

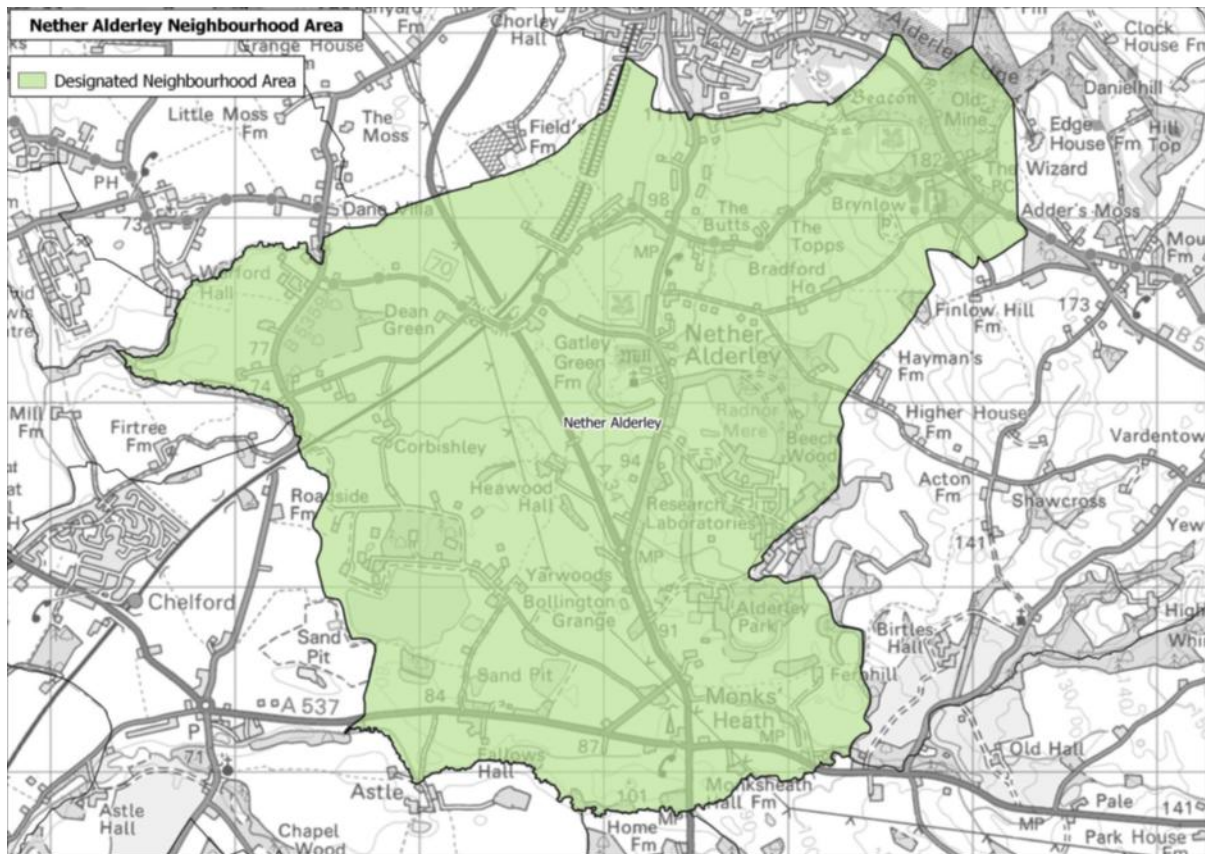
Nether Alderley
Neighbourhood Development Plan
2025 - 3030

Consultation Statement



August 2025

Map 1: Nether Alderley Designated Neighbourhood Area and Parish



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1.0 Introduction

1. This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) (as amended). Part 5 Regulation 15 (1)¹ sets out that *‘Where a qualifying body submits a plan proposal or a modification proposal to the local planning authority, it must include ... (b) a consultation statement.’*
2. A ‘consultation statement’ is defined in Regulation 15 (2): *‘In this regulation “consultation statement” means a document which—*
 - (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.’*
3. National Planning Practice Guidance² provides further advice:
‘What is the role of the wider community in neighbourhood planning?’
A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:
 - is kept fully informed of what is being proposed*
 - is able to make their views known throughout the process*
 - has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order*
 - is made aware of how their views have informed the draft neighbourhood plan or Order.*

Paragraph: 047 Reference ID: 41-047-20140306
Revision date: 06 03 2014
4. Nether Alderley Parish Council has been committed to fully engaging with local residents, landowners and stakeholders throughout the NDP process.
5. This Consultation Statement describes the various public consultation processes involved in each step in the preparation of Nether Alderley Neighbourhood Development Plan (NANDP). The work on the NDP has taken place over a number of years and public consultation at key stages has been key to the Plan’s preparation throughout.

¹ <https://www.legislation.gov.uk/uksi/2012/637/regulation/15>

² <https://www.gov.uk/guidance/neighbourhood-planning--2>

2.0 Designation and First Steps, 2018

1. Nether Alderley Parish Council decided to prepare an NDP for Nether Alderley in 2018.
2. The Parish Council applied to Cheshire East Council (CEC) for the Nether Alderley Neighbourhood Area to be designated and following formal consultation the neighbourhood plan area was approved by CEC on 20th August 2018. The designated neighbourhood area is the same as the Parish boundary and is shown on Map 1: Nether Alderley Designated Neighbourhood Area and Parish.
3. A questionnaire was delivered to all households with a closing date of 30th October, and a working group of Parish Council members and residents was appointed to take the NANDP process forward. A copy of the questionnaire and summary of responses are provided in **Appendix 1**.
4. A neighbourhood plan page was set up on the Parish Council website and all documents and publicity related to the NANDP were published on this page at key points in the process: <https://www.netheralderleyparish.com/neighbourhood-plan>.
5. The Parish Council appointed independent planning consultants URBME to provide professional town planning support for the neighbourhood plan process and policy preparation.

3.0 Visioning and Policy Mapping Workshop, January 2019

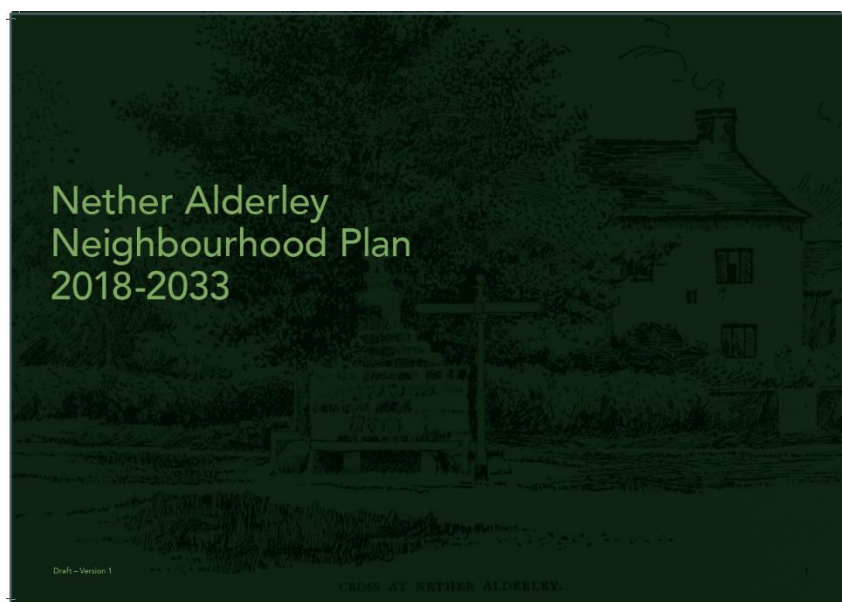
1. A Visioning and Policy Mapping Workshop of the Nether Alderley Neighbourhood Plan Working Group and Parish Council was held on 17th January 2019 in the parish hall. The focus was on the following:
 - SWOT analysis of the Parish;
 - Development of key themes;
 - Development of aims; and
 - Identification of policy areas.
2. From this the following were prepared:
 - A set of aims for the Neighbourhood Plan;
 - A draft vision; and
 - A policy map, including possible policy headings, and an indication of evidence sources.
3. The identified key themes for NANDP were:
 - Use of Alderley Park to improve community cohesion;
 - Recognition of the value of the area's heritage and environment;
 - Improve access to local services and facilities
 - Improve local infrastructure
 - Look to address local housing needs (e.g. affordable housing for young people; downsizing/rightsizing opportunities for older people)

- Ensuring that design is reflective of local character.
4. The following policy headings were proposed for the Draft Plan:
 5. Heritage and Design:
 - HD1: Local Design and Character
 - HD2: Local Heritage Assets
 6. Local Environment:
 - LE1: Countryside and the Natural Environment
 - LE2: Green Infrastructure
 7. Sustainability and Future-proofing:
 - SFP1: Flood Risk and Blue Infrastructure
 - SFP2: Sustainable Energy Production and Infrastructure
 8. Services and Infrastructure:
 - SI1: Local Services
 - SI2: Community Assets
 - SI3: Community Infrastructure
 9. Community Cohesion:
 - CC1: Alderley Park
 - CC1: Village Hall
 10. Community Safety:
 - CS1: Local Footpaths and Walkways
 11. Housing:
 - H1: Housing to Address Local Needs
 12. Local Economy:
 - LE1: Homeworking and Home-based Business
 - LE2: Rural Business and Diversification
 13. A copy of the full report is provided in **Appendix 2** and is published on the neighbourhood plan page of the Parish Council website – see [NETHER ALDERLEY NEIGHBOURHOOD PLAN VISIONING AND POLICY MAPPING REPORT](#). This early work informed the next steps of developing and refining these policies for public consultation.

4.0 Informal Consultation on Emerging Draft Plan Policies, February 2022

1. Progress with the Neighbourhood Plan – and in particular consultation – was disrupted by the COVID-19 pandemic. However a set of aims and objectives and draft policies were prepared, and these were the subject of informal public consultation on 12th February 2022.
2. A flyer was prepared for the meeting and was also part of the Winter Newsletter which was hand delivered to all Nether Alderley households. A banner was displayed in the village. Copies of publicity are provided in **Appendix 3** and are published on the NANDP page of the Parish Council website.
3. The Draft Policies (see **Appendix 3**) were provided to all attendees and were also displayed on the Council's Website (see [Consultation: Draft Policies February 2022](#)). These were presented and discussed at the meeting.
4. A questionnaire was provided to attendees at the meeting and provided via the website for a return to the Parish Council or left at points within the village by - see **Appendix 4** and the Parish Council website (see [Questionnaire](#)).
5. An **Analysis of responses** is provided in **Appendix 5** and can be accessed via the Parish Council's website via the neighbourhood plan page. From this, the objectives and policies were refined, and meetings were held where residents were invited to examine these draft objectives in an informal session.

5.0 Regulation 14 Public Consultation, 16th April 2023 until 29th May 2023.



1. The public consultation on the Nether Alderley Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, Regulation 14. This states that:

'Pre-submission consultation and publicity

14. Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—*
 - (i) details of the proposals for a neighbourhood development plan or modification proposal;*
 - (ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected;*
 - (iii) details of how to make representations;*
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and*
 - (v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and*
- (c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority.'*

2. The Regulation 14 consultation period ran for 6 weeks from 16th April 2023 until 29th May 2023. The consultation was publicised in the following ways:

- Letters / emails to statutory consultees and CEC. A list of statutory bodies with local contact details was kindly provided by CEC and other local groups and organisations were also notified. The list of consultees and formal letter was published on the Parish Council's website and copies are provided in **Appendix 6**.
 - Two public Drop-in Events were also held on Friday 17th March 2pm-6pm and Saturday 18th March 10am-1pm at the Parish Hall before the Regulation 14 period commenced. A flyer (see **Appendix 6**) had been delivered to all households inviting residents and businesses. Large Display Boards with all the 13 policies were provided with people on hand to explain them and encourage feedback by email or letter. Around 100 people attended over the 2 days. Copies of the display panels and a photo of the event are provided in **Appendix 7** and published on the neighbourhood plan page of the website.
3. Design codes were also commissioned and produced by AECOM supported by a Locality Grant, to accompany the Neighbourhood Plan following on-site meetings and tours of the Parish with the AECOM representative. See [Nether Alderley Design Codes and Guidance](#) .

Consultation responses

4. At the drop-in sessions the overall consensus from the attendees was that the process has been thorough and the policies were good. Protection of the rural nature of the parish was a recurring feature. Responses including those from the Section 14 Statutory consultees is provided below. These came from Cheshire East Council, Alderley Park Ltd, Nether Alderley Rural Partnership (NARPA), and 2 residents. Natural England responded to say they had no comments.
5. Overall Cheshire East Council advised that whilst there are many policies that served a clear purpose in the draft NANDP, there are examples where local plan policies are either repeated or recreated in a way similar to the approach already set out in the LPS or SADPD. Therefore, the core recommendation was to thoroughly review the NANDP against the existing development plan and identify where duplication may have occurred. The Parish Council has taken this on board and revised the Plan accordingly, subject to agreement with the proposed changes.
6. Alderley Park Ltd and NARPA submitted several recommendations for amendments to the Plan and many of these have informed amendments to the supporting text and some policy wording.
7. The residents' comments have not led to any changes in the Submission Plan.

8. A Report setting out the Summary of Responses and changes to the Plan was approved by the Parish Council on 8th August 2024. The following 4 Tables set out the comments and changes to the NDP from the Report.

Nether Alderley Parish Council Neighbourhood Plan Regulation 14 Statement of Responses Summary

Table 1: Cheshire East Council – Neighbourhood Planning Team Responses

Comment	Amendments
<p>The plan is organised using suitable referencing numbers and abbreviations, though the plan could benefit from a more detailed and interactive contents page (that allows the user to click on a heading and be taken to that location in the document). This will contribute to making it easy to read for the user.</p> <p>Abbreviations should be used where the full title has been used previously in the document such as SADPD</p>	<p>This has been implemented.</p>
<p>Whilst there are many policies that do serve a clear purpose in the draft NANDP, there are examples where local plan policies are either repeated or recreated in a way similar to the approach already set out in the LPS or SADPD. Therefore, the core recommendation here is to thoroughly review the NANDP against the existing development plan and identify where duplication may have occurred.</p>	<p>Noted – see detailed amendments below.</p>
<p>Vision and Objectives</p> <p>The vision and objectives should form the pre-face and starting point for the topics and issues later addressed by policy. There should be a strong and natural link from the initial vision to the objectives and finally the policies.</p> <p>The vision, objectives and policies share a unified direction and are all appropriately related to important land-use planning policy matters.</p>	<p>This has been implemented.</p>
<p>Policy Comments</p> <p>The plan includes policies that range across several important and relevant topics.</p> <p>Multiple policies within the NDP are substantially like existing policies held in the Development Plan. Guidance on neighbourhood plans clearly sets out that duplication shouldn't occur, and an examiner will identify such duplication and either suggest an amendment or delete the relevant policy (because it is covered elsewhere in the development plan).</p> <p>The plan is well presented though it is suggested the sequential order of 'rationale > policy > explanatory text' be maintained throughout the document. It is noted several policies share rationale, which is suitable when related to the same topic, though the explanatory text should serve as justification for each of the policy and should ideally follow each policy.</p> <p>Also, it is understood this is due to the formatting and presentation of the document, however, several policies share green highlighted boxes. The plan would benefit from the policies standing out on their own, as appose to being grouped together.</p>	<p>Accepted and order amended.</p> <p>This has been implemented.</p>

Comment	Amendments
<p>HD1 Local Design and Character</p> <p>Point 2 – '(frontages with windows)' should be removed.</p> <p>What constitutes an active frontage could be included within the explanatory text section. If to be included within the policy itself then 'windows' should not be singled out. Instead, the terms 'fenestration' or 'façade' could be used.</p> <p>Point 12 – this point is ambiguous. Is this intended to apply to public and private spaces that are adjacent to one another? Or that public and private spaces should differentiate in design? It is suggested this point be expanded upon to provide clarity on what this point is envisioned to address; as well as what distinguishing features may be.</p> <p>It is noted the group have enquired with CEC regarding the production of a design code; this policy would certainly benefit from introducing a locally specific design document as a consideration in decision making.</p>	<p>Point 2 removed</p> <p>Para removed from Plan.</p> <p>Now deleted.</p> <p>Policy now links to design codes.</p>
<p>HD2 Local Heritage Assets</p> <p>The content of this policy is mostly covered by existing Local Plan policy.</p> <p>The first paragraph – although once the NANDP is made, policy HD1 will be a material consideration in decision-making, it is recommended 'Any new developments will be delivered in accordance with Policy HD1, and...' be removed from the first part of the first paragraph. This should be replaced with 'New development...'. <p>Bullet points – the specifying of heritage assets in bullet points 2 and 3 should be avoided unless the particular importance can be justified; like in the instance of the 'historic core', which signifies an intense concentration of heritage assets.</p> <p>It is recommended this policy focus designating non-listed historic buildings via a proposed local list within the plan. If so, any proposed local listings should be accompanied by a heritage assessment within an appendix, detailing why those buildings have been chosen and detailing their heritage significance.</p> </p>	<p>Accepted and changes made to Policy</p> <p>Now refers to those on p22.</p>
<p>HD1 and HD2 Explanatory Text</p> <p>Paragraph 8.32 – rephrase to 'Design and Access statements accompanying planning applications should seek to demonstrate compliance with policies HD1 and HD2'.</p> <p>Paragraph 8.33 – 'mesh together' in the second sentence be replaced with 'integrate'.</p> <p>Paragraph 8.35 – is this intended to suggest conditioning of approved development? This should be made clear.</p> <p>Plan 2 – the map seems to be missing several designations and should be corrected. CEC can provide an updated plan.</p>	<p>Accepted and changes made to Policy and Map.</p>
<p>LE1 Countryside and the Natural Environment</p>	<p>Accepted and changes made to Policy so now 2</p>

Comment	Amendments
<p>The aim of this policy is to ensure new development positively responds positively and is sensitive to adjacent land uses; this is mostly addressed by existing landscape related policies.</p> <p>This policy should be reviewed. The first paragraph aims to address multiple themes; it's suggested this policy be split into two to best address these themes.</p> <p>First policy: "Natural Environment", the following wording is recommended:</p> <p>New developments adjacent to designated environmental assets must positively enhance the natural environment by:</p> <ul style="list-style-type: none"> • Providing a minimum of 10% biodiversity net gain. Where the net gain cannot be delivered on site, provision should be secured within the neighbourhood area or as close to the neighbourhood area as possible. • Incorporating a sufficient buffer between the site and the asset." <p>This policy be locally specific and identify particular areas such as those that may be highlighted as part of work produced by Cheshire Wildlife Trust. From these areas a policy centred around appropriate buffering could possibly be pursued.</p> <p>Second policy "Countryside", the following wording is recommended:</p> <p>"New developments in the open countryside should:</p> <ul style="list-style-type: none"> • Avoiding negative impacts on visual appearance, functionality, safety and surveillance; • Demonstrate sensitive design that responds to the local landscape; • Where relevant, provide a lighting scheme that considers the impact of light pollution on the asset setting out the likely impact and proposed mitigation measures." <p>The second to last paragraph should be removed; this issue is sufficiently covered by ENV 14 of the SADPD.</p>	<p>policies with amended wording.</p>
<p>LE2: Green and Blue Infrastructure</p> <p>The content of this policy is mostly included within existing Local Plan policy; though the inclusion of identified local areas for enhancement is beneficial.</p> <p>The first sentence of the first paragraph should be split into two. ", while" should be replaced with a full-stop.</p> <p>This policy may further benefit from being accompanied by a map displaying the identified areas, as well as any other areas that contribute to the green infrastructure network. CEC can assist with any GIS mapping requirements.</p> <p>The final two paragraphs should be removed as they are already covered by existing Local Plan policy.</p>	<p>Accepted and changes made to Policy.</p> <p>New map provided by AECOM.</p>

Comment	Amendments
<p>SFP1: Sustainable Construction and Energy Production</p> <p>CEC support the inclusion of climate change related policy within the NDP. This policy should be reviewed in conjunction with existing Local Plan policy and Build Regulations, which adds similar matters outlined within this policy.</p> <p>National policy does not set out any provision to compel carbon neutral developments. Planning policy can only support and encourage.</p> <p>The policy title includes “Energy Production” though this matter is not addressed within the policy itself.</p> <p>Paragraph 156 of the NPPF states that community-led initiatives for renewable and low carbon energy should be supported and taken forward through neighbourhood planning. The NANDP could achieve this through community collaboration regarding a potential site allocation in the NDP for renewable energy/low carbon energy generation. If a site allocation is not supported, the policy could benefit from outlining specific types of renewable energy development, as well as potential locations. If this is pursued it would be useful to reference paragraph 156 of the NPPF in the supporting text.</p> <p>“design solutions” within the second paragraph is ambiguous. A design code could help support and identify what these design solutions may be in the local context of Nether Alderley.</p> <p>The final paragraph should be removed. Development proposals will be assessed against heritage and Green Belt policy where necessary.</p>	<p>Accepted and changes made to Policy.</p> <p>This paragraph now removed.</p>
<p>SFP2: Communications Infrastructure</p> <p>As currently worded, the first bullet point is not relevant to this policy. Should this be relocated to SFP1?</p> <p>This policy should be reviewed in conjunction with existing Local Plan policy and Build Regulations, which adds similar matters outlined within this policy. Also, what is already achievable under Permitted Development Rights and must be consistent, of a high quality, and reliable.” Should be removed from the second to last paragraph. This is not a land-use planning policy concern.</p> <p>The final paragraph should be removed. Development proposals will be assessed against heritage and Green Belt policy where necessary.</p>	<p>Accepted and changes made to Policy.</p> <p>This paragraph now removed.</p>
<p>SI1: Local Services</p> <p>The term “local services” is ambiguous. The policy should outline what this is referring to. Is what this policy intending to achieve already addressed in REC 5 of the SADPD?</p>	<p>Policy now deleted.</p>
<p>SI2: Community Assets and Infrastructure</p> <p>The extent of this policy is covered by existing Local Plan policy and should be removed from the plan. If retained, the policy would benefit from identifying and listing specific community assets within the neighbourhood area. A map displaying the assets would be useful.</p> <p>“Developments involving existing community assets will be approved” from the last paragraph should be removed. Proposals will be considered.</p>	<p>Policy now deleted.</p>

Comment	Amendments
<p>The steering group may also be interested in nominating the identified assets as assets of community value. You can find more information here: Community Right to Bid (cheshireeast.gov.uk).</p>	
<p>CC1: Alderley Park</p> <p>The first and second to last paragraphs should be removed or relocated to supporting text.</p> <p>The first bullet point should be revisited and “retail space” be removed. Existing Local Plan policy outlines the retail hierarchy.</p> <p>This policy would benefit from expanding on the integration of connectivity from new development, as touched upon in bullet point three.</p> <p>The final paragraph of this policy is too restrictive and not an appropriate test that can be placed on proposals; it should also be removed. CC1 already states that proposals will be supported that seek to provide local services. LPS61 of the LPS also outlines that contributions to education and health infrastructure will be expected as part of development on site.</p>	<p>Accepted and changes made to Policy.</p> <p>Accepted – refer to comments in Table 2 below.</p> <p>Para deleted.</p>
<p>CC2: Nether Alderley Parish Hall</p> <p>It is recommended this policy be removed from the plan. The Parish Hall is a Grade II* Listed Building and already benefits from the existing Local Plan policy provision regarding heritage. It is also located within a Conservation Area and adjacent to several other heritage assets</p> <p>If retained, this policy should draw focus on obtaining desired qualities such as ‘community cohesion’, which should be expanded upon. Also, if the group have aspirations for the hall, this could be listed within an “actions” section, which could be achieved through referencing contributions in thus policy.</p>	<p>Policy retained and amended to refer to community cohesion.</p>
<p>CS1: Local Footpaths and Walkways</p> <p>Existing Local Plan policy already covers most of the content within this policy</p> <p>This policy would benefit from identifying important routes or gateways within the Parish. The policy as proposed could be improved if an indicative/aspirational footpath network is included as a map.</p> <p>“Where possible, development proposals should be designed to link to existing footpaths and contribute towards improvements to the existing public rights of way network within the Parish particularly through the enhancement of the routes set out in ‘Figure x’.”</p>	<p>Accepted and changes made to Policy.</p>
<p>H1: Housing to Address Local Needs</p> <p>The first paragraph of this policy should be removed.</p> <p>It is suggested “in accordance with a Local Housing Needs Assessment” be removed from the first bullet point; as a local housing needs assessment may not outline the need for 100% affordable housing.</p>	<p>First para removed.</p>

Comment	Amendments
<p>SC 6 (LPS) does set provision for cross subsidy in exceptional circumstances, there is potential conflict with existing Local Plan policy; policy H1 should be reviewed</p> <p>The four bullet points are already addressed by existing Local Plan policy and should be removed</p>	
<p>LEM1: Homeworking and Home-based Business</p> <p>The matters in this policy such as residential amenity are already addressed by existing Local Plan policy.</p> <p>Is there a specific case or locally specific need or reason within Nether Alderley that justifies the inclusion of this policy within the plan? Much office-based home working is addressed by permitted development rights (outbuildings, extensions etc) however more client based/manufacturing-based homeworking may benefit from this type of policy – a personal trainer running a gym in an outbuilding for example, where parking may become a planning matter for consideration</p>	Revised.
<p>LEM2: Rural Business and Diversification</p> <p>The content of this policy is covered by existing Local Plan policy.</p> <p>The final paragraph is not appropriate policy content; planning policy should take a proactive and positive approach to guiding development. This paragraph should be removed.</p>	Revised.
<p>LEM3: Existing Local Employment Sites</p> <p>Policy EG 3 of the LPS outlines that a marketing exercise of a period of 2 years should be carried out in respect of finding other occupiers. The final bullet point should be removed from the policy.</p> <p>Excluding Alderley Park, this policy may benefit from identifying other areas within the Parish that the group are seeking to protect with this policy.</p>	<p>Accepted and changes made to Policy.</p> <p>Deleted.</p>

Nether Alderley Parish Council Neighbourhood Plan Regulation 14 Statement of Responses Summary

Table 2: Alderley Park Ltd – Response

Comment	Amendments
<p>General Comments on the Plan</p> <p>APL supports the production of the Neighbourhood Plan and is keen that the key role Alderley Park (AP) plays in the Parish is fully reflected, providing a significant number of highly skilled and high value employment opportunities which contributes to the ongoing economic wellbeing of the local area. The most recent statistics show that the Park is home to 250 companies and provides circa 2,500 jobs on site.</p> <p>APL notes and supports the recognition given to AP in the draft plan. Several of the proposed policies in the plan make direct reference to AP but there is an element of repetition in the policies and supporting text as a consequence.</p> <p>APL suggests that it would be beneficial to the plan overall if in the upfront contextual section of the plan (for example section 3 which sets the scene for the physical area which the Plan applies to) there was further elaboration on the status of AP within the LPS by directly cross referencing the allocation 'LPS61 Alderley Park Opportunity Site' and to include the site allocation plan and associated policy text itself (in full) which can be found at pages 378-379 of the LPS.</p> <p>This could be accompanied by a brief overview of what the allocation is for, namely, to secure AP as a location for the creation of a life science park, with a focus on human health, science research and development, technologies, and processes. The LPS61 policy sets out several policy criteria for development within Alderley Park, including demonstrating compliance with the Alderley Park Development Framework (adopted June 2015). Providing this additional context upfront would then avoid the need for repetition in the plan where it references the history, evolution and status of AP, the number of companies on site, number of employees and so on. AP would suggest the inclusion of the following contextual text by way of example:</p> <p>Alderley Park is located centrally within the Parish and is being transformed by Bruntwood SciTech into a world class life sciences research and development campus. Whilst the Alderley Park site is located within the Green Belt, it is also identified as a strategic allocation in the Cheshire East Local Plan Strategy known as 'Site LPS61, Alderley Park Opportunity Site'. It is allocated for the delivery of a major life sciences campus.</p> <p>The LPS61 allocation also allows for complimentary uses outside of the life sciences, including new residential, which will help to deliver the Local Plan Strategy objectives for this site, and which would not be prejudicial to the development of the life sciences campus. Over recent years this has led to the development of a new community in Alderley Park.</p> <p>The policies in this Plan which reference Alderley Park are to be read in the context of the Local Plan Strategy allocation, which sets out the strategic objectives for the site.</p>	<p>Accepted and changes made to the supporting text to refer to LPS61 Alderley Park Opportunity Site.</p> <p>Already on p3.</p>

Comment	Amendments
<p>In providing further context to the Park, we believe that it would also be relevant for the plan to note that AP and indeed the extent of the LPS61 allocation is not entirely located within Nether Alderley Parish. As can be seen from Plan 1 on page 4, the eastern most extent of the AP 'Mereside' campus is located within Over Alderley as is the development area known as 'Heatherley Woods' including the housing development delivered by Bellway Homes in recent years. It is suggested therefore that it would be useful for the Plan to identify that Alderley Park is partly located in Over Alderley Parish.</p>	
<p>Plan Aims</p> <p>APL supports the aim of the Neighbourhood Plan to facilitate a greater degree of integration however there is no direct reference in the overall aims to supporting the economic role of Alderley Park or how the Plan might facilitate the objectives of the LPS to further develop the life sciences project. APL would strongly support the inclusion of an aim which refers to supporting the economic role of Alderley Park, consistent with the strategic allocation in the LPS.</p>	<p>Added to aims Add on page 16 to Aims to help ensure development at Alderley Park is sympathetic to the neighbourhood area and promotes connectivity to and community cohesion with existing communities.</p>
<p>Comments on Draft Policies</p> <p>Section 8 of the draft plan sets out the general policy context for Nether Alderley and then proceeds to summarise the relevance of the Green Belt. This is set out with reference to Policy PG3 (Green Belt) of the Cheshire East Local Plan and the exception criteria for those forms of development which may be deemed to be appropriate development in the Green Belt.</p> <p>It should be noted that that LPS Policy PG3 is not consistent with the latest Green Belt policy as set out in the July 2021 National Planning Policy Framework (NPPF), specifically in relation to the final limb of NPPF paragraph 149 g) which permits residential development on brownfield land where this would meet an identified affordable housing need, subject to impacts on openness. The NPPF should therefore be relied upon for the relevant Green Belt policy tests as it is more up to date than the LPS in this respect.</p> <p>Paragraph 8.14 refers to the Alderley Park allocation. As suggested previously, an earlier overview introduction to the Alderley Park LPS allocation and its overall purpose would set the scene for the proceeding content and assist with the drafting of the following sections of the plan including the</p>	<p>Amended as appropriate No reference to PG3.</p> <p>See above.</p>

Comment	Amendments
<p>section summarising the Green Belt context of the Parish. In respect of AP, the factual position is that whilst the site is physically located in the Green Belt it is nonetheless the subject of a strategic development allocation for life sciences and complimentary development, supported by an adopted Development Framework, the purpose of which is to inform the preparation of planning applications and the determination of them.</p>	
<p>HD1 Local Design & Character</p> <p>The development criteria in this proposed policy are intended to be applicable to all development in the Parish of Nether Alderley. APL is concerned that the requirements set out at criterion 1 are potentially incapable of being satisfied in the specific content of the Park, because they are primarily intended to be judged against smaller scale developments outside of AP. It is self-evident for example that accommodating a new laboratory building on site which may host up to 1,000 scientists would not be capable of complementing the semi-rural established character of Nether Alderley in respect of scale, massing and building height for example.</p> <p>This is capable of being addressed by adding a new sub criterion at the start of the policy which specifically addresses development at AP and then permits the remainder of the policy to apply elsewhere. It is suggested that this could be drafted as follows:</p> <p>1. i) Developments within Alderley Park must accord with the Alderley Park Opportunity Area requirements set out in Local Plan Policy (LPS Site 61) and the Alderley Park Development Framework guidance on design and character. ii) Outside of Alderley Park all new permitted development within Nether Alderley must be locally inspired...'</p>	<p>Implemented.</p>
<p>Policy LE1 Countryside & Natural Environment</p> <p>APL generally supports this policy however we suggest that the wording of the first criterion is altered as proposed below (proposed text for deletion is struck through, new text in italics and underline)</p> <p>Avoiding negative unacceptable impacts on visual appearance, functionality, safety and surveillance;</p> <p>APL considers that this change is necessary as it may be an inevitable consequence of an otherwise acceptable development that there is, for example, some degree of impact on the visual appearance of the area. That impact may be considered to have a minor negative effect or neutral effect but otherwise judged to be acceptable because of overall compliance with planning policy or where the benefits of the development outweigh the harm arising. The test of 'unacceptable' impacts provides a more appropriate policy test for the decision maker in this respect because it is clear that this refers to an impact which cannot be mitigated in an acceptable way.</p>	<p>Policy amended in line with CEC comments – see Table 1 above.</p>
<p>Policy LE2 Green & Blue Infrastructure</p> <p>APL supports the aspirations of this policy. AP is identified within the policy as a location for potential blue and green infrastructure opportunities. All significant new development at Alderley Park has a target to achieve at least 10% biodiversity net gain. Through the already established 25-year Landscape and Habitat Management plan, Bruntwood SciTech continues to constantly improve the environment within Alderley Park through additional planting,</p>	<p>Noted.</p>

Comment	Amendments
wildflower creation and the sensitive management of woodland and the waterbodies.	
<p>SPF1 Sustainable Construction & Energy Production</p> <p>APL welcomes the general thrust of this policy. The second paragraph refers to sustainable methods of energy production. APL considers that the policy could be expanded slightly to make explicit reference to the encouragement of renewable energy solutions in the Parish as a means of tackling the climate crisis at a local level. AP already employs a range of sustainability measures including a centralised combined heating and power (CHP) plant which meets the site's electricity demand. APL are actively looking at further sustainable technologies to reduce their carbon footprint by reducing consumption and investing in further on-site renewable generation as part of a Bruntwood company wide drive to achieve net zero carbon for all Bruntwood controlled buildings (including Alderley Park) by 2030.</p>	Noted.
<p>Policy CC1 Alderley Park</p> <p>APL strongly supports the stated policy objective that the development of Alderley Park and Nether Alderley should be as one integrated community.</p> <p>APL would suggest that the Plan could identify the significant progress already made in this respect as through the ongoing development of the life sciences campus, several valuable assets have been delivered which provide significant community benefits and have helped to significantly strengthen community integration including the opening of the Churchill Tree public house and restaurant and the Everybody Sport and Leisure facility.</p> <p>AP by its nature is also now an open and inclusive facility (as opposed to being an entirely private and secure site when operated by Astra Zeneca) with significant areas of green space and walking and cycling trails provided and maintained for use by the wider community and on-site residents. A number of public events are also held which promote interaction including the annual Alderley Park Family Farm day, outdoor cinema events in summer (Cinema Under the Stars), use of the site for the weekly Alderley Park 'Parkrun' event and other scheduled trail running events in the winter and summer.</p> <p>To ensure that the proposed policy is consistent with the Development Plan when read as a whole, an adjustment to the second paragraph is suggested below, so the reader is aware that the Neighbourhood Plan is not to be read in isolation or that this policy is seeking to restrict development at AP to the 3 identified criteria cited in the draft text.</p> <p>"in addition to the forms of development identified in the Alderley Park Local Plan allocation (site LPS61), developments within Alderley Park will be supported that..."</p> <p>In respect of the third criterion, APL considers that the policy text is superfluous as it essentially repeats the contents of the Local Plan allocation whilst only focusing on one (previously developed land) out of several criterion which all development proposals need to be assessed against. Amendments are suggested below which would simplify the policy and allow it to perform the same function as intended in the current draft:</p> <p>'All new developments will be restricted to assessed against the criteria set out within the Cheshire East Local Plan Strategy site allocation policy, LPS61 (Alderley Park Opportunity Site), including and the need to utilise reuse of identified Previously Developed Land (see Plan 3 below) unless very special</p>	Implemented.
	Not necessary

Comment	Amendments
<p>circumstances can be demonstrated for development outside of the identified area.'</p> <p>The draft policy CC1 also refers to the requirement locally for enhanced retail provision and the potential for this to be provided as part of the wider Alderley Park development. APL supports this reference in the Plan and would suggest an adjustment as below to the first bullet point of the policy:</p> <p>Provide local services (e.g., convenience goods retail space), facilities, communal space and infrastructure available for use by residents across the wider parish;'</p>	<p>Implemented. The Plan now notes that a planning application has been submitted for a retail food outlet on site.</p>
<p>Policy H1 Housing to Address Local Needs</p> <p>In the interest of clarity, it is suggested that a note should be added alongside this policy to confirm that it is intended to address local housing needs separate to the LPS AP allocation.</p>	<p>Policy not kept.</p>
<p>Policy LEM2 Rural Business & Diversification</p> <p>APL has no substantive comments to make on the elements of this policy associated with rural business and diversification however we do object to the final paragraph which states that:</p> <p>The development of Alderley Park as a world class life sciences park is supported, but further residential expansion is not supported.'</p> <p>It is not clear why this reference is required in a policy which does not appear to relate to Alderley Park as the policy is focussed on rural economic diversification. In any event it is questionable as to whether the inclusion of this sentence in the Plan is necessary. The range of uses and quantum of 'non-life sciences' development at Alderley Park is controlled by existing policy in the LPS and the adopted Alderley Park Development Framework. There is no need for the Neighbourhood Plan to include negatively worded policy terms such as this in relation to the Park, therefore.</p>	<p>This is now deleted.</p>

Nether Alderley Parish Council Neighbourhood Plan Regulation 14 Statement of Responses Summary

Table 3: Nether Alderley Rural Partnership NARPA - Response

Comment	Amendments
General Comments on the Plan They felt that a lot of hard work had gone in the production of the Plan.	Noted.
Suggested amendments: They asked for references in the Plan to Alderley Park's Opportunity Site Document CS 29 which have been included. They pointed out the correct wording for the current roll out of fibre broadband in the NP Area which had been understated in the original version of the plan and this was appreciated. They made multiple references to adding text which is already in the local plan regarding the protection of our Green Belt and although some additions were made we felt constrained in not restating verbatim what was in the local plan. They also made multiple reference to protecting the agricultural function of our greenbelt and we felt that this would not be in line with the local plan policies in our area. Quiet lanes was mentioned in terms of community safety. The actual number of homes now built within Alderley Park was mentioned and how this was in excess of the permission. The figures have been checked and amended accordingly.	Now included. Appreciated and amended. Although some additions were made we felt constrained in not restating verbatim what was in the Local Plan. Noted. The figures have been checked and amended accordingly.

Nether Alderley Parish Council Neighbourhood Plan Regulation 14 Statement of Responses Summary

Table 4: A Nether Alderley Residents (Mr B and Mr S)

Comment	Amendments
It is very important that we protect our countryside, green spaces and the green belt in this semi-rural area. It is very important that we protect wildlife, our nature, farming, insect pollination and the availability of our countryside for leisure activities such as walking riding cycling jogging and not least of which is its ability to help to address climate change where we can see how important trees can be. There seems to be sufficient development activity going on already as one looks around. Some areas need to be protected or else they will be encroached upon by nearby towns and will be lost forever. People need a green lung and some space to enjoy the countryside because once it's gone it will be very difficult to reclaim.	Noted and agreed.

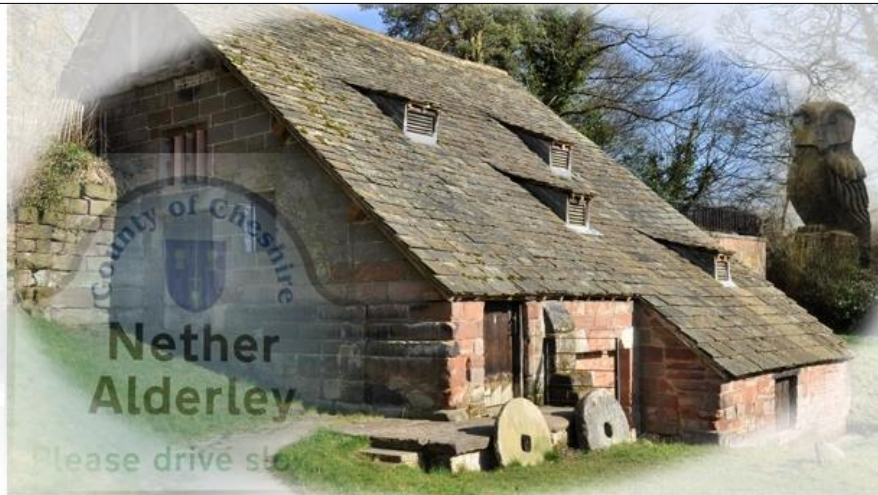
Comment	Amendments
<p>Thinking about the Neighbourhood Plan perhaps this should be flagged as a threat'.</p> <p>My personal observations over 25 years is that particularly on an easterly wind (about 15% of the time) but also on westerly winds: . over more recent years and with the addition of the third runway, aircraft on southern routes are turning earlier taking them t the very edge of the two air corridors or straying over Nether Alderley.'</p> <p>There has also been a greater frequency when aircraft fly directly over the centre of Nether Alderley, not often but very noticeable when it occurs When challenged the Airport Liaison Team always has the answer:</p> <ul style="list-style-type: none"> • Permission given by Air Traffic Control • Aircraft reaching the required height earlier • Stacking awaiting landing . • Aircraft with new technology . • Quieter aircraft nowadays etc <p>The obvious danger is that the air corridors could be revised taking southerly directed aircraft over or nearer to Nether Alderley starting off from both westerly and easterly directions</p> <p>I know that the parish council attends regular liaison meetings with MIA but does the Parish council speak with neighbouring parishes Alderley Edge, Chelford, Warford etc, seeking their views?</p>	<p>Noted. No amendments to NANDP but these are issues the PC is aware of.</p>

6.0 Conclusion

1. This Consultation Statement sets out the consultation process for the Nether Alderley Neighbourhood Development Plan up to Submission to Cheshire East Council.
2. The preparation of Nether Alderley Neighbourhood Development Plan has included several stages of community consultation and engagement, from the very first steps exploring and identifying key local planning themes through to the final, Regulation 14 consultation.
3. The Submission version of the Plan therefore has been informed and shaped by the ideas and comments of individuals, local groups, businesses, the local planning authority and statutory organisations (consultation bodies).

Appendix 1: Householder Questionnaire, October 2018

Copy of Questionnaire



Neighbourhood Plan

What it means
and why we need one

Your chance to have a voice in the planning and development of our Community

Dear Parishioner

Recently we took the decision, as a Parish Council, to submit a Neighbourhood Plan for the community of Nether Alderley.

Some of you may remember we produced a Parish Plan in 2014, but since then a more powerful Neighbourhood Plan scheme has been introduced. Across the UK, neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

By producing a Neighbourhood Plan, it will enable us to play a much stronger role in shaping the area in which we live and work, because a neighbourhood plan forms part of the local development plan, and works alongside the Local Plan.

So decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan. This is our chance to have a collective voice over Cheshire East planning decisions.

We welcome as much input as possible from as many parishioners as we can, and to this end we'd like to start by asking you a few questions about Nether Alderley; what you like or dislike, or what you'd like to see in the future, in a questionnaire on the reverse side of this leaflet.

Please take some time out to consider your answers - **we'll be calling to collect it in around 2 weeks.**

Many thanks

Jenny Shufflebottom

Chair, Nether Alderley Parish Council

Q1 Do you agree Nether Alderley should have a Neighbourhood Plan? Y / N / Don't Know

Q2 Please rate how important the following are to you

		Not important					Very important				
A	Housing to meet local needs	1	2	3	4	5	6	7	8	9	10
B	Jobs in the Parish	1	2	3	4	5	6	7	8	9	10
C	Community facilities and infrastructure	1	2	3	4	5	6	7	8	9	10
D	The natural environment	1	2	3	4	5	6	7	8	9	10
E	The historic / traditional environment	1	2	3	4	5	6	7	8	9	10

Additional Comments

Q3 What are the biggest changes you would like to see?

Q4 Are there any views/ green spaces that should be preserved / enhanced/ changed?

Q5 What would you miss most about Nether Alderley if it changed?

Q6 What type of business should be encouraged in the Parish?

Q7 What type of housing should be provided over the next 12 years?

Please indicate if you would like to be: ☐ Kept updated ☐ Involved ☐ Neither

And finally, it's optional, but if you'd like us to have you contact details, please leave them below

Name

Address and postcode

Email ☐ Please add me to your mailing list

All data collected will be used for this survey only, and not shared with any third party. By ticking the mailing list box you are agreeing to added to our occasional comment email. You can unsubscribe at any time.

NP Survey 2018

Analysis of Responses

Total number of Responses - 46

Q2: How Important Are the Following To You

	Average
Housing to meet local needs	5.5
Jobs in the parish	5.3
Community facilities and infrastructure	8.4
The natural environment	9.7
The historic / traditional environment	9.5

(1 Not Important, 10 Very Important)

There were a large range of views on housing for local needs from none to social housing and homes for locals and young.

Jobs in the parish were also polarised with people either wanting them or definitely not wanting them.

Q3: What are the biggest changes you would like to see

	%of Respondents
More Protection of Greenbelt	20
Safer roads / speed limits	30
Better maintenance of verges and hedges	20
None	11
More open access too Alderley Park	6.5
Community Hub	6.5

Other Suggestions:

Facilities for children/teenagers

Rebuild the 'cross'
 Maintain Landscape
 Caring for parish hall
 Post office
 Robust electricity supply
 Better broadband
 New shops and pub
 More flexible planning
 No development on A34 bypass

Q4: are there any views / green spaces that should be preserved / enhanced / changed

	%of Respondents
Protect historic views / Conservation Area	37
Protect / Enhance Greenbelt	42
Verge and Roadside Maintenance	17.5
Enhance Historic Monuments/ Buildings	9
No infill on A34 Bypass	6.5

Other Suggestions

Restoration of the bells at St Mary's Church
 Sports field / Children's play area
 No advertising on roadsides
 No wind turbines
 Reduce lighting

Q5: What would you mind about Nether Alderney if it changed

	%of Respondents
Rural aspect / Peace / Tranquillity	80
Community	11

Other Suggestions

Quality Homes
 No light pollution
 Historic Architecture
 Houses in keeping with area

Q6: What types of businesses should be encouraged in the parish

	%of Respondents
None except on Science Park	15
Agricultural, Office, Internet	11
Any so long as no impact on environment and not unsightly	11
None	22
(Independent) Retail shops on Alderley Park	9
Businesses to support local people	6.5

Other Suggestions

Small enterprises in existing buildings
 Work from home
 Non industrial
 Garden centre
 Not garden centre or retail
 All types
 Leisure businesses/facilities

Q7: What type of housing should be provided over the next 12 years

	%of Respondents
None	41
Affordable / family	20
For local needs	9
No Large Estates	6.5

Other Suggestions

Eco / friendly
 Retirement complex
 Bungalows suitable for elderly
 Current style
 Premium
 Council / Association (for rent)
 Replacement only

Appendix 2: Copy of Vision Workshop Report, January 2019



NETHER ALDERLEY NEIGHBOURHOOD PLAN VISIONING AND POLICY MAPPING REPORT

Introduction

This report summarises the key issues discussed and debated at the Visioning and Policy Mapping Workshop of the Nether Alderley Neighbourhood Plan Working Group on 17th January 2019.

The focus was on the following:

- SWOT analysis of the Parish;
- Development of key themes;
- Development of aims; and
- Identification of policy areas.

From the above, we have prepared:

- A set of aims for the Neighbourhood Plan;
- A draft vision; and
- A policy map, including possible policy headings, and an indication of evidence sources.

The next steps will be to develop and refine these for the purposes of public consultation.

Vision

SWOT Analysis

The following table summarises the issues discussed as part of the SWOT analysis.

Strengths	Weaknesses
<ul style="list-style-type: none"> • Rural/semi-rural character • Communications/connectivity • Close to commercial areas/centres (e.g. Macclesfield, Handforth, Stanley Green) • Strong local employment (e.g. Alderley Park) • Strong local house prices/property values • Good local housing mix • Heritage/historic environment • Local environment/countryside setting/green infrastructure • Local connectivity (with potential to improve) • Local school • Local nursery 	<ul style="list-style-type: none"> • No discernible centre/village centre • Limited local services and facilities, particularly for young people • Treacherous side roads and pavements • Limited infrastructure (e.g. broadband) • House prices and property values • Lack of affordable housing • Post Code lottery in terms of some delivery services • Little sense of community/lack of community cohesion • Isolation • Lack of downsizing/rightsizing opportunities • Poor public transport • Lack of opportunities

Opportunities	Threats
<ul style="list-style-type: none"> • Alderley Park (resources to enable local improvements, e.g. s106/CIL contributions) • Renovation of Village Hall • Cheshire Science Corridor Enterprise Zone (Alderley Park is a key site) • Expanding nursery facilities • Access to some leisure opportunities • Christies Labs • High profile businesses/residents • Rural industries • Opening up of cycle paths through Alderley Park 	<ul style="list-style-type: none"> • Coalescence with Alderley Edge/ribbon development along A34 • Potential over-development of Alderley Park • Social divisions arising from the development of Alderley Park • Traffic issues arising from the development of Alderley Park • Additional pressures on local infrastructure through the development of Alderley Park • Absentee owners/buy-to-let on Alderley Park

Key Themes

The key themes to inform the draft vision and policy areas alongside the SWOT analysis are as follows:

- Use of Alderley Park to improve community cohesion;
- Recognition of the value of the area's heritage and environment;
- Improve access to local services and facilities
- Improve local infrastructure
- Look to address local housing needs (e.g. affordable housing for young people; downsizing/rightsizing opportunities for older people)
- Ensuring that design is reflective of local character

Draft Vision

The suggested draft vision for the Neighbourhood Plan is:

"Nether Alderley will be a welcoming and distinct semi-rural community that enjoys an attractive countryside setting, but with excellent links to nearby settlements. The character of Nether Alderley will be maintained and enhanced through preserving the parish's historic environment and attracting the best of the new to ensure that it is an attractive place to live, work, and visit".

Aims

A draft set of aims were agreed in the workshop for refinement. These are now proposed as follows:

- To maintain and enhance the character of Nether Alderley and its local heritage and historic environment;
- To improve and maintain local services and facilities, and enable the provision of new;
- To promote the integration of the new Alderley Park with the wider parish;
- To ensure that local infrastructure can be adaptable to technological changes;
- To ensure that new development is designed to a high quality, and to high environmental standards and performance; and
- To ensure that identified local housing needs can be addressed.

Policy Mapping

Following on from the development of the key themes and aims, the following were identified as key policy areas:

- Heritage and design;
- Local environment;
- Sustainability and future-proofing;
- Services and infrastructure;
- Community cohesion;
- Community safety;
- Housing; and
- Local economy.

From these, the following policy headings are proposed for discussion.

Heritage and Design:

- HD1: Local Design and Character
- HD2: Local Heritage Assets

Local Environment:

- LE1: Countryside and the Natural Environment
- LE2: Green Infrastructure

Sustainability and Future-proofing:

- SFP1: Flood Risk and Blue Infrastructure
- SFP2: Sustainable Energy Production and Infrastructure

Services and Infrastructure:

- SI1: Local Services
- SI2: Community Assets
- SI3: Community Infrastructure

Community Cohesion:

- CC1: Alderley Park
- CC1: Village Hall

Community Safety:

- CS1: Local Footpaths and Walkways

Housing:

- H1: Housing to Address Local Needs

Local Economy:

- LE1: Homeworking and Home-based Business
- LE2: Rural Business and Diversification

The next steps will be to develop the draft policies beneath these headings, and the evidence base to support and justify them.

DP


Feb-19

Appendix 3: Informal Consultation on Emerging Draft Policies, 2022

Copies of Publicity Material

Banner

Copy of Newsletter



Friends of Nether Alderley can help your business!

If you run a local business and would like to advertise in our newsletter we can help. The newsletter goes to circa 400 houses and local businesses in Nether Alderley every other month. For £20 we can include a small advert of your design in any edition. A discount can be enjoyed for annual inclusion – 6 newsletters for the price of 5 – £100. Please email on netheralderley.news@gmail.com for more information

Welcome to our first Newsletter of 2022!

We start the new year with great optimism, and with the hope that we can begin to return to the everyday lives that we took for granted just two short years ago. Nether Alderley Parish Council is leading the way with resumption of the Neighbourhood Plan, and can now move into the consultation phase. As you'll see below, it starts on Feb 12 at the Parish Hall, it's your chance to have a say in future planning, please try to come along!

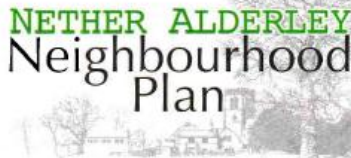
PUBLIC CONSULTATION

Saturday Feb 12 at Nether Alderley Parish Hall. 10 am - 2pm


Neighbourhood planning gives us direct power to develop a shared vision for our neighbour - hood and shape the development and growth of our local area. It helps us to choose where we want new homes, shops and offices to be built, have our say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings we want to see go ahead.

Here in Nether Alderley we started the Neighbourhood Plan some time ago, but the COVID situation delayed the public consultation stages. Now we're in a position to forge ahead, and the Parish Council invites all residents to attend our first Public Consultation at the Parish Hall on Saturday Feb 12 from 10am to 2pm, where you can [view and comment](#) on the policies that we will hope to pursue within this plan.

Remember, a neighbourhood plan attains the same legal status as a local plan (and other documents that form part of the statutory development plan) once it has been approved at a referendum, so **make sure you use the opportunity to have your say.** See you there!



Want to find out more about Neighbourhood Planning? Just scan the QR Code below with your phone.



Copy of Flyer


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Want to find out more about Neighbourhood Planning? Just scan the QR Code below with your phone.



Copy of Draft Policies Document

Consultation: Draft Policies February 2022

NETHER ALDERLEY
Neighbourhood
Plan



What is this consultation concerned with?

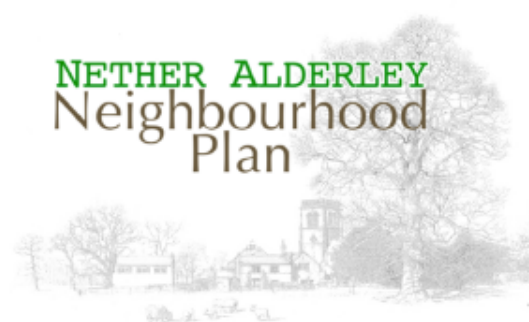
The proposed Neighbourhood Plan contains a range of draft policies, and this consultation is concerned with those. It is not a formal statutory consultation; this will come later in the Neighbourhood Plan process.

The draft policies have been developed in line with what residents and businesses of the parish have told us are their local priorities.

However, we want to ensure that we have interpreted these priorities correctly.

If necessary, the draft policies will be amended in accordance with feedback from this consultation, and this will be reflected in the Neighbourhood Plan as it progresses.

Consultation: Draft Policies February 2022



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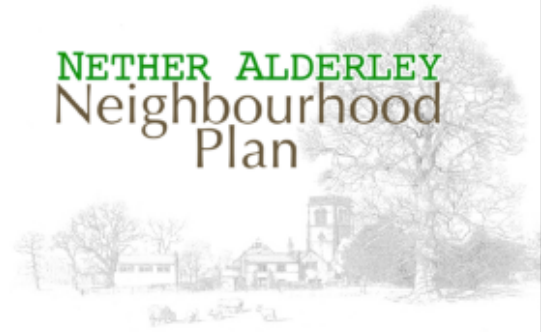
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However, we want to ensure that we have interpreted these priorities correctly.

If necessary, the draft policies will be amended in accordance with feedback from this consultation, and this will be reflected in the Neighbourhood Plan as it progresses.

Consultation: Draft Policies February 2022



Policy areas

The draft policies are based on a number of themes and issues that we understand are priorities for local residents and businesses, and these are as follows:

- Heritage and design;
- Local environment;
- Sustainability and future-proofing;
- Services and infrastructure;
- Community cohesion;
- Community safety;
- Housing; and
- Local economy.

Consultation: Draft Policies February 2022

NETHER ALDERLEY
Neighbourhood
Plan



Policies for Nether Alderley

Based on the policy areas identified, the following draft policies have been developed.

Heritage and Design

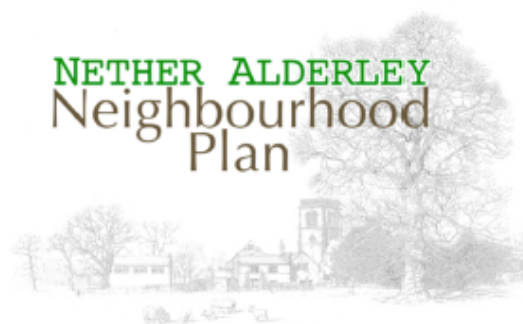
HD1: Local Design and Character

New development must demonstrate high standards of design by:

1. Complementing the established character of Nether Alderley in terms of scale, density, massing, height and set-back from streets and spaces;
2. Providing active frontages (frontages with windows) to public streets and spaces;
3. Providing ease of movement for pedestrians, including by connecting to surrounding pathways;
4. Responding to local topography;
5. Retaining trees, hedgerows, wide grass verges and other landscape features where possible, whilst including high quality planting – focused on local species – and landscape design;
6. Accounting for the transition between built areas and open landscape on the edges of the countryside, particularly in the landscaping and boundary treatments;

Consultation: Draft Policies February 2022

NETHER ALDERLEY
Neighbourhood
Plan



Policies for Nether Alderley

HD1: Local Design and Character (cont.)

7. Designing buildings, landscaping and planting to create attractive streets and spaces, with a sense of place;
8. Ensuring that permeable surfaces are incorporated in hard landscape areas where possible;
9. Providing streets that encourage low vehicle speeds and which can function as safe, social spaces;
10. Integrating car parking within the design and layout, so as not to dominate the street scene;
11. Including open spaces as an integral part of the layout and design of development and ensuring that such spaces are safe, attractive and functional;
12. Clearly distinguishing between public and private spaces;
13. Providing convenient, well-screened storage space for bins and recycling;
14. Providing secure, covered space for cycles and electrical car charging points; and
15. Including high quality materials, to complement those used in surrounding developments and built-up areas.

Consultation: Draft Policies February 2022



Policies for Nether Alderley

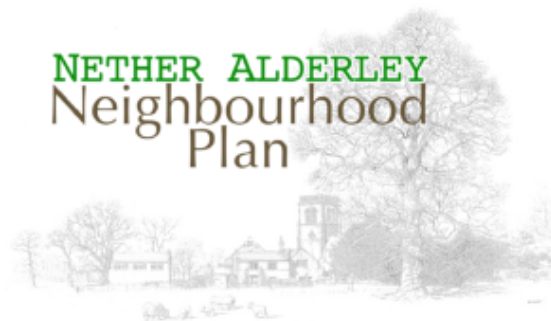
HD2: Local Heritage Assets

New developments will be delivered in accordance with Policy HD1, and will be expected to enhance the setting of local heritage assets where appropriate.

Planning applications for development involving or impacting on heritage assets should be supported by a Heritage Statement and Impact Assessment.

Consultation: Draft Policies February 2022

NETHER ALDERLEY Neighbourhood Plan



Policies for Nether Alderley

Local Environment

LE1: Countryside and the Natural Environment

New developments adjacent to designated environmental assets, open countryside, open spaces and footpaths must positively address and enhance their setting by:

- Avoiding negative impacts on visual appearance, functionality, safety and surveillance; and
- Not encroaching on them.

Where appropriate and achievable, there must be net biodiversity gains associated with new developments.

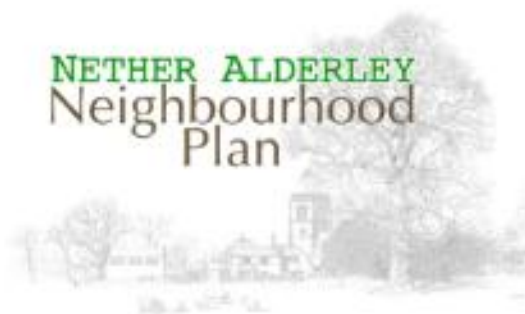
LE2: Green and Blue Infrastructure

New developments should not impact negatively on existing green and blue infrastructure, while opportunities should be taken to create new green and blue infrastructure across the parish. Planting associated with new or enhanced green and blue infrastructure should be focused on locally prevalent species specific to its particular location.

Particular new opportunities for new green and blue infrastructure include:

Consultation: Draft Policies February 2022

NETHER ALDERLEY Neighbourhood Plan



Policies for Nether Alderley

LE2: Green and Blue Infrastructure (cont.)

- Development of the Melrose Way (A34) corridor as a parkway that could include an enhanced environment and public art;
- Opportunities arising from the development of Alderley Park; and
- Opportunities that may arise from the development of Mere Farm Quarry.

Measures to decrease flood risk and water damage will be encouraged, with contributions sought to address any required physical works.

A Flood Risk Assessment will be required as part of planning applications in locations where flood risk is identified as a particular issue.

Consultation: Draft Policies February 2022



Policies for Nether Alderley

Sustainability and Future-proofing

SFP1: Sustainable Construction and Energy Production

New developments should be in accordance with appropriate design solutions, and incorporate sustainable construction techniques and materials, and utilise sustainable methods of energy production.

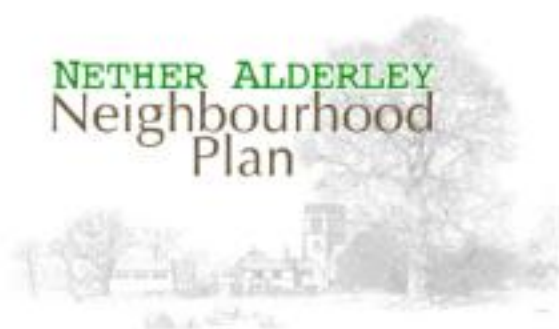
SFP2: Communications Infrastructure

New developments – including both residential and commercial uses – must, where achievable:

- Incorporate superfast broadband provision; and
- Not negatively impact upon the functionality of existing telecommunications infrastructure.

The development of infrastructure in support of the above will be encouraged and supported.

Consultation: Draft Policies February 2022



Policies for Nether Alderley

Local Services and Infrastructure

SI1: Local Services

Proposals for developments that enhance existing local services or provide new local services will be supported.

Proposals that lead to the loss of local services or undermine the viability of local services must be supported with evidence that demonstrates and justifies the case.

SI2: Community Assets and Infrastructure

Proposals for new community assets and infrastructure will be supported, providing they do not have significant detrimental impact on the amenity of nearby residential properties or the local environment.

Developments involving existing community assets will be approved, providing their community value is maintained or enhanced and there is no loss of community value.

Consultation: Draft Policies February 2022

NETHER ALDERLEY Neighbourhood Plan



Policies for Nether Alderley

Community Cohesion

CC1: Alderley Park

Developments within Alderley Park will be supported that:

- Provide local services, facilities and infrastructure available for use by residents across the wider parish; and
- Are designed to promote social interaction.

CC2: Nether Alderley Parish Hall

Development proposals involving Nether Alderley Parish Hall will be expected to promote community cohesion, and to cater for all sections of the local community.

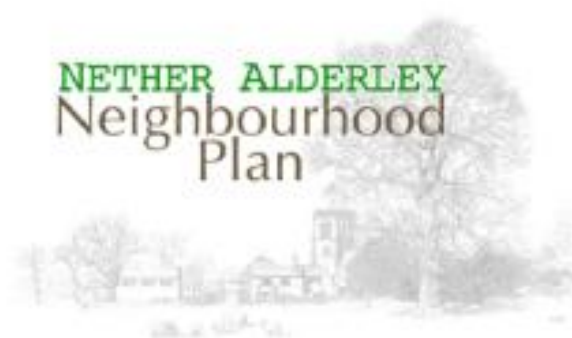
Community Safety

CS1: Local Footpaths and Walkways

New developments will be expected to (where appropriate):

- Deliver new footpaths and walkways;
- Enable improvements to existing footpaths and walkways; and
- Be designed to overlook footpaths and walkways.

Consultation: Draft Policies February 2022



Policies for Nether Alderley

Housing

H1: Housing to Address Local Needs

Residential development proposals must provide housing that addresses identified local housing needs in terms of mix, type, and tenure.

In addition, small scale Rural Exception Sites will be supported for proposals that deliver:

- 100% affordable housing in accordance with a Local Housing Needs Assessment.

Local Economy

LE1: Home working and Home-based Business

Home working and home-based business will be encouraged where:

- Operations and activities do not have an adverse environmental impact, or a negative impact on residential amenity; and
- If planning permission is required and sought, proposals are in accordance with appropriate policies, including those within this Neighbourhood Plan.

Consultation: Draft Policies February 2022




Policies for Nether Alderley

LE2: Rural Business and Diversification

Development proposals that enable business growth and rural diversification will be supported where:

- Operations and activities do not have an adverse environmental impact, or a negative impact on residential amenity.

Appendix 4: Copy of Questionnaire, 2022



What is this consultation concerned with?

The proposed Neighbourhood Plan contains a range of draft policies, and this consultation is concerned with those. It is not a formal statutory consultation; this will come later in the Neighbourhood Plan process.

The draft policies have been developed in line with what residents and businesses of the parish have told us are their local priorities.

However, we want to ensure that we have interpreted these priorities correctly.

If necessary, the draft policies will be amended in accordance with feedback from this consultation, and this will be reflected in the Neighbourhood Plan as it progresses.

The detail of the draft policies can be found on the consultation boards

Heritage and Design

HD1: Local Design and Character

Do you support Policy HD1?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content?

HD2: Local Heritage Assets

Do you support Policy HD2?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Which local heritage assets do you think the Neighbourhood Plan and this policy should address?

Local Environment

LE1: Countryside and the Natural Environment

Do you support Policy LE1?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any parts of the parish that require careful or special consideration?

LE2: Green and Blue Infrastructure

Do you support Policy LE2?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any items of green or blue infrastructure that require careful or special consideration?

Sustainability and Future-proofing

SFP1: Sustainable Construction and Energy Production

Do you support Policy SFP1?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any particular measures that you feel ought to be considered?

Do you support Policy SFP2?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any specific measures that you feel ought to be considered?

Local Services and Infrastructure

SI1: Local Services

Do you support Policy HD1?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any particular services that you feel ought to be enhanced? Do you feel that there are any gaps in local service provision, and if so, what are these?

SI2: Community Assets and Infrastructure

Do you support Policy SI2?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any existing community assets and infrastructure that you feel ought to be protected and enhanced? Are there any gaps in such provision and if so, what are they?

Community Cohesion

CC1: Alderley Park

Do you support Policy CC1?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any particular measures that you feel could be applied?

CC2: Local Footpaths and Walkways

Do you support Policy CC2?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any particular footpaths and walkways that you feel need any particular attention? Do you feel that there are any opportunities to create new footpaths and walkways?

Housing

H1: Housing to Address Local Needs

Do you support Policy H1?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any particular local housing needs that feel ought to be addressed? Are you aware of any households that have specific needs?

Local Economy

LE1: Home working and Home-based Business

Do you support Policy LE1?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any other issues relating to home working and home-based businesses that you feel ought to be considered?

LE2: Rural Business and Diversification

Do you support Policy LE2?

Yes?		No?		Part?	
------	--	-----	--	-------	--

Do you have any comments to make regarding the policy and its content? Are there any other issues relating to rural business and diversification that you feel ought to be considered?

Please place your completed questionnaire in the box provided or hand to a representative.

Appendix 5: Consultation Responses (Copy of Report)

**Nether Alderley Neighbourhood Plan
Consultation Analysis**

Contents

	Page
1. Introduction	3
2. Analysis of Responses	4
3. Implications and Recommendations for the Neighbourhood Plan	10
4. Next Steps	13

1. Introduction

The proposed Nether Alderley Neighbourhood Plan will contain a range of policies that are designed to influence land use and help to determine planning applications across the parish.

On Saturday 12th February 2022, an initial consultation event was held at Nether Alderley Village Hall, concerned with the proposed draft policies. The draft policies were developed in response to what local residents and businesses had previously informed the Parish Council are their local priorities.

Although not part of statutory consultation, the event was held in order to ensure that the Parish Council had interpreted those priorities in an appropriate and accurate manner.

If required, the Parish Council will make amendments to the draft policies in accordance with feedback received from the consultation event, and these amendments will be reflected in the Neighbourhood Plan as it progresses.

This short report is concerned with the responses received from the consultation event. The responses have been analysed, and the implications for the Neighbourhood Plan detailed. There are a number of recommendations for the Neighbourhood Plan moving forward for the Parish Council to consider. The analysis is set out in Section 2, while the implications and recommendations are detailed in Section 3. Section 4 of the report sets out the next steps.

2. Analysis of Responses

The first consultation event in support of the proposed Nether Alderley Neighbourhood Plan was held on Saturday 12th February 2022. The event had been delayed due to the implications of the COVID-19 pandemic, and the weather on the day was poor, meaning that the turnout was not what was hoped.

However, those that were in attendance engaged in a lively manner and provided positive feedback. In addition, the Parish Council has also received a number of representations following the event which are also addressed in this report.

The draft policies consulted on are as follows:

- HD1: Local Design and Character;
- HD2: Local Heritage Assets;
- LE1: Countryside and the Natural Environment;
- LE2: Green and Blue Infrastructure;
- SFP1: Sustainable Construction and Energy Production;
- SFP2: Communications Infrastructure;
- SI1: Local Services;
- SI2: Community Assets and Infrastructure;
- CC1: Alderley Park;
- CC2: Nether Alderley Village Hall;
- CS1: Local Footpaths and Walkways;
- H1: Housing to Address Local Needs;
- LE1: Homeworking and Home-based Business; and
- LE2: Rural Business and Diversification.

The response to each of these is considered below.

HD1: Local Design and Character

Is the policy supported:

Yes: 83%

No: 17%

Part: -

The vast majority of respondents were supportive of Policy HD1, with specific comments made in respect of the character of new properties, landscape treatments, and environmental standards.

Those that did not support the policy – including NARPA – opposed it on the basis that the whole of the Parish is located in the Green Belt, and therefore development should not be considered unless very special circumstances exist, meaning that this policy would not be

necessary. This is not entirely accurate and is considered in more detail in Section 3 of the report.

HD2: Local Heritage Assets

Is the policy supported:

Yes: 83%

No: -

Part: 17%

As with Policy HD1, the vast majority of respondents were supportive of Policy HD2, with a number of comments made that the policy is 'essential'. In addition a number of respondents asked if the cross by the junction with Artists Lane will be restored. One respondent, while supportive of the policy, asked if it would carry any weight.

Those that responded that they part supported the policy did not really explain why they only part supported the policy, and also stated that a Heritage Statement should be submitted for any proposals involving or affecting a heritage asset, which the policy – as currently drafted – requires.

LE1: Countryside and the Natural Environment

Is the policy supported:

Yes: 83%

No: -

Part: 17%

The vast majority of respondents were supportive of Policy LE1. Comments were received in respect of lighting; while control of this to existing properties is difficult, Policy HD1 can be adapted to ensure such issues are addressed in new proposals. In addition, further comments were received in respect of the potential to create a wildflower meadow within the Parish.

Those that responded that they part supported the policy did not respond to the content of the draft policy but merely reiterated that inappropriate development should not occur within the Parish. In addition, they also referred to the Parish's location within the Green Belt; Green Belt policy is not an environmental policy. These issues are addressed in Section 3.

LE2: Green and Blue Infrastructure

Is the policy supported:

Yes: 67%

No: -

Part: 25%

The majority of respondents support Policy LE2. One respondent raised concerns regarding the parkway concept for Melrose Way and appear to assume that this would mean development which isn't the case; this can be addressed by amending the policy to make this clear (this is addressed in Section 3), while another did not express a position in terms of support but commented that the development of Alderley Park is a threat, which is not really relevant to the policy in question. A number of comments were made regarding flooding.

Those that responded that they part supported the policy raised flooding issues, and also stated that any public art along Melrose Way would be inappropriate suggesting that this would distract drivers. They also stated that the speed limit along Melrose Way should be reduced to 50mph; however, this is not an issue that the Neighbourhood Plan can address, though it will be noted and can be added to the non-planning section.

SFP1: Sustainable Construction and Energy Production

Is the policy supported:

Yes: 75%

No: -

Part: 17%

Although most were supportive of Policy SFP1, the only comment received asked if the policy could go further than the government mandate. This is addressed in Section 3.

Those that part supported the policy suggested that the policy should be more specific, and that designs should still be reflective of the local context.

SFP2: Communications Infrastructure

Is the policy supported:

Yes: 83%

No: -

Part: 17%

The vast majority of respondents were in support of Policy SFP2.

Those that part supported referred to development within the Green Belt not being permitted unless very special circumstances were demonstrated and suggested that the policy had been overtaken by events.

SI1: Local Services

Is the policy supported:

Yes: 75%
No: 17%
Part: 8%

The majority of respondents were supportive of Policy SI1. Specific comments were received in respect of public transport, and health provision, particularly the capacity of the local GP surgery.

Those that didn't support the policy referred to inappropriate development in the Green Belt and suggested that improving local services would lead to pressure for new development. This is addressed in Section 3.

SI2: Community Assets and Infrastructure

Is the policy supported:

Yes: 75%
No: 17%
Part: 8%

The majority of respondents support Policy SI2. Specific comments were received regarding the provision of play areas for small children, and the proposed new football pitch within the Conservation Area.

Those that don't support the policy refer to inappropriate development in the Green Belt, while misquoting from the draft policy, and identified that some roads within the Parish are in a poor condition and need addressing – these are noted but cannot be addressed within the Neighbourhood Plan, but issues relating to specific roads can be referred to in the non-planning section.

CC1: Alderley Park

Is the policy supported:

Yes: 58%
No: 17%
Part: 25%

Policy CC1 appears to be the most contentious policy. The majority of respondents acknowledge that community cohesion associated with Alderley Park and how it is developing is an issue, but most appear to associate this with further development which is not supported.

Amendments to the policy will be required to reflect this. This is addressed in Section 3.

CC2: Nether Alderley Village Hall

Is the policy supported:

Yes: 92%

No: -

Part: 8%

Policy CC2 is overwhelmingly supported. No detailed comments were provided.

CS1: Local Footpaths and Walkways

Is the policy supported:

Yes: 92%

No: -

Part: 8%

The vast majority of respondents are supportive of Policy CS1. Concerns were expressed regarding the condition of some footpaths and pavements, while it was suggested that a map could be produced detailing local paths and walkways.

Those that only part supported the policy asked why new developments should overlook local footpaths and walkways, and lower speed limits were suggested for some lanes across the Parish; again, this is a non-planning matter.

H1: Housing to Address Local Needs

Is the policy supported:

Yes: 92%

No: -

Part: 8%

Policy H1 is overwhelmingly supported, with respondents recognising the lack of housing opportunities for the young, and those on lower incomes.

Those part supporting the policy referred to inappropriate development in the Green Belt and suggested that such developments should be delivered through infill and brownfield land only. This is addressed in Section 3.

LE1: Homeworking and Home-based Business

Is the policy supported:

Yes: 100%

No: -

Part: -

Policy LE1 was supported by all respondents, with one comment received suggesting that the policy should be linked to Policy SFP2.

LE2: Rural Business and Diversification

Is the policy supported:

Yes: 92%

No: -

Part: 8%

Policy LE2 is overwhelmingly supported, with respondents noting that rural employment opportunities are important to those on lower incomes. Those part supporting the policy referred to ensuring that any proposals are compatible with the Green Belt. This is addressed in Section 3.

3. Implications and Recommendations for the Neighbourhood Plan

The response to the proposed Neighbourhood Plan and the draft policies has been largely positive, and some constructive comments have been received. This is reflective of the work that the Parish Council has put in.

All of the draft policies were supported by the majority of respondents to some extent, while specific comments are helpful, the majority of which can be addressed through amendments to policies, or through adding to the non-planning section.

Suggested amendments to the draft policies are as follows:

HD1: Local Design and Character

The impact of lighting was raised as an issue by respondents; therefore it is proposed to amend the policy to require a lighting assessment with planning applications.

Green Belt was raised as a key issue regarding this and other policies. The Green Belt issue is addressed separately below.

HD2: Local Heritage Assets

A number of respondents asked if the cross at Artists Lane will be restored. It could be added to the non-planning section that the Parish Council will work with relevant organisations to secure the restoration of the cross.

No specific amendments to the policy will be required.

LE1: Countryside and the Natural Environment

Lighting was raised in respect of this policy. This will be addressed through an amendment to Policy HD1. No amendments to this policy will be required.

LE2: Green and Blue Infrastructure

The proposed parkway concept for Melrose Way will require further detail, including making clear that it does not mean 'development', and being clearer regarding public art provision, and therefore it is proposed to make amendments to the policy.

Flooding and speed limit issues were raised. These can be added to the non-planning section if the Parish Council are comfortable with this.

SFP1: Sustainable Construction and Energy Production

One respondent asked if the Neighbourhood Plan could go further than government mandate. This is possible but could be open to challenge on the grounds of viability. No amendments to this policy are suggested.

SFP2: Communications Infrastructure

No amendments to the policy are required.

SI1: Local Services

No amendments to the policy are required. Comments regarding public transport and local health provision are non-planning matters and can be added to the non-planning section.

SI2: Community Assets and Infrastructure

No amendments to the policy are required. Comments regarding the condition of roads are non-planning matters and as such, can be added to the non-planning section.

CC1: Alderley Park

Alderley Park was the most contentious issue raised during the consultation event, and while it should be noted that 83% of respondents either support or part support Policy CC1, it is recommended that the policy be reviewed and amended in view of the comments that have been made.

CC2: Nether Alderley Village Hall

No amendments to the policy are required.

CS1: Local Footpaths and Walkways

No amendments to the policy are required. Comments regarding the condition of footpaths and walkways are non-planning matters and as such, can be added to the non-planning section.

H1: Housing to Address Local Needs

The policy was overwhelmingly supported, though comments were made regarding appropriate sites for such developments such as infill sites and brownfield sites; the policy can be amended to reflect these suggestions.

LE1: Homeworking and Home-based Business

No amendments to the policy are required.

LE2: Rural Business and Diversification

No amendments to the policy are required.

As referred to above, Nether Alderley's location within the Green Belt was raised by respondents in response to a number of the draft policies. It is considered that this should be acknowledged.

Green Belt policy is a strategic policy, and a Neighbourhood Plan cannot amend strategic policies; this is done through the Local Plan process. Therefore there is no need for there to be a Green Belt policy within the Nether Alderley Neighbourhood Plan.

However, given that the Green Belt is clearly important to the residents of the Parish, it is considered that the Neighbourhood Plan should respond to this.

Therefore it is proposed that a new section be added to the Neighbourhood Plan which addresses the Green Belt in Nether Alderley, but which explains what it can and can't do, and where the application of Green Belt policy lies.

4. Next Steps

The next steps in progressing the Neighbourhood Plan are as follows:

- Nether Alderley Parish Council to consider this report, and approve the proposed amendments to the proposed Neighbourhood Plan;
- Make the amendments to the Neighbourhood Plan and prepare the submission version; and
- Prepare a consultation event on the submission version of the Neighbourhood Plan.

Appendix 6: Regulation 14 Consultation, April to May 2023

Copy of Letter to Consultees

Nether Alderley Parish Council

David Naylor
Parish Clerk
26 Barnside Way
Tytherington
Macclesfield
Cheshire SK10 2TZ
Tel.: Tel: 07717 244537
Email: clerk.napc@gmail.com



16th April 2023

By email

Dear Sir or Madam

Nether Alderley Parish Council's Neighbourhood Plan Section 14 Pre-Submission Consultation

Nether Alderley Parish Council is now consulting on its pre-submission version of its Neighbourhood Plan

The submission version of the Plan was launched at a public drop-in session at the Nether Alderley Parish Hall on 17th and 18th March and this formal consultation period will end on 29th May.

The pre submission version of the Plan is published on the Parish Council's Website but click [here](#) to download it from our cloud account. Also click [here](#) to download the interpretation boards used at a public drop-in session.

The Plan and the drop-in session were also the subject of a newsletter and leaflet to all residents of the Parish. Local stakeholders have also been consulted.

All comments received are being recorded and will be used in producing the submission version of the Neighbourhood Plan.

Please email your response to this pre-submission version of the plan to the Parish Clerk David Naylor at clerk.napc@gmail.com or if you prefer write to the Clerk at the above address.

Thank You

David Naylor
Parish Clerk on behalf of Nether Alderley Parish Council
07725 244537
Clerk.napc@gmail.com

List of Consultees Notified

Local Authorities

neighbourhoods@cheshireeast.gov.uk
 enquiries@greatermanchester-ca.gov.uk
 neighbourhoodplanning@cheshirewestandchester.gov.uk
 planning@derbyshiredales.gov.uk
 Planning.Policy@derbyshire.gov.uk
 customer.service@peakdistrict.gov.uk
 forward.planning@halton.gov.uk
 lmwf@lancashire.gov.uk
 planningstrategy@manchester.gov.uk
 planningpolicy@newcastle-staffs.gov.uk
 planning.service@peakdistrict.gov.uk
 Planning.policy@shropshire.gov.uk
 forward.plans@staffsmoorlands.gov.uk
 planning.policy@stoke.gov.uk
 strategic.planning@trafford.gov.uk
 estates@tfgm.com
 neighbourhood.plans@stockport.gov.uk
 planning.policy@stockport.gov.uk
 strategic.assessment@cyfoethnaturiolcymru.gov.uk
 customer.services@south-derbys.gov.uk
 planning@derbyshiredales.gov.uk
 hbsmradmin@cheshirewestandchester.gov.uk
 archaeology@cheshirewestandchester.gov.uk
 LDF@Warrington.gov.uk
 planning.policy@shropshire.gov.uk

Parish Councils Adjoining CE

malpaspc@hotmail.com
 planning@trafford.gov.uk
 clerk@tarporley.org.uk
 clerk@beestonparishcouncil.co.uk
 parishclerk@tiverton-cheshire.org.uk
 audleyparishcouncil@hotmail.co.uk
 chapelandhillchorltonpc@gmail.com
 clerk.keeelpc@gmail.com
 kidsgrovetc@btconnect.com
 loggerheadspc@btconnect.com
 parish.clerk@madeley.staffslc.gov.uk
 biddulph@staffordshire.gov.uk
 townccouncil@whaleybridge.com

admin@newmillstowncouncil.org.uk
 info@woodfordcommunity.co.uk
 neighbourhood.plans@stockport.gov.uk
 LDF@highpeak.gov.uk
 clerk@lymmparishcouncil.gov.uk
 clerk@appletonpc.org.uk
 clerk@grappenhallandthelwallpc.org.uk
 strettonparishcouncil@hotmail.co.uk

(C) The Coal Authority
 (D) The Homes and Communities Agency (AKA Homes England)
 (E) Natural England
 (F) The Environment Agency
 (G) The Historic Buildings and Monuments Commission for England (AKA English Heritage)
 (H) Network Rail Infrastructure Limited (company number 2904587);
 (I) The Highways Agency;
 (J) The Marine Management Organisation(f);
 National Trust
 Highways England
 Amec
 Historic England
 Historic Environment Record

planningconsultation@coal.gov.uk
 enquiries@homesengland.gov.uk
 consultations@naturalengland.org.uk
 sppanning.rfh@environment-agency.gov.uk
 customers@english-heritage.org.uk
 TownPlanning.LNW@networkrail.co.uk
 consultations.mmo@marinemanagement.org.uk
 preston@marinemanagement.org.uk
 enquiries@nationaltrust.org.uk
 spatialplanningnw@highways.gsi.gov.uk
 n.grid@amec.com
 e-nwest@historicengland.org.uk
 robert.edwards@cheshirewestandchester.gov.uk
 moya.watson@cheshirewestandchester.gov.uk
 jane.monk@cheshirewestandchester.gov.uk

(K) any person:
 (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning (L) where it exercises functions in any part of the neighbourhood area:

(i) a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued Lancashire and GM Offices NHS

Eastern Cheshire NHS Clinical Group

Cheshire and Merseyside NHS

(ii) A person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b);

(iv) A sewerage undertaker; and

(v) A water undertaker;

O2cellshelpdesk@O2.com

Gettingconnected@scottishpower.com

GM.HSCinfo@nhs.net

ECCCG.primarycare@nhs.net

Regatta.reception@liverpoolpct.nhs.uk

enquiries@enwl.co.uk

Planning.liaison@uuplc.co.uk

(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;

(n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood (o) bodies which represent the interests of different religious groups in the neighbourhood area;

(p) bodies which represent the interests of persons carrying on business in the neighbourhood;

South Cheshire Chamber

North Cheshire Chamber

West Cheshire Chamber

East Cheshire Chamber

Cheshire and Warrington Growth Hub

Stoke and Staffs LEP

Cheshire and warrington LEP

(q) bodies which represent the interests of disabled persons in the neighbourhood area.

Summary of above emails

info@871candwep.co.uk

contactus@stokestaffslep.org.uk

support@candwgrowthhub.co.uk

info@northcheshirechamber.co.uk

info@sccci.co.uk

contactus@stokestaffslep.org.uk

david.watson@eastcheshirechamber.co.uk

consult@thegardenstrust.org


To be completed by Qualifying Body

To be completed by Qualifying Body

To be completed by Qualifying Body
See online contact form for email address
To be completed by Qualifying Body
info@sccci.co.uk
info@northcheshirechamber.co.uk
Please see website for email address
support@candwgrowthhub.co.uk
contactus@stokestaffslep.org.uk
info@871candwep.co.uk

Other publicity

Copy of Leaflet delivered to Local Residents



Nether Alderley's Neighbourhood Plan Consultation

Drop-in Event Friday 17 March 2pm-6pm & Saturday 18 March 10am-1pm at the Parish Hall

The Community's Neighbourhood Plan, **YOUR PLAN**, is reaching the final stages before it has its statutory 6 weeks public consultation. It will then be submitted to a planning inspector for approval before its community referendum.

YOUR PLAN is an important local document to help to protect our heritage assets, our countryside, our employment, promoting good design of our built environment to keep us safe and to protect our planet. It also needs to allow for the development we actually need. The Plan sits alongside Cheshire East Council's Local Plan and, as the Planning Authority, they must have due regard to its policies, and so must developers.

Come along to view our policies and talk to us about what it will mean for you, your families and your employees.

THE VISION: Nether Alderley will be a welcoming and distinct semi-rural community enjoying attractive countryside but with excellent links to nearby settlements. The character of Nether Alderley will be maintained and enhanced by preserving the parish's historic environment whilst attracting the best of the new to provide an attractive place to live, work, and visit.

See overleaf for more information >>>>

At the event you will be able to view the **Plan's policies** on large display boards and talk to the people who have been building the **Plan**, based on community and stakeholder feedback.

Before the event date, in early March, we will have posted a link to the final draft of the **Plan** on the Parish Council's website:

www.netheralderleyparish.com

The **Plan** will be too large to email but we can send you a link to the document, which you can easily download, if you email David, the Parish Clerk, at the following email address:

clerk.napc@gmail.com

Paper copies will also be available to view at Alderley Edge Library, The Churchill Tree Public House, Monks Heath Garage/shop, and Dunvilles Farm.

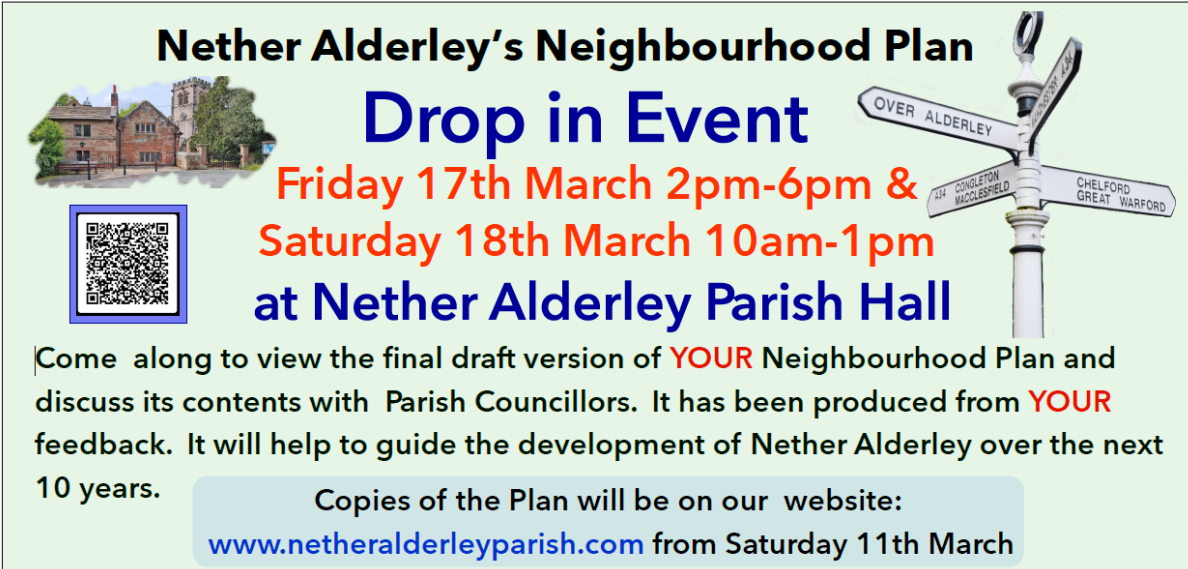

If you have any problems viewing a copy you can call David on 07717 244537 and he will help you.

This is an important event and we do hope you will be able to visit.

See YOU there



Copy of Banner Displayed at Parish Hall

Nether Alderley's Neighbourhood Plan

Drop in Event

Friday 17th March 2pm-6pm & Saturday 18th March 10am-1pm

at Nether Alderley Parish Hall

Come along to view the final draft version of **YOUR** Neighbourhood Plan and discuss its contents with Parish Councillors. It has been produced from **YOUR** feedback. It will help to guide the development of Nether Alderley over the next 10 years.

Copies of the Plan will be on our website:
www.netheralderleyparish.com from Saturday 11th March

Appendix 7: Copies of Display Panels at Drop In Events

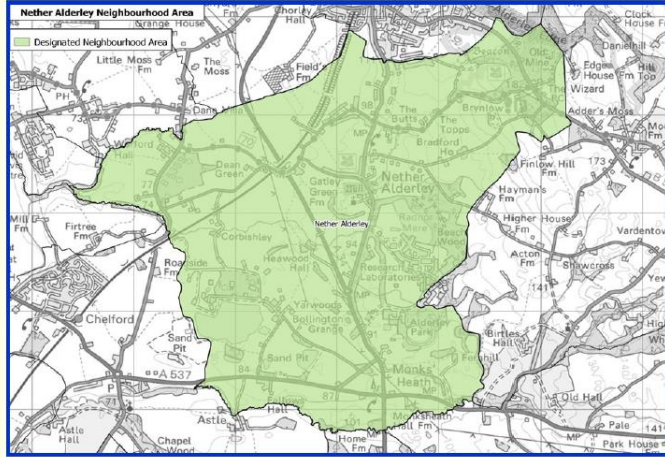
Nether Alderley's Neighbourhood Plan

The Nether Alderley Neighbourhood Plan, **YOUR PLAN**, is reaching the final stages before it has its statutory six-weeks public consultation. It will then sent to a planning inspector for approval before its community referendum.

YOUR PLAN is an important local document to help to protect our heritage assets, our countryside, our employment and promote the good design of our built environment to keep us safe and help to protect our planet.

It will also allow the development we actually need.

The Plan sits alongside Cheshire East Council's Local Plan and, as the Planning Authority, they must have due regard to its policies, and so must developers.



1

Community & Stakeholder Engagement

The basis for the Neighbourhood Plan was a residents survey carried out by Nether Alderley Parish Council in 2019, which followed on from research that supported the 2014 Parish Plan. The results of the survey detailed what local people felt about the parish, in particular what they felt was important or special, and issues that they would like to see addressed. The Neighbourhood Area was designated by Cheshire East Council in 2018 with initial evidence gathering work towards the Neighbourhood Plan commencing towards the end of 2018 and during early 2019.

A visioning and policy mapping workshop was held with the Parish Council early in 2019 which focused on the following:

- A SWOT analysis of the parish;
- Development of key themes for the Neighbourhood Plan;
- Development of key aims for the Neighbourhood Plan; and
- Identification of policy areas.

Strengths

- Rural/semi-rural character
- Communications/connectivity (e.g. Macclesfield, Handforth and Stanley Green)
- Strong local employment (e.g. Alderley Park)
- Strong local house prices/property values
- Good local housing mix
- Heritage/historic environment
- Local environment/countryside setting / green infrastructure
- Local connectivity (with potential to improve)
- Local school
- Local nursery
- Proximity and links to Manchester Airport

Opportunities

- Alderley Park (resources to enable local improvements, e.g. £106/CIL contributions)
- Renovation of Village Hall
- Cheshire Science Corridor Enterprise Zone (Alderley Park is a key site)
- Expanding nursery facilities
- Access to some leisure opportunities
- Christies Labs
- High profile businesses/residents
- Rural industries

Weaknesses

- No discernible centre/village centre
- Limited local services and facilities, particularly for young people
- Treacherous side roads and pavements
- Limited infrastructure (e.g. broadband)
- House prices and property values
- Lack of affordable housing
- Post Code lottery in terms of some delivery services
- Little sense of community/lack of community cohesion
- Isolation
- Lack of downsizing/rightsizing opportunities
- Poor public transport
- Lack of opportunities
- Lack of local retail

Threats

- Coalescence with Alderley Edge/ribbon development along A34
- Potential over-development of Alderley Park
- Social divisions arising from the development of Alderley Park
- Traffic issues arising from the development of Alderley Park
- Additional pressures on local infrastructure through the development of Alderley Park
- Absentee owners/buy-to-let on Alderley Park

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Our Vision

Nether Alderley will be a welcoming and distinct semi-rural community that enjoys an attractive countryside setting, but with excellent links to nearby settlements. The character of Nether Alderley will be maintained and enhanced through preserving the parish's historic environment and attracting the best of the new to ensure that it is an attractive place to live, work, and visit.

Our Aims

- To maintain and enhance the character of Nether Alderley and its local heritage and historic environment;
- To maintain and enhance Nether Alderley's Green Belt
- To improve and maintain local services and facilities, and enable the provision of new;

To promote the integration of Alderley Park with the wider parish

To ensure that local infrastructure can be adaptable to technological changes

To ensure that new development is designed to a high quality; is reflective of local character; to high environmental standards and performance; can enable home-working, and provides a good standard of private space

To ensure that identified local housing needs can be addressed.

Our Objectives

Heritage and Design

- To ensure that heritage assets and their settings are protected and enhanced; and
- To ensure that all new development is sustainable, and is to a high standard of design which is reflective of the local context and character.



Our Objectives continued

Local Environment

- To protect and enhance the natural assets of the parish, preserve valued local environmental assets, and uphold the parish's rural character.

Sustainability and Future-Proofing

- To ensure developments are delivered in accordance with local sustainable development principles, and deliver and utilise new infrastructure and technologies.

Services and Infrastructure

- To maintain and improve local services and facilities across the parish; and
- To ensure that resources secured through planning agreements associated with local developments can make appropriate

3

Our Objectives continued

Community Cohesion

- To ensure that Alderley Park becomes properly integrated with the wider parish.
- Through this integration the Parish overall will benefit from having Alderley Park at its heart with the homes jobs and services it provides.

Community safety

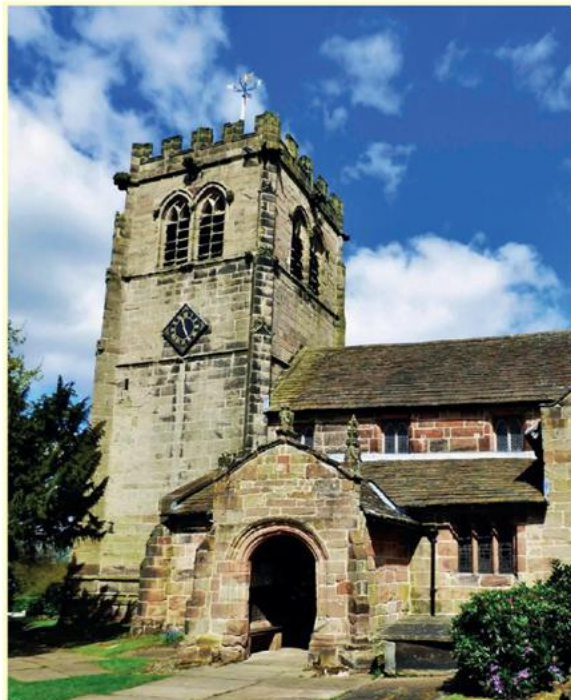
- To ensure that new developments and local infrastructure works have community safety at the forefront of their implementation and delivery.

Housing

- To accommodate new housing development appropriate to the parish's rural setting, to satisfy strategic growth requirements, address identified local housing needs, and deliver locally needed infrastructure in parallel.

Local Economy

- To sustain and enhance a range of employment opportunities across the parish, including those provided at Alderley Park, and enabling growth by supporting existing businesses and encouraging sustainable new enterprises that help to diversify the local economy, without having adverse environmental impacts.



4

The Neighbourhood Plan has a Series of Policies

- These policies must have due regard to national policy
- must contribute to the achievement of sustainable development
- must be in general conformity with strategic local policy
- must be compatible with any residual EU obligations requirements

National Policy

The National Planning Policy Framework (NPPF) and associated practice guidance requires Neighbourhood Plans (NPs) to set out a positive vision for the future of their areas with planning policies to guide decisions on local planning applications. NPs must also make it easier to create jobs in rural communities, achieve biodiversity gains, and better quality design for homes – reflecting the National Design Guide and National Model Design Code. The aim is to improve people's quality of life, and provide a wider choice of high quality homes.

Local Policy

This is Cheshire East Council's Local Plan Strategy (LPS) (adopted 2017); and their Site Allocations and Development Management Policies Document SADPD (adopted 2021). The LPS acknowledges the role of Neighbourhood Plans, and identifies opportunities where they can identify or make provision for local needs.

Our Green Belt

Nether Alderley is wholly located within the Green Belt and is very important to the residents and highly valued for its role in protecting and enhancing the rural setting of the parish, and its historic core. It has strong protection through both national and local policy. Development in Nether Alderley will, therefore, be very limited. However, the NP will still need to respond to and guide planning applications.

The five purposes of the greenbelt are to:

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

The NPPF prevents inappropriate development, in the Green Belt except in very special which are:

- Buildings for agriculture and forestry
- 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;
- 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
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
- Limited infilling in villages, and limited affordable housing for local community need under policies set out in the Local Plan
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings)



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Other forms of development that are not inappropriate within the Green Belt provided they preserve its openness and do not conflict with its purpose include are:

- extraction of minerals
- engineering operations and Local transport infrastructure that can demonstrate a requirement for a Green Belt location.
- the re-use of buildings provided that the buildings are of permanent and substantial construction and development brought forward under a Community Right to Build Order.

Part of the parish has an Area of Search for sand and gravel and is identified in the adopted Cheshire Minerals Local Plan. Such development may not be inappropriate in the Green Belt, provided that the approach taken preserves its openness and does not conflict with its purposes.

Alderley Park is designated as a strategic site within the Cheshire East LPS and has its own site allocation and local policy arrangements but they are governed by the same National and local planning regulation as is the green belt within Alderley Park.

Policies Generally All the policies in the Neighbourhood Plan are based on evidence gathered from official statistics and publications, and most importantly, local surveys, views, comments and ideas expressed by the local community.

Good design is a key aspect. It creates sustainable development with good places to live, is visually attractive because of good architecture, layout and appropriate and effective landscaping. It is also sympathetic to local character and history without discouraging innovation. It establishes and maintains a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

The Neighbourhood Plan policies are listed below and are explained on the following display boards

- **HD1: Local Design and Character & HD2: Local Heritage Assets** - Board 7
- **LE1: Countryside and the Natural Environment** - Board 8
- **LE2: Green and Blue Infrastructure** – Board 8
- **SFP1: Sustainable Construction and Energy Production**–Board 9
- **SFP2: : Communications Infrastructure**–Board 9
- **SI1: Local Services** - Board 9
- **CC1: Alderley Park** - Board 10
- **CC2: Nether Alderley Parish Hall Development** - Board 10
- **CS1: Local Footpaths and Walkways** – Board 11
- **H1: Housing to Address Local Needs** – Board 11
- **LEM1: Homeworking and Home-based Business** – Board 12
- **LEM2: Rural Business and Diversification** –Board 12
- **LEM3: Existing Local Employment Sites** –Board 12
- **Annex 1 Non-Planning Matters** – Board 13



6

HD1: Local Design and Character

Any permitted new development within Nether Alderley must be locally inspired reflecting its context and Green Belt setting, and demonstrating high standards of design by:

1. Complementing the established character of Nether Alderley in terms of scale, density, massing, height and set-back from streets and spaces
2. Providing active frontages (frontages with windows) to public streets and spaces
3. Providing ease of movement for pedestrians, including by connecting to surrounding pathways
4. Responding to local topography
5. Retaining trees, hedgerows, wide grass verges and other landscape features where possible, whilst including high quality planting – focused on locally prevalent species – and landscape design
6. Accounting for the transition between built areas and open landscape on the edges of the countryside, particularly in the landscaping and boundary treatments
7. Designing buildings, landscaping and planting to create attractive streets and spaces, with a sense of place
8. Ensuring that permeable surfaces are incorporated in hard landscape areas where possible
9. Providing streets that encourage low vehicle speeds and which can function as safe, social spaces
10. Integrating car parking within the design and layout, so as not to dominate the street scene
11. Including open spaces as an integral part of the layout and design of development and ensuring that such spaces are safe, attractive and functional
12. Clearly distinguishing between public and private spaces
13. Providing convenient, well-screened storage space for bins and recycling
14. Providing secure, covered space for cycles and electrical car charging points
15. Including high quality materials, to complement those used in surrounding developments and built-up areas.

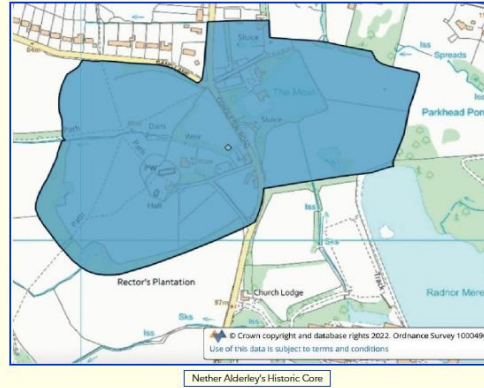
HD2: Local Heritage Assets

Any new developments will be delivered in accordance with Policy HD1, and will be expected to enhance the setting of local heritage assets where appropriate.

Planning applications for development involving or impacting on heritage assets across the parish should be supported by a Heritage Statement and Impact Assessment.

Heritage Assets of particular importance include:

- Nether Alderley Historic Core (See Plan below).



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LE1: Countryside and the Natural Environment

New developments adjacent to designated environmental assets, open countryside, open spaces and footpaths must positively address and enhance their setting by:

- Avoiding negative impacts on visual appearance, functionality, safety and surveillance; and not encroaching on them.
- A Lighting Assessment should be provided with planning applications for new development where this is appropriate in order to consider the potential impact of light pollution.
- Where appropriate and achievable, there must be net biodiversity gains associated with new developments.

LE2: Green and Blue Infrastructure

New developments should not impact negatively on existing green and blue infrastructure, while opportunities should be taken to create new green and blue infrastructure across the parish. Planting associated with new or enhanced green and blue infrastructure should be focused on locally prevalent species specific to its particular location.

Particular new opportunities for new green and blue infrastructure include:

- Improvement of the Melrose Way (A34) corridor as a parkway focused on environmental enhancements (new developments will not be supported along the corridor in order to preserve the character of the associated environmental enhancements)
- Opportunities arising from the development of Alderley Park; and
- Opportunities that may arise from the development of Mere Farm Quarry
- Measures to decrease flood risk and water damage will be encouraged, with contributions sought to address any required physical works.

A Flood Risk Assessment will be required as part of planning applications in locations where flood risk is identified as a particular issue which will need to demonstrate that the proposal does not increase risk of flooding both upstream and downstream.



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SFP1: Sustainable Construction and Energy Production

Developers should be encouraged to utilise efficient modern building techniques, and to achieve carbon neutral developments.

New developments should be in accordance with appropriate design solutions, and incorporate sustainable construction techniques and materials, and utilise sustainable methods of energy production.

However, such approaches should be respectful of the parish's environment and historic context, and be compliant with Green Belt policy.

SFP2: Communications Infrastructure

New developments – including both residential and commercial uses must, where achievable:

- Be encouraged to utilise efficient modern building techniques, and to achieve carbon neutral developments in order to contribute to achieving significant CO₂ reductions.
- Not negatively impact upon the functionality of existing telecommunications infrastructure.

The development of infrastructure in support of the above will be encouraged and supported, and must be consistent of a high quality, and reliable.

Any new communications infrastructure should not negatively impact on local heritage assets or the environment, and be in compliance with Green Belt policy.



SI1: Local Services

Proposals for developments that enhance existing local services or provide new local services will be supported subject to compliance with Green Belt policy.

Proposals that lead to the loss of local services or undermine the viability of local services must be supported with evidence that demonstrates and justifies the case.

Where developments are intended to support or provide local service provision, such services must be secured prior to the completion of the associated development unless it is demonstrably unviable to do so.

SI2: Community Assets and Infrastructure

Proposals for new community assets and infrastructure will be supported, providing they do not have significant detrimental impact on the amenity of nearby residential properties or the local environment, and are compliant with Green Belt policy.

Developments involving existing community assets will be approved, their community value is maintained or enhanced and there is no loss of community value.

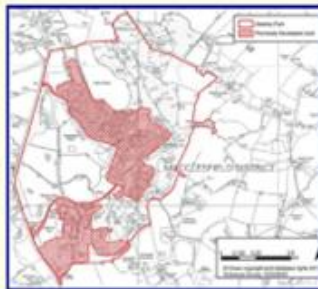


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CC1: Alderley Park

Nether Alderley Parish Council and Brunwood SoTech are keen to support the development of Nether Alderley and Alderley Park as one integrated community. Developments within Alderley Park will be supported that:

- Provide local services (e.g. retail space), facilities, communal space and infrastructure available for use by residents across the wider parish;
- Developments within Alderley Park will be supported that are in accordance with the Alderley Park Development Framework;
- Ensure that newly created paths and cycleways connect with the existing local network.
- Any new developments will be restricted to criteria set out within the Cheshire East Local Plan Strategy, and the reuse of identified Previously Developed Land (see Plan 3 below) unless very special circumstances can be demonstrated.
- No further residential development will be permitted without additional local service provision.



Previously Developed Land at Alderley Park

CC2: Nether Alderley Parish Hall

Development proposals involving Nether Alderley Parish Hall will be expected to promote community cohesion, and to cater for all sections of the local community subject to:

- No demonstrable harm to the heritage asset; and
- Compliance with Green Belt policy.
- Proposals involving the Parish Hall must be supported by a Heritage Statement and Impact Assessment.



Nether Alderley Parish Hall

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CS1: Local Footpaths and Walkways

- New developments will be expected to, (where appropriate);
- Deliver new footpaths and walkways;
- Enable improvements to existing footpaths and walkways;
- Be designed to overlook footpaths and walkways;
- Designs should be integrated and inclusive; and
- Walks within Alderley Park should be connected to wider pathways both inside and outside of Nether Alderley where this is viable and achievable.



H1: Housing to Address Local Needs

Residential development proposals must provide housing that addresses identified local housing needs in terms of mix, type, and tenure. In addition, small scale Rural Exception Sites will be supported for proposals that deliver:

- 100% affordable housing in accordance with a Local Housing Needs Assessment
- Sites that would be supported include

- Previously Developed Land;
- Infill plots;
- Small scale extension of built-up areas; and
- Reuse of existing buildings.



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LEM1: Homeworking and Home-based Business

Homeworking and home-based business will be encouraged where:

- Operations and activities do not have an adverse environmental impact, or a negative impact on residential amenity
- If planning permission is required and sought, proposals are in accordance with appropriate policies, including those within this Neighbourhood Plan.
- Any new communications infrastructure should not negatively impact on local heritage assets and environment, and compliance with Green Belt policy.

LEM2: Rural Business and Diversification

Development proposals that enable business growth and rural diversification will be supported where:

- Operations and activities do not have an adverse environmental impact, or a negative impact on residential amenity, and are in compliance with Green Belt policy.
- The development of Alderley Park as a world class life sciences park is supported, but further residential expansion is not supported.



LEM3: Existing Local Employment Sites

Development proposals that involve the redevelopment of existing local employment sites for alternative uses will not be supported without satisfactory evidence that the existing use is redundant and can no longer be sustained. Such evidence could include:

- The condition of the property and associated surveys;
- The period of non-use if the property is disused
- Any evidence as to the owner's intentions, include attempts to market and dispose of the property.



Spotlight on Rural Diversification
Making the most of your farm?
Rural Vibrancy Index - Savilles Case study

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Annex 1 - Non-Planning Matters

To discuss/agree with the Parish Council but likely to include:

- Working with Cheshire East Council to secure local highways repairs and improvements
- Working with Cheshire East Council and providers to deliver infrastructure upgrades (particularly IT and communications)
- Working with Cheshire East and providers to enable local public transport improvements
- Working with Alderley Edge Parish Council and Cheshire East Council to deliver the parkway concept for Melrose Way, including the repair and maintenance of fencing
- Management and marketing of Nether Alderley Village Hall
- The approach to Assets of Community Value within the parish
- Partnership working with other organisations in respect of the upkeep of heritage assets across Nether Alderley
- Working with Cheshire East Council to address planning enforcement matters proactively, particularly in the case of unpermitted development

Appendices

Schedule of Evidence–To Be added at Submission Version

Photograph of the Event in the Village Hall



Nether Alderley Parish Council

With assistance from

