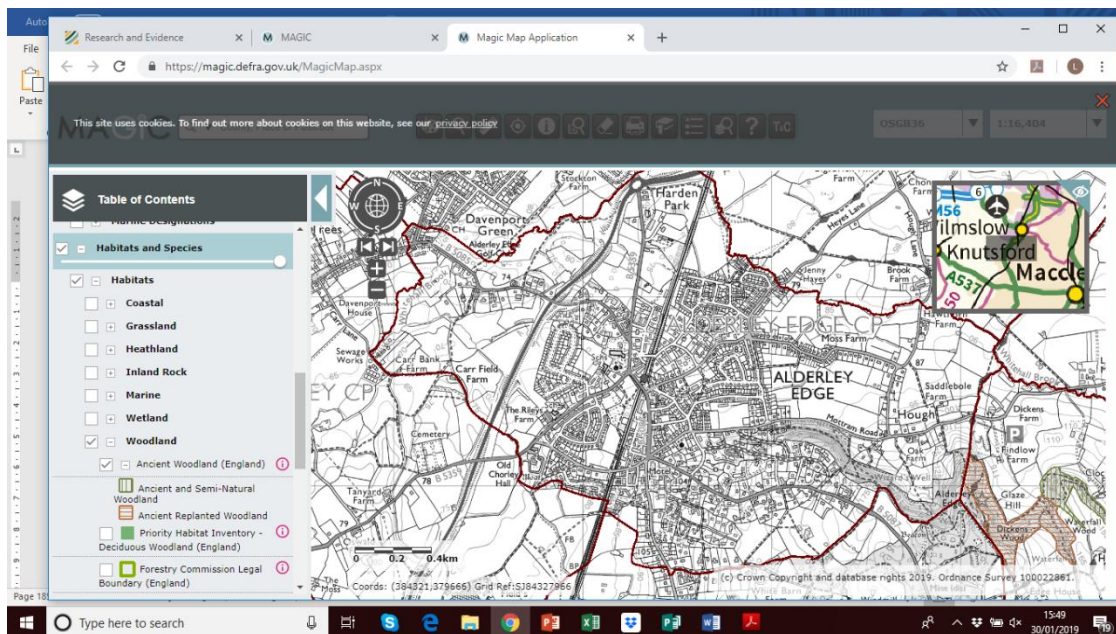
https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

5.0 Other Technical Evidence

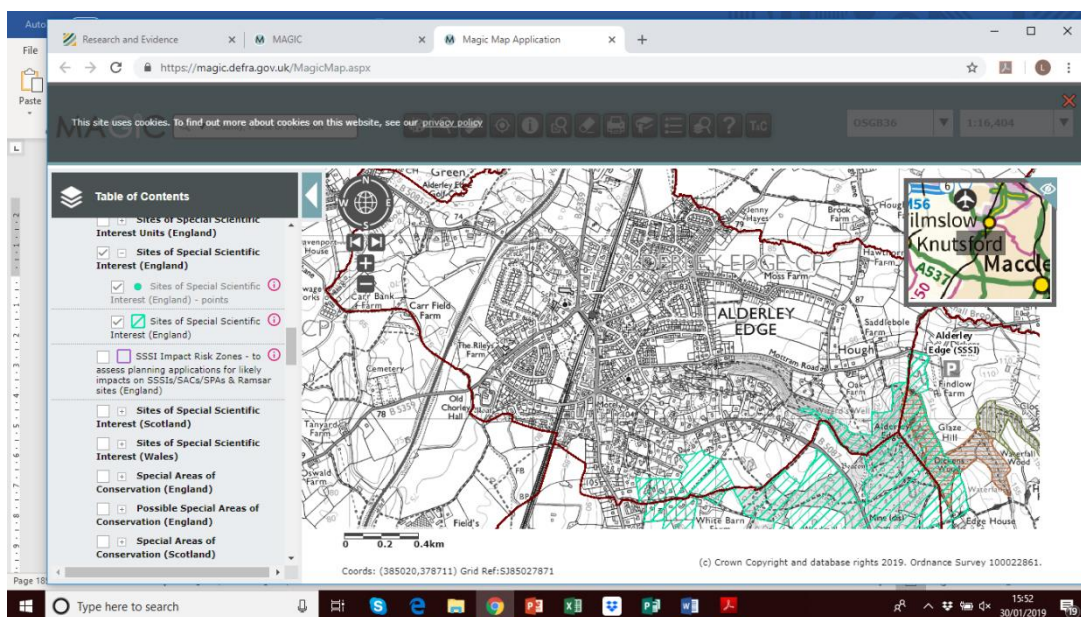
5.1 Biodiversity and Wildlife Sites

See Magic - Natural England's maps showing important habitats²¹.

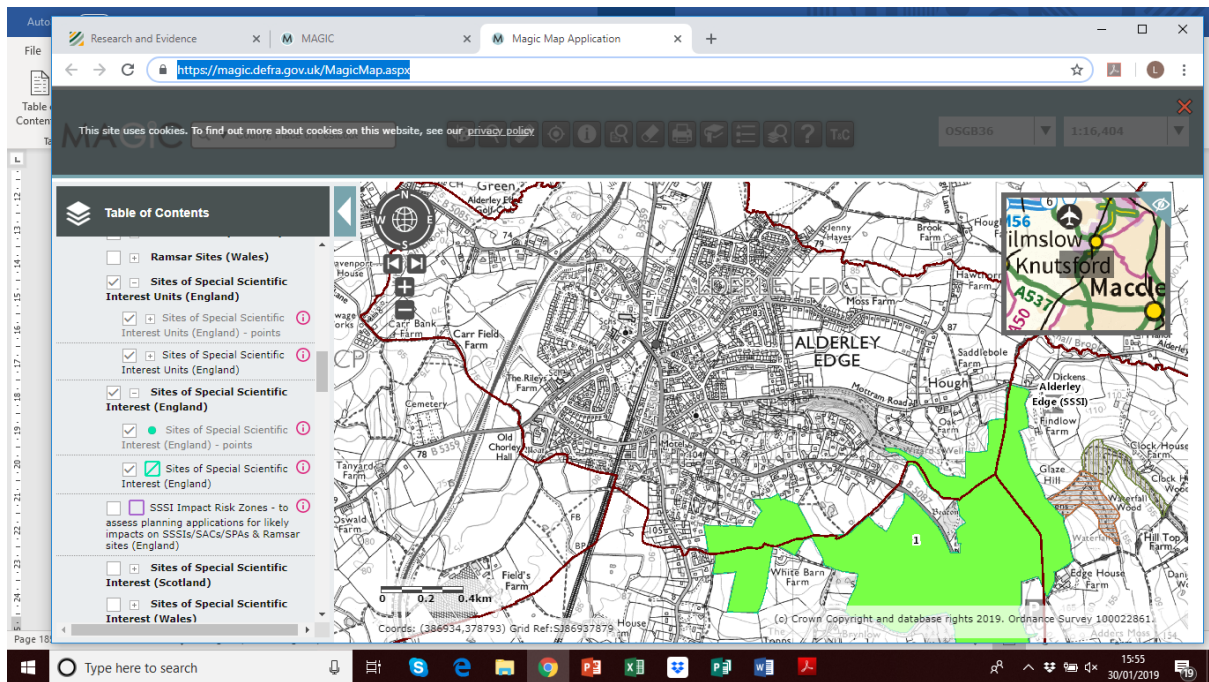
There are some areas of ancient woodland just outside the parish to the east.



There is a Site of Special Scientific Interest (Alderley Edge SSSI) to the south east, partially within the Parish.

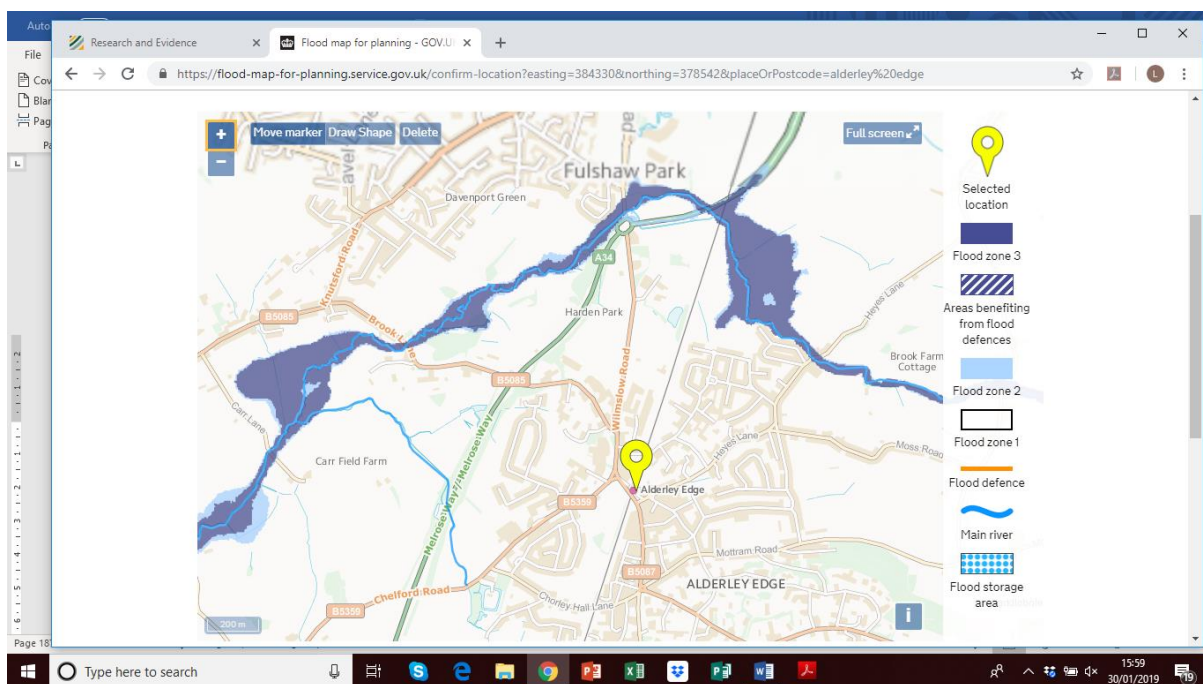
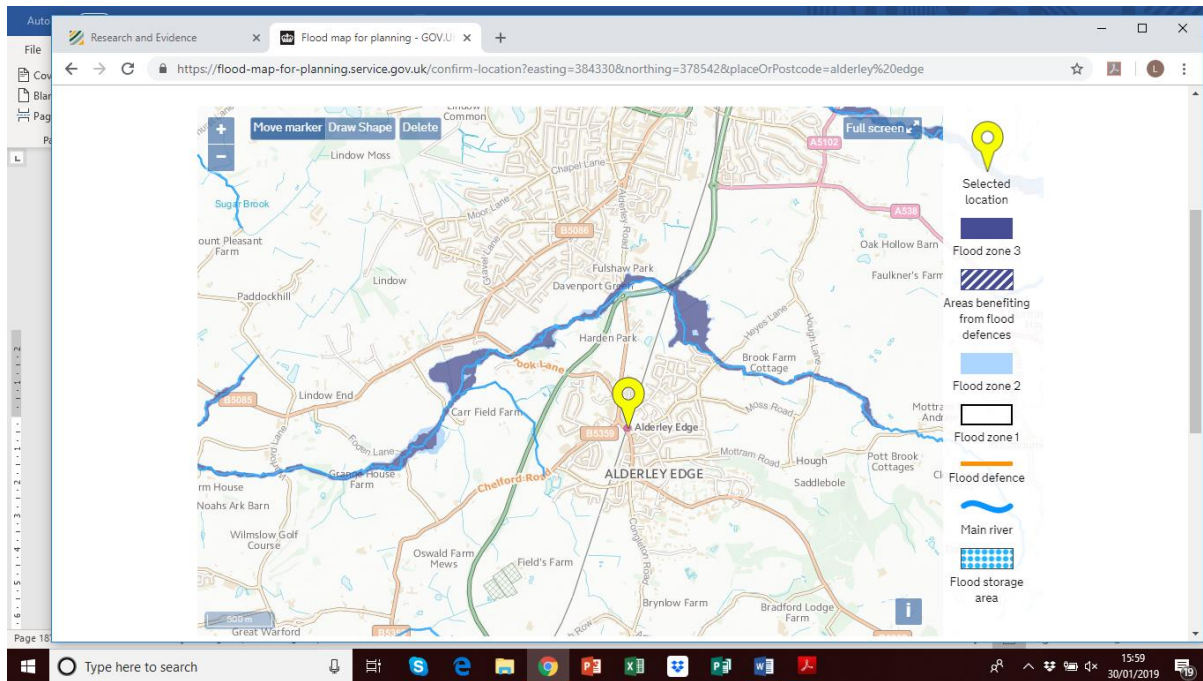


²¹ <https://magic.defra.gov.uk/MagicMap.aspx>



5.2 Flooding

The Government's Flood Maps for Planning can be found at <https://flood-map-for-planning.service.gov.uk/>



5.3 Listed Buildings²²

There are 33 statutorily Listed Buildings in the Parish.

The List - Advanced Search Results

[View on map](#)

33 results found.

Results per page

[Church of St. Philip and St James](#)

- List Entry Number: 1138867
- Heritage Category: Listing
- Grade: II*
- Location: Church of St. Philip and St James, Church Lane, Alderley Edge, Alderley Edge, Cheshire East

[THE STONE HOUSE](#)

- List Entry Number: 1138868
- Heritage Category: Listing
- Grade: II
- Location: THE STONE HOUSE, DAVEY LANE, Alderley Edge, Cheshire East

[FRANKLYN LODGE](#)

- List Entry Number: 1138869
- Heritage Category: Listing
- Grade: II
- Location: FRANKLYN LODGE, MACCLESFIELD ROAD, Alderley Edge, Cheshire East

[THE PENN](#)

- List Entry Number: 1138870
- Heritage Category: Listing
- Grade: II
- Location: THE PENN, MACCLESFIELD ROAD, Alderley Edge, Cheshire East

²² See Historic England
<https://historicengland.org.uk/listing/the-list/>

[THE BARN](#)

[THE COBBLES](#)

- List Entry Number: 1138871
- Heritage Category: Listing
- Grade: II
- Location: THE COBBLES, RYLEYS LANE, THE BARN, RYLEYS LANE, Alderley Edge, Cheshire East

[BRIDGE OVER MOAT TO CHORLEY OLD HALL](#)

- List Entry Number: 1138872
- Heritage Category: Listing
- Grade: II
- Location: BRIDGE OVER MOAT TO CHORLEY OLD HALL, RYLEYS LANE, Alderley Edge, Cheshire East

[GATE PIERS AND GATE TO NUMBER 45 \(WOODBROOK HOUSE\) AND HAWKWELL](#)

- List Entry Number: 1138873
- Heritage Category: Listing
- Grade: II
- Location: GATE PIERS AND GATE TO NUMBER 45 (WOODBROOK HOUSE) AND HAWKWELL, TRAFFORD ROAD, Alderley Edge, Cheshire East

[ALVASTON](#)

[ASHLEY](#)

[KERMINCHAM](#)

[SOMERFORD](#)

[THE CEDARS](#)

- List Entry Number: 1138874
- Heritage Category: Listing
- Grade: II
- Location: THE CEDARS, WOODBROOK ROAD, KERMINCHAM, WOODBROOK ROAD, SOMERFORD, WOODBROOK ROAD, ASHLEY, WOODBROOK ROAD, ALVASTON, WOODBROOK ROAD, Alderley Edge, Cheshire East

[HOLLY TREES](#)

- List Entry Number: 1234366
- Heritage Category: Listing
- Grade: II
- Location: HOLLY TREES, HOUGH LANE, Alderley Edge, Cheshire East

BROOMFIELD HOUSE

- List Entry Number: 1234371
- Heritage Category: Listing
- Grade: II
- Location: BROOMFIELD HOUSE, MACCLESFIELD ROAD, Alderley Edge, Cheshire East

CROSTON COTTAGE

- List Entry Number: 1234402
- Heritage Category: Listing
- Grade: II
- Location: CROSTON COTTAGE, MACCLESFIELD ROAD, Alderley Edge, Cheshire East

SADDLEBOLE FARMHOUSE

- List Entry Number: 1234415
- Heritage Category: Listing
- Grade: II
- Location: SADDLEBOLE FARMHOUSE, MOTTRAM ROAD, Alderley Edge, Cheshire East

RANGE OF BARNS 15 METRES EAST OF THE RYLEYS FARMHOUSE

- List Entry Number: 1234416
- Heritage Category: Listing
- Grade: II
- Location: RANGE OF BARNS 15 METRES EAST OF THE RYLEYS FARMHOUSE, RYLEYS LANE, Alderley Edge, Cheshire East

CHORLEY OLD HALL

- List Entry Number: 1234539
- Heritage Category: Listing
- Grade: I
- Location: CHORLEY OLD HALL, RYLEYS LANE, Alderley Edge, Cheshire East

COMMON CARR FARMHOUSE

- List Entry Number: 1234575
- Heritage Category: Listing
- Grade: II
- Location: COMMON CARR FARMHOUSE, RYLEYS LANE, Alderley Edge, Cheshire East

REDCLYFFE GRANGE, ARCHWAY AND ATTACHED WALLS TO NORTH EAST CORNER

- List Entry Number: 1234591
- Heritage Category: Listing
- Grade: II
- Location: REDCLYFFE GRANGE, ARCHWAY AND ATTACHED WALLS TO NORTH EAST CORNER, WOODBROOK ROAD, Alderley Edge, Cheshire East

BOLLIN TOWERS

BOLLIN TOWERS WEST

- List Entry Number: 1234595
- Heritage Category: Listing
- Grade: II
- Location: BOLLIN TOWERS, 1, WOODBROOK ROAD, BOLLIN TOWERS WEST, 2, WOODBROOK ROAD, Alderley Edge, Cheshire East

WOODBROOK HOUSE

- List Entry Number: 1276049
- Heritage Category: Listing
- Grade: II
- Location: WOODBROOK HOUSE, 45, TRAFFORD ROAD, Alderley Edge, Cheshire East

ALDERLEY EDGE COUNTY PRIMARY SCHOOL

- List Entry Number: 1276138
- Heritage Category: Listing
- Grade: II
- Location: ALDERLEY EDGE COUNTY PRIMARY SCHOOL, CHURCH LANE, Alderley Edge, Cheshire East

MILESTONE 25 METRES SOUTH OF WHITEHALL BRIDGE

- List Entry Number: 1276166
- Heritage Category: Listing
- Grade: II
- Location: MILESTONE 25 METRES SOUTH OF WHITEHALL BRIDGE, ALDERLEY ROAD, Alderley Edge, Cheshire East

ALDERLEY EDGE METHODIST CHURCH AND CHURCH HALL

- List Entry Number: 1276169
- Heritage Category: Listing

- Grade: II
- Location: ALDERLEY EDGE METHODIST CHURCH AND CHURCH HALL, CHAPEL ROAD, Alderley Edge, Cheshire East

WILLOW COTTAGE

- List Entry Number: 1366187
- Heritage Category: Listing
- Grade: II
- Location: WILLOW COTTAGE, BROOK LANE, Alderley Edge, Cheshire East

BARCLAY'S BANK

- List Entry Number: 1366188
- Heritage Category: Listing
- Grade: II
- Location: BARCLAY'S BANK, LONDON ROAD, Alderley Edge, Cheshire East

GATEHOUSE, DOVECOTE AND ATTACHED WALLS AT BROOMFIELD HOUSE

- List Entry Number: 1366189
- Heritage Category: Listing
- Grade: II
- Location: GATEHOUSE, DOVECOTE AND ATTACHED WALLS AT BROOMFIELD HOUSE, MACCLESFIELD ROAD, Alderley Edge, Cheshire East

BARN OPPOSITE ROCKERY COTTAGE

- List Entry Number: 1366190
- Heritage Category: Listing
- Grade: II
- Location: BARN OPPOSITE ROCKERY COTTAGE, MOTTRAM ROAD, Alderley Edge, Cheshire East

THE COTTAGE

- List Entry Number: 1366191
- Heritage Category: Listing
- Grade: II
- Location: THE COTTAGE, 29, TRAFFORD ROAD, Alderley Edge, Cheshire East

FORMER QUEEN'S HOTEL

- List Entry Number: 1366192

- Heritage Category: Listing
- Grade: II
- Location: FORMER QUEEN'S HOTEL, QUEEN'S COURT, WILMSLOW ROAD, Alderley Edge, Cheshire East

STONE DRINKING FOUNTAIN IN STONE WALL NEXT TO PUBLIC FOOTPATH TO WHITEBARN ROAD

- List Entry Number: 1376143
- Heritage Category: Listing
- Grade: II
- Location: STONE DRINKING FOUNTAIN IN STONE WALL NEXT TO PUBLIC FOOTPATH TO WHITEBARN ROAD, MACCLESFIELD ROAD, Alderley Edge, Cheshire East

ALDERLEY EDGE WAR MEMORIAL

- List Entry Number: 1401165
- Heritage Category: Listing
- Grade: II
- Location: RYLEYS LANE, ALDERLEY EDGE, CHESHIRE EAST, Alderley Edge, Cheshire East

Tower Garage

- List Entry Number: 1404737
- Heritage Category: Listing
- Grade: II
- Location: Tower Garage, Wilmslow Road, Alderley Edge, Cheshire, Alderley Edge, Cheshire East

Chorley Old Hall moated site and four fishponds

- List Entry Number: 1009562
- Heritage Category: Scheduling
- Location: Alderley Edge, Cheshire East

Wood Mine cobalt works and associated mines, 340m east of White Barn Farm

- List Entry Number: 1020181
- Heritage Category: Scheduling
- Location: Alderley Edge, Cheshire East

Medieval boundary marker at Saddlebole, 180m west of Findlow Farm

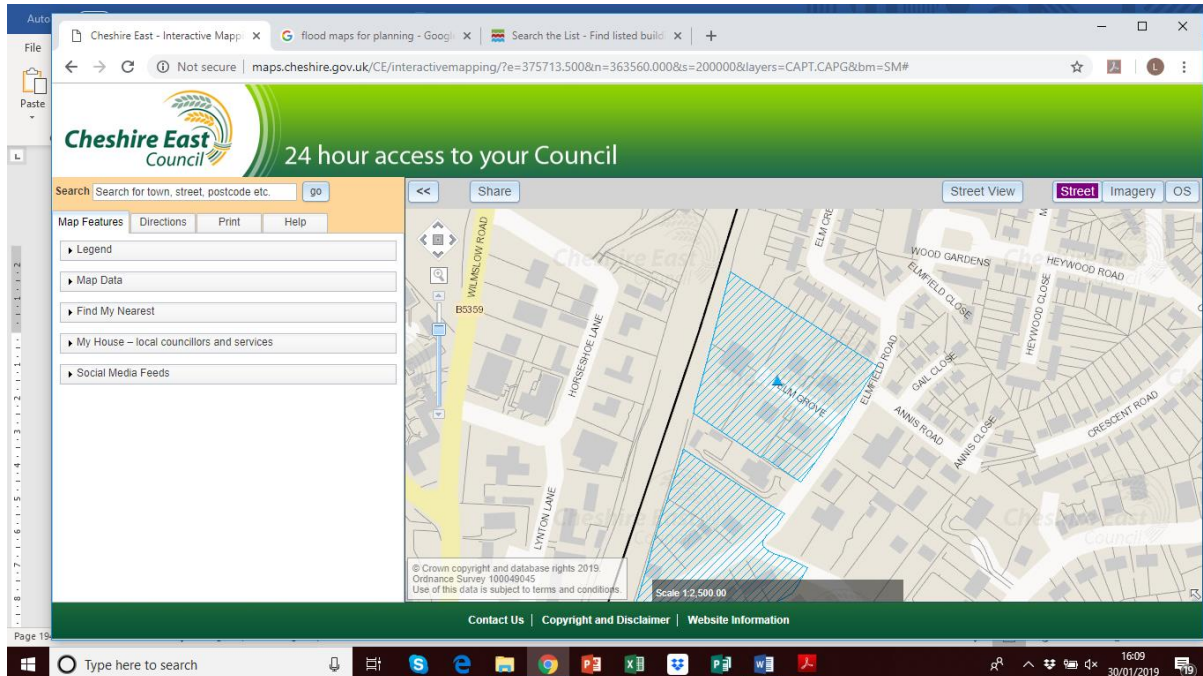
- List Entry Number: 1020193
- Heritage Category: Scheduling

- Location: Alderley Edge, Cheshire East

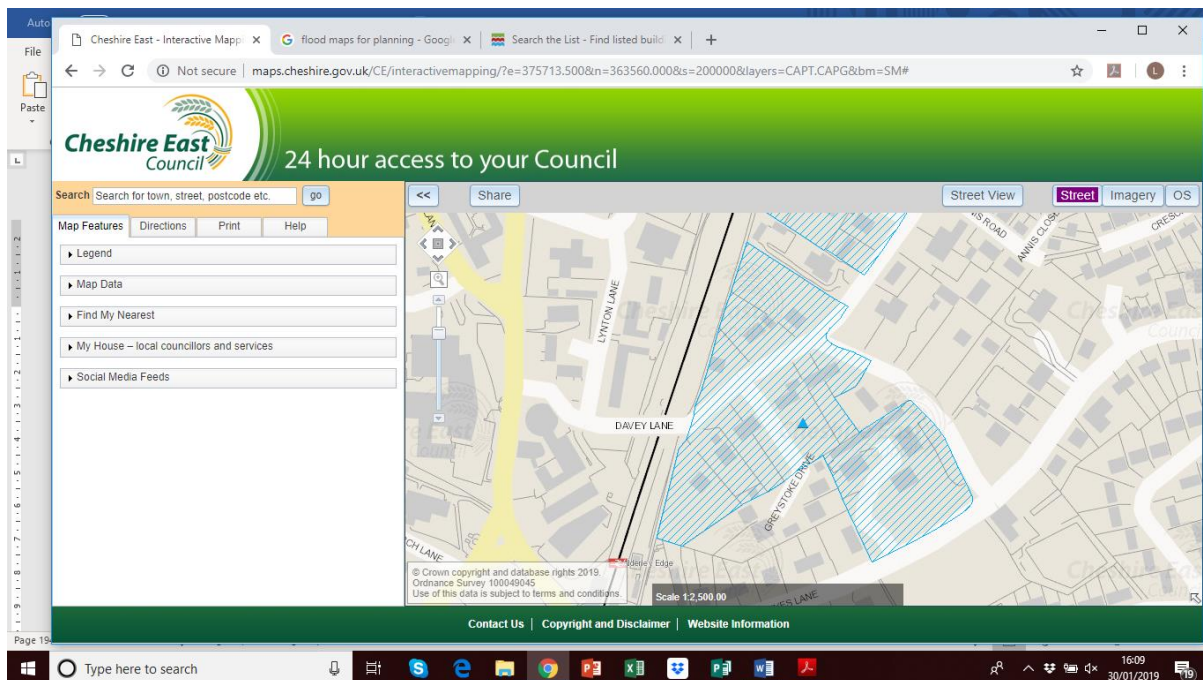
5.4 Conservation Areas

There are 3 Conservation Areas in Alderley Edge

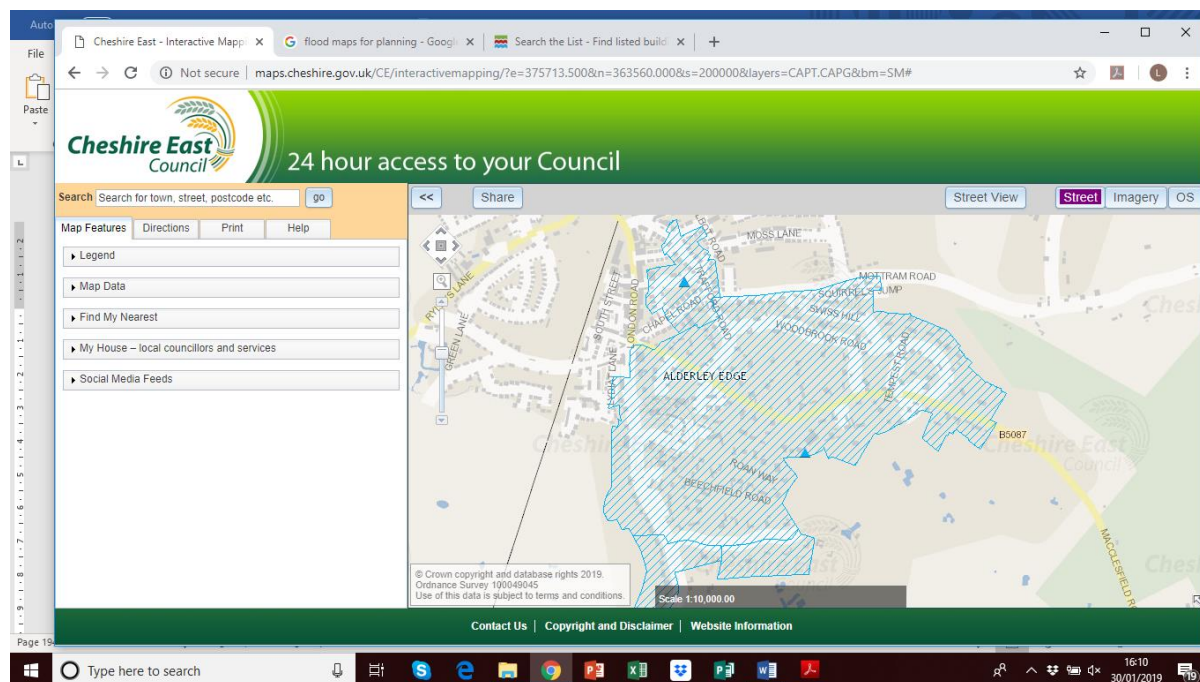
Elm Grove (Alderley Edge) Conservation Area



Davey Lane (Alderley Edge) Conservation Area



Alderley Edge Conservation Area



Conservation Area Appraisals

Every Local Planning Authority has a continuing duty to review its existing Conservation Areas or consider designating new Conservation Areas (Planning (Listed Buildings and Conservation Areas) Act 1990) and to formulate and publish proposals for preservation and enhancement of its Conservation Areas. Government guidance (Planning Policy Guidance Note 15) draws attention to this duty to ensure areas are seen to justify their status.

English Heritage also recommends the carrying out of Conservation Area Appraisals that allow for a full assessment of the characteristics of existing and proposed Conservation Areas. Appraisals are also intended to highlight the implications for future preservation and enhancement of Conservation Areas and provide a useful basis for publication of proposals for their preservation and enhancement.

A rolling programme of appraisals for the designated Conservation Areas has commenced.

There is no conservation area appraisal for Elm Gove Conservation Area or Davey Lane, Alderley Edge Conservation Area.

THE ALDERLEY EDGE CONSERVATION AREA APPRAISAL Macclesfield Borough Council June 2004²³

Design guidelines for new development

7.4 New development should therefore follow the guidance set out in the Local Plan and in addition, should be carefully designed using good quality materials and detailing. The following constraints apply:

- Buildings should be set back from the public highway, reflecting the local building line
- Generally new buildings should be two storeys high, with pitched roofs (although three or single storey buildings may be appropriate in some locations)
- Wall materials should be confined to sandstone blocks, render or roughcast, or brick
- Roof materials should be stone slate, natural Welsh (not imported slate such as Chinese or Iberian) slate, or clay tiles (machine or handmade)
- Chimneys should be provided
- Doors and windows should be made from timber and painted
- Existing boundaries should generally be retained
- New boundaries should be built in stone (where they face the highway) or consist of hedging and trees
- Entrance gates should be metal or timber
- Gate piers should be stone or brick, with simple details and a lack of ornamentation
- Driveways should be paved using tarmacadam, preferably with a sandstone aggregate rolled into it
- Every new development will be required to provide a full landscaping scheme, including the provision of new trees and hedging where appropriate

Density of new development

7.5 Historically, the buildings of the Alderley Edge Conservation Area were laid out in generously sized plots, surrounded by hedges and trees, which have now reached maturity and make a valuable contribution to the streetscape. It is therefore very important that all new development respects these historic precedents and any new buildings are provided with a suitable setting. Every new building should therefore have a suitably-sized garden and the proposed access should not impinge on the street scene. Proposed development which encroaches into existing gardens will not be supported by the Council, unless such development can be accommodated without damage to the setting of the original building or to existing mature trees and planting.

- The following constraints on new development will therefore apply:
- New development should respect historic plot ratios (usually one detached dwelling within a large garden)

²³ https://www.cheshireeast.gov.uk/pdf/alderley_edge_conservation_area_appraisal.pdf

- Plot sizes for each individual dwelling should be no smaller than 0.3 hectare or 0.7 acre
- (this means that terraced or semi-detached buildings will not be acceptable)
- New development should not impinge on the setting or mature landscaping of adjacent properties

Design guidelines for extensions to existing properties

7.6 Where they are listed, extensions and alterations will be controlled by the usual criteria adopted by the Council, as set out in the Local Plan 1997 Chapter 3 “Built Environment”, policies BE16, BE17, BE18 and BE19. These policies seek to preserve the spatial architectural or historic interest of the listed structure or building, and should be read in conjunction with government guidance contained within PPG (Planning Policy Guidance Note)

7.7 Extensions to unlisted buildings in the Alderley Edge Conservation Area, particularly the substantial 19th and early 20th century houses of definite architectural and historic merit, will be judged on the following criteria:

- The extension should not reduce the garden space to below the size recommended in the Local Plan (0.3 hectare or 0.7 acre)
- Extensions should respect the height, bulk and general form of the original building
- Extensions should be secondary in character to the original building
- Matching materials must be specified
- External joinery details should match existing.

6.0 Conclusion

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Alderley Edge Neighbourhood Plan should be prepared.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

The planning policy background will therefore be reviewed before consultation on the Draft Plan (Reg 14) and will inform the Basic Conditions Statement at Submission.

kirkwells

The Planning People

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