

AENP Review Meeting with Cheshire East Council

Date of meeting: 19th June 2019

Venue: Westfields Council Offices, Sandbach

Present:

Cheshire East: Craig Browne(CB), Tom Evans(TE), Stewart House(SH)

AENP: Sarah Greenwood (SLG), Geoff Hall (GH), Penny Bell (PB), Mark Allison (MA), Julie Allison (JA)

Kirkwells Planning Consultants - Louise Kirkup (LK)

SLG opened meeting and asked everyone to introduce themselves

1.0 Update on SADPD

SH gave an update on SADPD.

1st draft last October proposed numbers for Alderley Edge - 250 sites, proposed: Jenny Heyes & Ryleys Farm part of site to be developed, part safeguarded, Horseshoe Farm – safeguarded.

Next draft nearing final stages, to be made public for consultation later this year.

Updated numbers to 31/3/2018 – 65 completions, 67 commitments

The County Hotel, 26 for this year (included in the 250)

Will probably be the end of 2020 before SADPD is formally adopted.

Jenny Heyes lies within Wilmslow, CIL payments will be allocated to Wilmslow and their NP policies will apply to the site. TE advised that AE Parish Council could approach Wilmslow Town Council to re-align the boundaries. This needs to be done before Regulation 14.

2.0 CEC comments on NDP policies

TE advised that there is nothing that he has read within the NDP draft that would cause major problems however the following areas may be queried at Regulation 14:

- Affordable Housing – local allocation aspiration. It is likely CEC regional allocation plan will apply.
- Views – difficult to protect a view, it was agreed to let TE have sight of the photographs for Castle Rock showing the limited extent of the area to be protected.
- Green Gap – Green Belt policy will protect the green gap; link this policy to the national policy on separation of settlements

TE to provide further advice on the above in his comments during the informal consultation this summer.

Local Green Spaces – TE requires map, GH to send to TE, TE will advise if they will meet the protected green spaces criteria. Need to ensure that we detail events that take place on the green spaces, and why they are special to community. If green spaces are part of Highways scheme, they are not easy to protect. Protecting verges not a popular choice as the land must be demonstrably special.

3.0 AENP Steering Group Specific Queries

a) Housing

Affordable housing – there is a common policy for allocation of housing within CEC. AE cannot create their own policy within the NP.

Housing mix very good policy.

Enforcing build of affordable housing in AE and not elsewhere – Developer will argue that this is not viable due to cost of land but we argue that the AENP requirements should be considered when negotiating price of land. TE advised to leave policy as it is however examiner may not allow it.

Sustainable – ok no problems again developer will argue not viable, but leave in.

TE advised we need to ask for as much as we can at this stage.

b) Local Economy

All OK. TE suggested that the group have a Village Masterplan which identifies improvements. CEC have no objection to improvements to the village, money from CIL/precept would need to be used to improve the Public Realm, budget allowing.

Suggestion to put supporting text in NP alluding to intention to create a Masterplan for London Road – Steering Group to review.

Could maybe use some of the ideas within the Hamilton Baillie Scheme produced a few years ago.

CEC do not hold a database of AE businesses.

TE to see if he can find out the number of home-based businesses in AE.

PB asked if TE can advise on tourism numbers – is the STEAM report available – TE to find out if he can share this information.

Shopfront Policy – TE to check our policy. CEC policy to be replaced with specific policy in LP2 – current policy likely to be dropped. AENP policy would have more weight.

c) Character & Landscape

TE advised that the Conservation Area is very important.

We queried control demolition of buildings on the edges of the Conservation Area. TE advised that as this can affect the character of the Conservation Area.

Could write a policy on plot density/intensification and impact on character of Conservation Area - TE to help with wording.

GH asked if CEC are planning a review of the AE Conservation Area – TE advised that currently within CEC the top priority is Heritage Buildings at risk.

The villas in AE are a priority for Conservation Area review but nothing will change on these before the AENP is submitted.

TE advised that Bollington commissioned their own Conservation Area review it cost about £5k

d) Access & Infrastructure

TE advised no problems with this – he felt that it was a bit repetitive against the CEC LP1 plan, this may get picked up by the examiner.

SLG said that there is a parking problem in AE, the current parking provision is not serving the village needs.

GH spoke about the car parking adjacent to the Festival Hall – proposal to use part of the allotments for parking and part to create a public green space within the village. TE suggested writing a policy for this referring to the re-provision of allotments and judge the outcome from the public consultation.

Discussion took place re: allotments being moved to Green Belt. Note: no sheds etc would be allowed on allotments in the Green Belt.

Ryleys Lane car park – if park land is used to extend the car park, replacement park land needs to be sought from Green Belt. We need to encourage and support plans from developers who agree to provide recreational facilities in the master plan for Green Belt redevelopment. Green Belt ok for football pitches, no changing rooms – this could adjoin the Ryleys Lane housing development, within Green Belt.

CEC do not have any data on the number of employees in Alderley Edge that drive to work.

CEC have a Highways Team that deal with car parking.

The 2011 Census is the most recent information that CEC have on car ownership.

Signage – this would need to be funded by CIL/precept money, subject to budget. Could create a proposal to show what could be achieved with CIL funding.

e) Community Facilities

All OK. TE recommends flexibility, change of use of sites could provide a community facility.

Chorley Hall Lane playing fields discussed – TE does not know what obligation CEC has with this – suggested contacting the CEC Assets Team.

Open Green Space Policy should include the following – “New developments should provide open green space to meet locally accessed needs”

4. Strategic Environmental Assessment SEA

- a)** Will the full SEA be required – TE advised that AE has no/little environmental impact that is significant so probably not required.
- b)** When will this be – After consultation, before Regulation 14

TE to carry out screening: 6- 8 weeks required (Oct/Nov)

5. Timeline Review

LK to update.

6. Enforcement of AENP Policies

- a)** What are the enforcement procedures for non-compliance with NP Policies? - TE advised that CEC will try and uphold policies – AENP group need to attend meetings, lobby hard and make representations. PC need to use NDP to assess plans submitted.
- b)** To discuss the difficulties with enforcement of current development policies – TE advised that Officers will always take AENP into account.

Meeting Closure Comments

SLG asked TE if the AENP document can be put into the public domain as it stands – TE said yes

TE to feed back his comments back to the Steering Group at the same time as the Public Consultation.