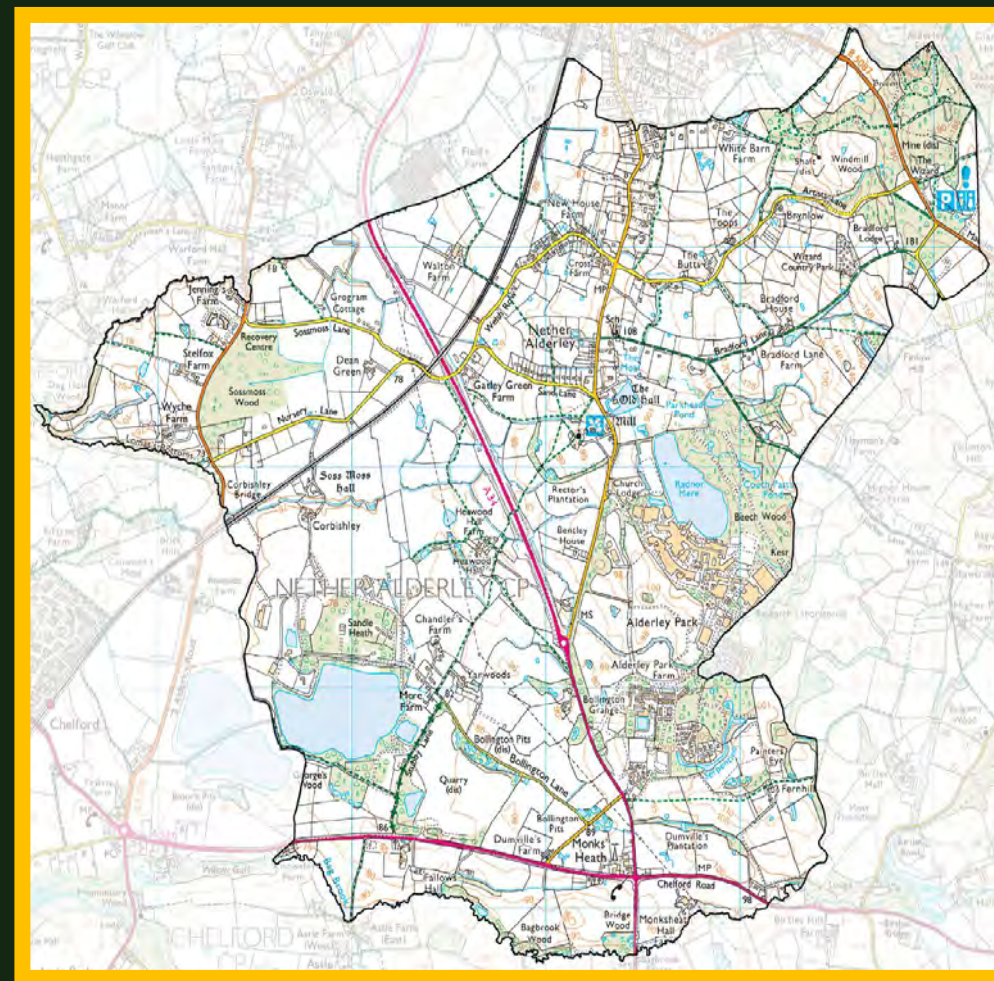


Nether Alderley Neighbourhood Plan Submission Version 2025-2030

With Design Codes and Guidance



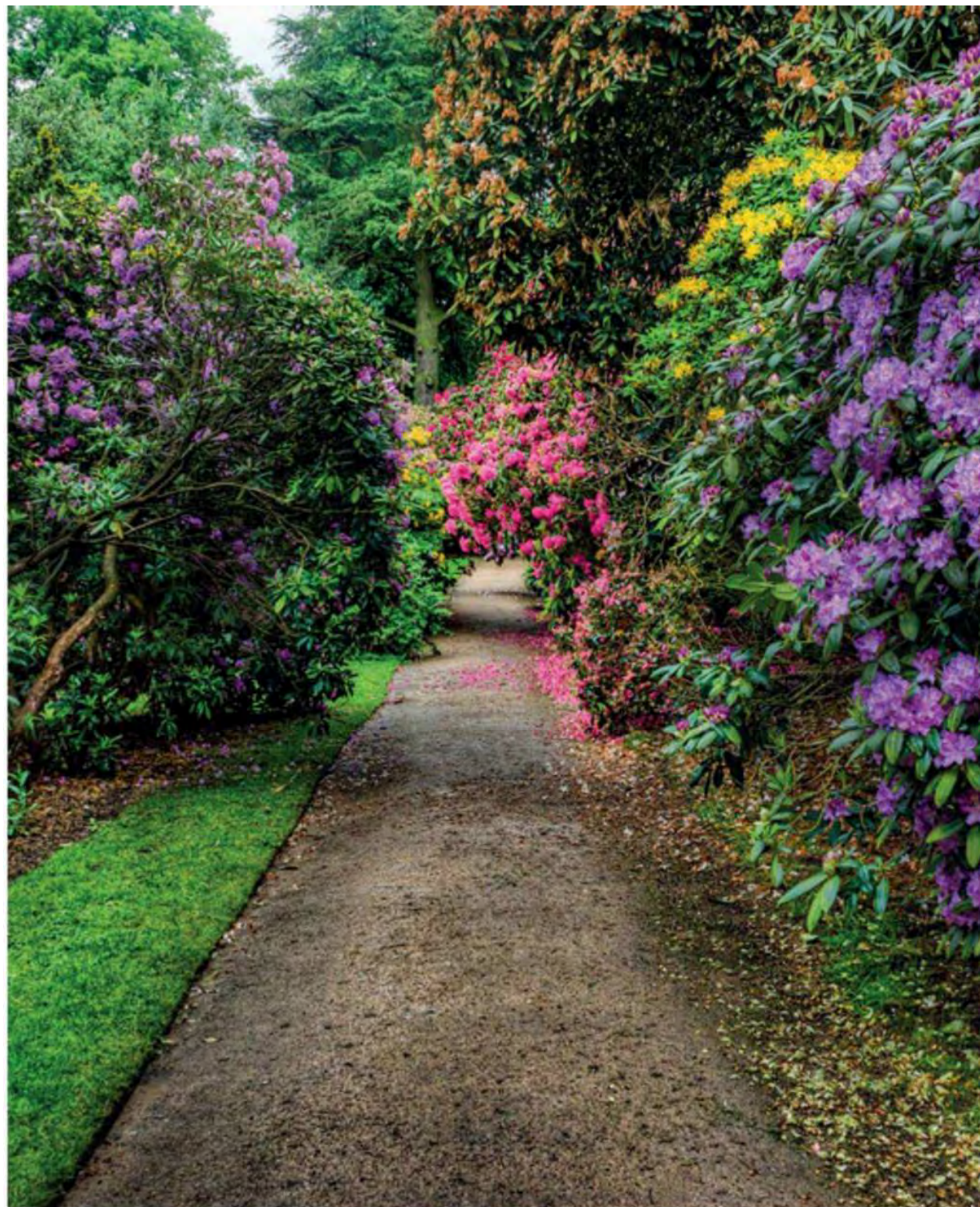
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Annex 1 – Nether Alderley Design Codes and Guidance



1. Executive Summary

This Nether Alderley Neighbourhood Plan is an important document. When examined by an independent examiner and supported by a local referendum organised by our principal Council (Cheshire East), it will become a statutory planning document alongside Cheshire East Council's Local Plan Strategy (CELPs). It has been prepared to have regard to the National Planning Policy Framework (NPPF).

Its aim, in conjunction with our design codes, is to positively affect the development of Nether Alderley, protecting its rural character and promoting what is needed in our Parish.

Cheshire East Council will need to take account of its local policies when determining planning applications and it will also help to inform developers. It is in conformity to CELPS but adds that local layer which is so important.

This is a community initiative and although sponsored by Nether Alderley Parish Council with funding made available by Government, it has involved the expertise of an independent planning professional and a working group of community volunteers to reach this stage.

It is informed by community questionnaires, a swot analyses and community drop in sessions concerning the draft policies culminating in a newsletter to every household and business with the final draft of the Plan. This was followed by its Regulation 14 consultation with over 60 public bodies including surrounding local authorities and statutory undertakers.

It describes our vision, our objectives, the rationale for them and the policies which are aimed at delivering this vision.



2. Introduction

2.1 The Localism Act of 2011 gave new rights and powers to local communities including parishes. It introduced Neighbourhood Planning into the hierarchy of spatial planning in England and gives communities the right to shape future development at a local level.

2.2 In 2018, being mindful of the impact proposals in the Cheshire East Local Plan Strategy would have on the parish, Nether Alderley Parish Council took the decision to produce a Neighbourhood Plan and appointed a steering group of Parish Council members and residents to take the process forward.

2.3 Following this, the application by the Parish Council for the Nether Alderley Neighbourhood Area to be designated **as a Neighbourhood Plan Area** was approved by Cheshire East Council on 20th August 2018.

2.4 Once completed and adopted the Nether Alderley Neighbourhood Plan will form part of the statutory development plan for the area, together with the Cheshire East Local Plan Strategy (CELPS), and the Site Allocations and Development Policies Document (SADPD). Planning applications **are** determined in accordance **with** this statutory development plan, unless material considerations indicate otherwise.

2.5 The policies in this Plan are in general conformity with the higher level planning policy, as required by the Localism Act 2012. These include any residual European Regulations on strategic environmental assessment and habitat regulations, the National Planning Policy Framework (**NPPF**), National Planning Policy guidance, the CELPS and the Site Allocations and Development Policies Document (**SADPD**).

2.6 The Plan Period for the Nether Alderley Neighbourhood Plan is until 2030. Within the Plan Period it will be possible to review and update the Neighbourhood Plan. Although there is no statutory requirement to do this it may be advisable **if the CELPS is reviewed and a new local plan is adopted** such changes could cause policies in the Neighbourhood Plan to become out-of-date and therefore carry less weight in planning decisions.

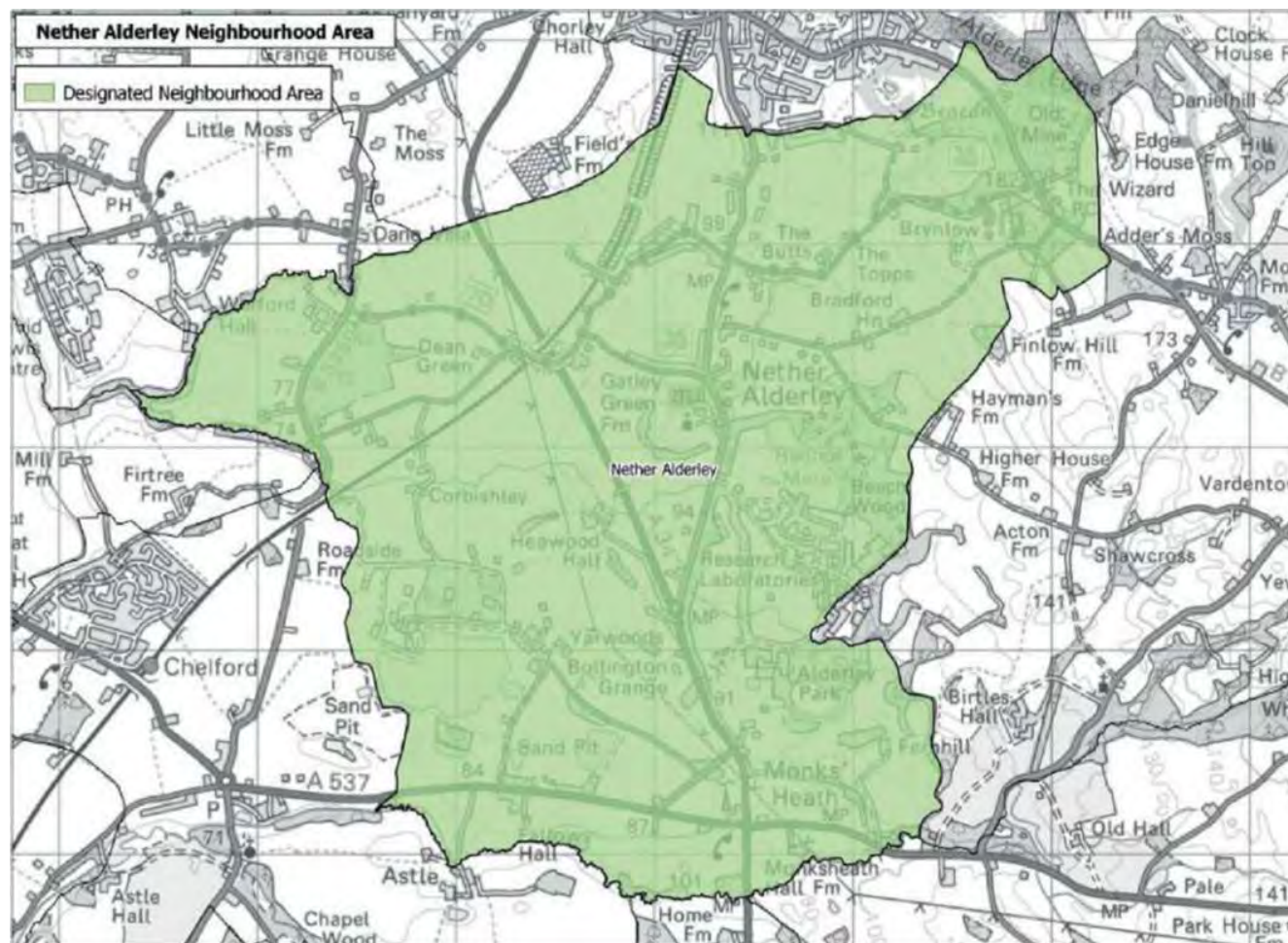


3.1 The Neighbourhood Area is the area that will be covered by the Neighbourhood Plan **and its policies will apply to planning applications in its boundaries.** The Nether Alderley Neighbourhood Area, which mirrors the area defined by the Nether Alderley Parish boundary, was designated by Cheshire East Council on the 20th August **2018. The Council's** decision empowers Nether Alderley Parish Council **to produce a Neighbourhood Plan for the Parish.**

3.2 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 as a previously developed site LPS61, Alderley Park Opportunity Site**’. It is allocated for **the delivery of** a major life sciences campus.

3.3 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 the Parish.

3.4 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. It should be noted that the eastern part of Alderley Park (Heatherley Woods) is in the neighbouring parish of Over Alderley.



Designated Nether Alderley Neighbourhood Area

4 Context and Parish Profile

History

4.1 The first record of dwellings in the area dates back to the Domesday Book in 1086, **in** around 1220 the land **that** comprises the parish of Nether Alderley was granted to Sir John de Arderne. In the early 15th Century the manor passed into the Stanley family where it remained until 1485 when it was forfeited to the Crown after Sir **William Stanley's conviction and execution** for supporting Perkin Warbeck (the failed pretender to the English throne). At some point during the following century, the manor came under the ownership of several families until 1602 when it was sold by Sir Edward Fytton to Sir Thomas Stanley (the first baronet), once again returning it to Stanley family ownership.

4.2 Alderley Old Hall, the Stanley family seat, is a former half-timbered manor house, which stands next to the mill pond of Nether Alderley Mill. The hall was constructed in the early 17th Century for Sir Thomas Stanley but was largely destroyed by fire in the 18th Century. One wing survived and was made into a new house. A new hall was built on the south side of Alderley Park in 1818 but was badly damaged by fire in 1931.

The 4th Lord Stanley was to bring a touch of prestige to the estate. Alderley House became a regular meeting place of the powerful, particularly Prime Minister Herbert Asquith who stayed each Christmas. He often brought members of his Government along with him, including a young Winston Churchill who planted a sweet chestnut tree in the vicinity of what is now the Conference Centre. The Tree is known as the Churchill Tree.

4.3 Due to financial pressures, Edward Stanley 6th Baron Stanley of Alderley, auctioned off the estates in 1938. It was to be the largest ever real estate sale in Cheshire, and led to tenants being made homeless due to the sale of their homes for sums beyond their reach. Many new houses were built along the lanes in the twenty years following the auction.

4.4 No bids were received for Alderley Park itself, and it subsequently fell into a state of disrepair before its acquisition by ICI in 1958, who then developed it into a major pharmaceutical R & D centre. By the mid-1970s, more than 2,000 people were employed at the site.

4.5 In 1993, the site was taken on by Astra Zeneca, created by a divestment from ICI. Following a merger in 1999, AstraZeneca was created who continued to operate from the site until 2013, **when** they took the decision to relocate 1,600 jobs to Cambridge.

4.6 The following year, Alderley Park was acquired by Manchester Science Parks, who secured approval for **a masterplan which has led to the site's** diversification and the delivery of hundreds of new homes and jobs. Alderley Park is now home to 200 companies and 2,500 jobs on site. It is managed by Bruntwood SciTech **and is identified as LPS 61 Alderley Park Opportunities Site within Cheshire East's Local Plan.** The allocation is for the creation of a life science park, with a focus on human health, science research and development, technologies, and processes. The LPS61 sets out several policy criteria for development within Alderley Park.

4.7 Nether Alderley watermill is one of four working watermills in Cheshire and dates from the 16th Century. The mill, once the manorial mill of the Stanley family, has two water wheels fed from Radnor Mere. The red sandstone mill is owned by the National Trust and is now open to visitors after a refurbishment programme in 2012.

4.8 The church in Nether Alderley – **St Mary's** – was built around 1300 and owes many of its unique features to the patronage of the Stanley family.

4.9 There is an impressive family mausoleum in the grounds, but perhaps their most unique addition to the church is the Stanley family pew, elevated on the southern wall of the church. It has a private entrance and, internally, is at eye level only with the minister in the pulpit. The family would have been invisible to the congregation beneath.

4.10 The porch and nave are the oldest parts of the building (dating from c1300). All the stone was quarried locally and the great roofs over the nave and aisles are made of Kerridge slate.

History (continued)

- 4.11 The fine tower, containing a peel of 6 bells, was added in 1530. The church also possesses a unique 14th Century font.
- 4.12 The church is the centre for a number of local activities, including a walking group, **mothers' union, and organ recitals.**
- 4.13 At the entrance to the Church stands the Old School, an attractive sandstone building built as a free school in 1628 by Hugh Shaw, Clerk, and endowed by Thomas Dean de Park in January 1694. It was where the boys of the parish were given the basic skills of reading, writing and arithmetic. In those days, the school was located in what is now the kitchen area with the upper room being used for the **school master's accommodation.**
- 4.14 In 1817 a large room was built on by the Rev. Edward Stanley. In 1908 the room was restored and presented to the parish by Lord Stanley of Alderley. It is now used as the Parish hall. **It was in need of significant refurbishment. This was completed in 2025 and** will see the hall become a hub for the whole parish.
- 4.15 Nether Alderley contains a wealth of heritage assets aside from those buildings detailed above. There are over 180 sites recorded on the national Heritage Gateway, which identifies 63 listed buildings across the parish. Most are Grade II Listed, though **St Mary's Church is Grade I Listed.**
- 4.16 There is a concentration around the historic centre of the village around the church and adjacent Alderley Park, where 8 listed buildings can be found.



Historical drawing of the old cross at Nether Alderley

Nether Alderley Today

4.17 Nether Alderley is a rural community which provides its residents with the pleasures of the countryside, whilst at the same time being within easy access of villages such as Alderley Edge and Chelford, and towns such as Wilmslow and to a lesser extent Macclesfield. Data from the **2021** Census indicated that there was **909** people living in the parish within **380** households, though this has increased through the ongoing development of Alderley Park.

4.18 The village has been bisected by the new Alderley Edge bypass which has provided significant traffic relief on Congleton Road through Nether Alderley. In addition, there are very good rail connections at nearby Alderley Edge Railway Station, and Manchester Airport is around 20 minutes away, to which there is a local bus service.

4.19 A significant feature of the parish is the **previously** mentioned thriving 400 acre Alderley Park world class life sciences research and development campus. **This is a partnership between Manchester's** academic bodies, Cheshire East Council, and developer Bruntwood.

4.20 The development of Alderley Park continues, including the re-purposing of the bioscience campus, **and the** development of between 200 and 300 homes, a small community centre, and new leisure facilities. Alderley Park still continues to be a focus for local employment, with more than 250 companies based there employing 2500 people.

4.21 Cheshire Community Action produced a community profile for the parish in January 2012. It identified a population of 640 living in the parish in approximately 220 households (2001 Census) **which** grew to 665 in c225 households (2011 Census), an increase of **3.9%**. Analysis demonstrated that there **were** c370 working age adults, 95 children and 175 people over-65, and that younger people have moved into the area. The ongoing development of Alderley Park will have an impact on this data

4.22 The respondents to the Cheshire Community Action research, however, were in the main the middle to older generations with 86% of respondents over 45 years of age and, even more significant, 66% over 55. The majority of households had two residents (71%) and 78% were without children at home.

4.23 Overall, the residents of the parish value the **rural** surroundings and peace and quiet of the area, together with its historic environment. They appreciate its location relative to regional and national transport links and retail centres but are concerned by the lack of local transport links.

4.24 They consider that the parish lacks a community spirit although 62% have said that they felt that they belonged to the neighbourhood. Research indicated that 80% of residents agreed that they could rely on their neighbours for support when needed.

4.25 The majority (98%) were happy with life in **Nether Alderley** and on balance it was perceived that life in the area had improved in recent times.

4.26 In the main residents are heavily dependent on their car for transport with 90% using their car to visit the post office and 60% of parents using the car to take their children to school. Part of the parish is served by an hourly bus service between Macclesfield, the Airport, and Handforth, while Alderley Edge Railway Station offers services into Manchester, but generally, residents are very dependent upon the car for transport.



Alderley Edge Bypass



Nether Alderley Today (continued)

4.27 The 2021 Census has detailed some of the changes that have occurred through the development of Alderley Park, and key findings of the census include:

- The population of the parish stands at **909** across 380 households;
- The population is generally older and is ageing;
- Household size is predominantly smaller (78.3% of households are of 3 people or less);
- Accommodation types are predominantly houses and bungalows (87.5%);
- Properties tend to be larger in nature (80.9% of properties are of 3 bedrooms or more);
- Half of the working population work from home, with 13.1% travelling less than 10km to work (which suggests some localised working patterns, for example at Alderley Park), and 23.5% travelling between 10km and less than 30km, suggestive of commuting to and from Manchester and surrounding areas;
- 57.3% of the population works, 41.5% is economically inactive – given the age profile of the parish, this would reflect a high element of retirees – and just 1.2% are economically active but unemployed;
- Of the working population, there is a high level of directors and senior officials (36.6%), and professionals and associate professionals (22.2% and 14.8% respectively).

4.28 Despite the development of Alderley Park, the parish is still predominantly rural and **was** lacking in retail and other services **although planning approval has now been granted for a convenience store in Alderley Park**. The Parish has a primary school, a leisure centre (on Alderley Park), a restaurant, a farm shop and a Petrol Station/Londis shop. The Wizard gastro-pub is right on the edge of the parish. It had closed **but the National Trust which owns is to reopen it**. The Churchill Tree pub has opened on Alderley Park. The Parish has no other private or public services.

4.29 The nearest health centres and post offices are in **Chelford or Alderley Edge** whilst the nearest bank is about 5 miles away.



The Churchill Tree pub, Alderley Park.

4.30 The Grade II* Listed Parish Hall situated adjacent to the Church was gifted to the Parish Council by Lord Stanley in 1908. **It has been in need of significant renovation but is now been fully renovated by the Parish Council and now has excellent green credentials and full fibre broadband connectivity**. Many social activities revolve around **the Parish Hall and the Church and are both are well supported by the local community and beyond**

4.31 As described previously, Alderley Park is the main centre of employment with its world class life sciences research and development campus. and with its housing allocations has given rise to a new community at Alderley Park. Further clusters of employment activity can be found in the Monks Heath area. There are also general agricultural activities across the parish, a small number of working farms, including Walton Farm off Welsh Row and Alderley Park which are primarily livestock farms. One or two small companies operate on sites off Bollington Lane, which was formerly War Department property used to store ammunition and other raw materials during the Second World War. Other than home-workers, few residents are actually employed by businesses located within the parish.

Nether Alderley Today (continued)

- 4.32 Soss Moss Hospital, incorporating the old Sandlebridge and Mary Dendy units, is located in the parish and provides services and accommodation for patients suffering from mental ill-health.
- 4.33 The Parish is highly 'connected' with 90% of homes with good internet access. There are a few isolated homes in the South West of the Parish still awaiting a fibre upgrade extension from the Chelford Exchange. The village on the whole now enjoys superfast broadband many with FTTP and this now includes the Parish Hall and will soon include the Church.

Land Use and Character Areas

- 4.34 The parish is mainly open in character with dispersed housing. The majority of the area is open countryside interspersed with small farms and hamlets, while the whole of the parish is located within the Green Belt. The dominant land use is agricultural, with the exceptions of Nether Alderley's historic core, Alderley Park, a small area of business uses at Monks Heath, and the quarry at Mere Farm.

'There are several distinctive local character areas. These are:

- Nether Alderley Historic Core is a Conservation Area made up of a number of heritage assets including St. Mary's Church, Nether Alderley Village Hall, Nether Alderley Mill, and Nether Alderley Old Hall. In addition, the Green Belt immediately surrounding the historic core is important in that it provides the heritage assets with their setting and context;
- Alderley Park is situated in the Green Belt and although development continues to be mainly employment-led. In recent years has seen diversification through the development of a residential community and other associated uses. These were seed corn for the development of the life science park.

- Mere Farm: Mere Farm has been the location of a number of sand and gravel quarries, which have now reached the end of their lifespan. The quarries have been filled with water, and these large lagoons now characterise the site; and
- Monks Heath: At Monks Heath crossroads a number of small business uses have been established over the years and provide local services and a small number of employment opportunities. Within the context of a small, mainly rural parish, Monks Heath plays an important local role.



Alderley Park – the area's main employment site

5. Landscape Character and Locally Distinctive Features

5.1 Nether Alderley is a predominantly rural parish, and as such, the natural environment provides the area with much of its character.

5.2 However, a number of historic human interventions enhance and add to this, and this combination is greatly valued by residents and businesses of Nether Alderley.

Landscape Character

5.3 The topography of the parish is undulating, broad and open in the south of the parish towards Capesthorpe, but becoming steeper in the east towards Alderley Edge.

5.4 Nether Alderley and the wider area is home to a number of historic estates and their associated mansion houses, formal gardens, landscaped parklands, woodland and water features, including two glacial meres.

5.5 The most prominent of these estates in Nether Alderley are Alderley Park and Nether Alderley Old Hall, and the collective landscape value of these estates is enormous.

5.6 There is also a significant amount of woodland cover across the parish, which is particularly associated with the historic estate of Alderley Park, and steeper slopes towards Alderley Edge.

5.7 In addition, the narrow local lanes and watercourses are often lined with wooded banks leading to a high degree of enclosure which also provides glimpsed views framed by trees and hedges.

5.8 The north and east of the area is more elevated and provide extensive and panoramic views in numerous directions. To the west, part of the mid-Cheshire ridge is visible on the skyline, while to the south, distant views extend as far as the Mow Cop area on the Staffordshire/Cheshire ridge. Views from the east of the parish take in the Greater Manchester conurbation, the Pennine Hills and the Peak District.

5.9 Another common feature of the area are bodies of water, the most prominent of which is Radnor Mere – which is an SBI – on the Alderley Park estate, and the moat at Alderley Park Old Hall which is formed by two arms of the mill pond associated with Nether Alderley Mill.



The Old Hall



Parkland at Alderley Park contributes to the area's character



View of Radnor Mere

Locally Distinctive Features

5.10 Although Nether Alderley is a predominantly rural area, the parish is blessed with a number of distinctive features that help to give it its character.

5.11 The most important is arguably Nether Alderley's historic core, which is a designated Conservation Area, and contains a host of important buildings including:

- St. Mary's Church;
- Nether Alderley Parish Hall;
- Nether Alderley Mill; and
- Nether Alderley Old Hall.

In addition, Nether Alderley Old Hall **which** also includes the moat.



Nether Alderley Mill © National Trust

5.12 Alderley Park plays a large and **important** role in the life of the parish, and has done for **hundreds of years**. **The site is the area's most** prominent employment site, and it contains a host of historic buildings and structures, **Including:**

- The Grade II Listed Home Farm buildings;
- The Dovecote;
- The Walled Garden, including its listed Entrance Arch;
- The Icehouse; and
- **Tenant's Hall.**

Alderley Park also includes Radnor Mere, **one of the area's glacial meres and an SBI.**

5.13 Nether Alderley's residential environment also includes some of the **parish's most important and** historic structures, including a range of fine black and white timber-framed houses and cottages, one of the best examples being the Eagle and Child Cottage, and other red brick properties in the Cheshire vernacular such as Millbrook and Church Cottages.

5.14 Aside from the more prominent features, Nether Alderley also contains smaller – but equally important – features such as historic mileposts and the churchyard cross.

Figure 9: The Dovecote, Alderley Figure 10: Churchyard Cross ©



Eagle and Child Cottage © Historic England



The Dovecote Alderley Park and Churchyard Cross
© British Listed Buildings

5.15 Below is a list of heritage assets across Nether Alderley: **(Source: Nether Alderley Parish Plan 2014)**

Title	Location	Grade
Yew Tree Cottage	Artists Lane Nether Alderley	II*
Cottage 110 metres South South West of Woodlands House	Bollington Lane Nether Alderley	II
Fallows Hall	Chelford Road forward Road Nether Alderley	II
Milepost 330 metres east of road junction at Monks Heath	Chelford Road Nether Alderley	II
Church of St Mary's	Church Lane Nether Alderley	I
Churchyard walls, Gate Piers and gates of St Mary's	St Mary's Church Church Lane Nether Alderley	II
Rectory Cottage	Church Lane Nether Alderley	II
Gate Piers to Alderley Mill Cottage	Congleton Road Nether Alderley	II
The old Hall	Congleton Road Nether Alderley	II
Nether Alderley Mill and Dam Wall	Congleton Road Nether Alderley	II
Eagle and Child cottage	Congleton Road Nether Alderley	II
Former Stables at Eagle and Child cottage	Congleton Road Nether Alderley	II
Heawood Chase and Wood at Heawood House	Heawood House Congleton Road Nether Alderley	II
Training Centre and Stores at Alderley Park	Alderley Park Congleton Road Nether Alderley	II
Tenants Hall at Alderley Park	Alderley Park Congleton Road Nether Alderley	II
Gate Piers and Gates, Centre of East Wall of Garden at Alderley Park	Alderley Park Congleton Road Nether Alderley	II
Dean Green Farmhouse	Nursery Lane Nether Alderley	II
Cross Farmhouse	Welsh Row Nether Alderley	II
Yew Tree Farmhouse	Welsh Row Nether Alderley	II

Title	Location	Grade
Wyche's Farmhouse	Alderley Road Nether Alderley	II
Monks Heath Hall	Chelford Road Nether Alderley	II
Fernhill Lodge	Chelford Road Nether Alderley	II
Barn 50 Metres North North-East of Fernhill Farmhouse	Chelford Road Nether Alderley	II
Parish Hall	Church Lane Nether Alderley	II*
The Rectory	Church Lane Nether Alderley	II
The Village Cross	Congleton Road Nether Alderley	II
Brick Garden Walls to Alderley Mill Cottage and April House	Congleton Road Nether Alderley	II
Gates Piers and Gates by Tenants Hall	Alderley Park Nether Alderley	II
Dovecote	Alderley Park Nether Alderley	II
Entrance Arch at Southeast Corner of The Walled Garden at Alderley Park	Alderley Park Nether Alderley	II
Former Kennel House and Walls of Kennel Compound Beechtree Lodge	Hocker Lane Nether Alderley	II
Soss Moss Hall	Nursery Lane Nether Alderley	II*
Nut Tree	Welsh Row Nether Alderley	II
Walton Farmhouse	Welsh Row Nether Alderley	II
Gate Piers Wing Walls and Gates to South-East of former Matthews nursery	Congleton Road Nether Alderley	II
Beechtree Lodge	Hocker Lane Nether Alderley	II
Stanley Mausoleums in St Mary's Churchyard	Church Lane Nether Alderley	II
Whitegate Cottage	Artists Lane Nether Alderley	II
Flume Head	Artists Lane Nether Alderley	II
Barn 50 metres East of Bagbrook Farmhouse	Chelford Road Nether Alderley	II
Church Cottages and Wood Millbrook Cottage	Millbrook Cottage Congleton Road Nether Alderley	II
Barn 75 metres South Southwest of Heawood	75 metres South Southwest of Heawood	II

6. Community and Stakeholder Engagement

6.1 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.

6.2 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.

6.3 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.

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

Strengths

- 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
- Proximity and links to Manchester Airport

Opportunities

- 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

Weaknesses

- No discernible centre/village centre
- Limited local services and facilities, particularly for young people
- Treacherous side roads and pavements
- Incomplete rollout of superfast broadband due to overhead network
- 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
- Rural Lanes hazardous and lack of gritting

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
- Expansion when the Science Park is full and potential threat to the Green Belt

6. Community and Stakeholder Engagement (continued)

6.5 Progress with the Neighbourhood Plan – and in particular consultation – was disrupted by the COVID-19 pandemic.

6.6 Based on the SWOT analysis and the matters discussed in the visioning and policy mapping workshop, a set of aims and objectives and draft policies were developed, and these were the subject of public consultation in February 2022.



7. Vision, Aims and Objectives

7.1 Following consultations with local residents and businesses a number of issues and opportunities were identified across the parish.

7.2 From these a vision and a set of aims and objectives were prepared to try to address them.

Vision for Nether Alderley

7.3 Our vision for Nether Alderley is as follows:

"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 and Objectives

7.4 Following on from the vision, the aims of the Neighbourhood Plan are:

- To maintain and enhance the rural 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 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 reflective of local character, to high environmental standards and performance, can enable home-working, and provides a good standard of private space; and
- To ensure that identified local housing needs can be addressed.

7.5 The objectives of the Neighbourhood Plan are as follows:

Heritage and Design

Delivered through NANP Policies HD1 and HD2 and Nether Alderley Design Codes and Guidance

- To ensure that heritage assets and their setting 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.
- **To prepare** design codes which accompany this Neighbourhood Plan.

Local Environment

Delivered through NANDP Policies LE1, LE2 and Nether Alderley Design Codes and Guidance

- 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

Delivered through NANDP Policies SFP1 and SFP2 and Nether Alderley Design Codes and Guidance

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

Services and Infrastructure

Delivered through NANDP Part 9. Non Planning Matters

- 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 improvements to services and infrastructure throughout the parish.

Aims and Objectives (continued)

Community Cohesion

Delivered through NANDP Policies CC1 and CC2

- To ensure Nether Alderley will benefit from having Alderley Park with its employment and the facilities and services it provides.
- To help ensure that new development on Alderley Park is sympathetic to the neighbourhood area and promotes connectivity to aid community cohesion with existing communities.

Community Safety

Delivered through NANDP Policy CS1

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

Housing

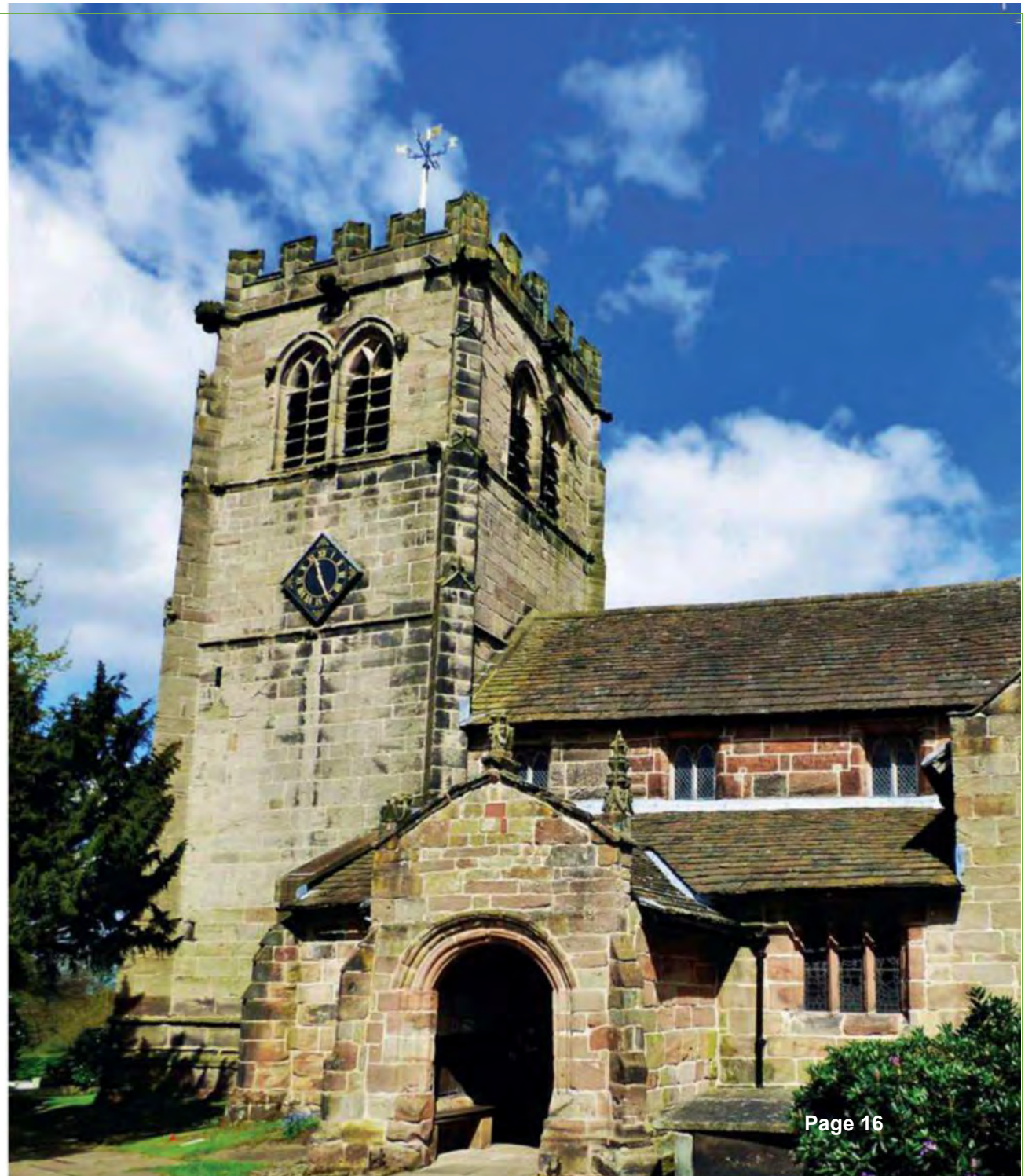
Delivered through NANDP Policy H1

- 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

Delivered through NANDP Policies LE1, LE2 and LE3

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



8. Policies

Policy Context

- 8.1 Neighbourhood Plans must meet certain “basic conditions”. A Neighbourhood Plan will be checked and published for further consultation by the local planning authority and then tested through an independent examination before the plan is able to proceed to a referendum**

The Basic Conditions for Neighbourhood Plans include:

- **The Plan must have due regard to National Policy**
- **The Plan must contribute to the achievement of sustainable development**
- The plan must be in general conformity with strategic local Policy and
- The plan must be compatible with Government obligations including human rights requirements.

National Policy

- 8.2 The National Planning Policy Framework (NPPF) requires Neighbourhood Plans to set out a positive vision for the future of the local area and planning policies to guide decisions on planning applications within the Neighbourhood Area.
- 8.3 This Neighbourhood Plan has been written, having regard to policies within the NPPF, and associated National Planning Practice Guidance.
- 8.4 The plan should contribute to the achievement of sustainable development which includes making it easier to create jobs in rural communities, promote the achievement of biodiversity gains, achieve better quality design reflecting National Design Guides and National Model Design Codes, improve people’s quality of life and help to provide a wider choice of high quality homes.**
- 8.5 The parish of Nether Alderley is wholly located within the Green Belt, which has strong protection through both national and local policy, and therefore any developments away from the strategic allocation at Alderley Park are likely to be limited in nature. However, the Neighbourhood Plan will still need to respond to and guide them.
- 8.6 As such, the aims, objectives, policies and proposals of this Neighbourhood Plan seek to ensure that any development proposals that come forward are sustainable.

Local Strategic Policy

- 8.7 The local strategic planning context is set out by:
- The Cheshire East Local Plan Strategy (adopted 2017);
 - The Cheshire East Site Allocations and Development Management Policies Document (adopted 2021).
- 8.8 The Cheshire East Local Plan Strategy acknowledges the role of Neighbourhood Plans, and identifies opportunities where they can identify or make provision for local needs.
- 8.9 In addition to the policy documents identified above, the evidence base that sits behind them has also informed the development of this Neighbourhood Plan.

Green Belt Within Nether Alderley

8.10 The entire parish of Nether Alderley is located within the Cheshire Green Belt and is subject to restrictive policies within the adopted Cheshire East Council Local Plan Strategy in the context of Green Belt Policy within the NPPF.

8.11 The NPPF sets out the five purposes of Green Belt policy which are:

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

8.12 The NPPF and the CEPLS make it clear that permission will not be granted for inappropriate development in the Green Belt except in very special circumstances. New buildings are inappropriate with the following exceptions: .

- 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 needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the Green Belt and the purpose of including land within it than the existing development.

8.13 Other forms of development that are not inappropriate within the Green Belt provided that they preserve openness and do not conflict with the purposes of including land within it are:

- Extraction of minerals;
- Engineering operations;
- 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.

8.14 Part of the parish has been identified as having as having minerals potential and an Area of Search for Sand and Gravel is identified in the adopted Cheshire Minerals Local Plan. It is acknowledged that such development may not be inappropriate in the Green Belt, provided that the approach taken preserves openness and does not conflict with the purposes of including land within **the Green Belt**.

8.15 In addition, it should also be considered that Alderley Park is designated as a strategic site within the Cheshire East Local Plan Strategy a site with its own allocation and policy arrangements.

8.16 The Green Belt is important to the residents of Nether Alderley and is highly valued for the role it plays in protecting and enhancing the rural setting of the parish, and in particular its historic core.

Policies for Nether Alderley

- 8.17 The policies in the Nether Alderley Neighbourhood Plan are based on evidence gathered from official statistics and publications. Key evidence is listed in the Schedule of Evidence **in the Appendix**.
- 8.18 In addition and most importantly local surveys, views, comments and ideas expressed by the local community have been taken into account. The consultation process and the responses received from the local community and key stakeholders are summarised in Section 7 '**Community and Stakeholder Engagement**'.
- 8.19 Generally, most development proposals would be deemed to be inappropriate by virtue of the fact that the entire parish is located within the Green Belt. The policies in this Neighbourhood Plan seek to deliver the aspirations and needs of the local community within the framework set by national policy and strategic local policy.
- 8.20 The policies are structured as follows:
- Rationale and evidence;
 - Objectives;
 - Policy/Policies; and
 - Explanatory text.

Heritage and Design

Rationale and Evidence

- 8.21 Nether Alderley is proud of its heritage before and from the Domesday Book, and its importance has always been valued by local people. Therefore it is **considered that the parish's heritage and design aspects should be central to the Neighbourhood Plan**. In addition, the Green Belt is important **aspect of the parish's heritage in that it provides it with its setting and context**.
- 8.22 Development across the parish is likely to be extremely limited given its location within the Green Belt. However, it is still important to develop and adopt a robust policy position in respect of local heritage and the design of new development.
- 8.23 The NPPF addresses the conservation and enhancement of the historic environment, and promotes a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

- 8.24 The CELPS addresses sustainable development principles and aims to respect, and where possible enhance, the significance of heritage assets, including their wider settings.
- 8.25 The NPPF addresses the creation of high quality buildings and places and their good design which are key aspects of sustainable development creating better places in which to live and work and helps make development acceptable to communities.
- 8.26 Nether Alderley **will** produced Design Codes in association with AECOM which should be read in conjunction with this Neighbourhood Plan.

8.27 Planning policies should be developed at the most appropriate level, set out a clear vision and expectations so they reflect local aspirations, and be grounded in an **understanding and evaluation of each area's** defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

8.28 Planning policies and decisions should ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- **Deliver places which are visually attractive due to good architecture and effective landscaping**
- **Are** sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- Establish or maintain 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;

- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

8.29 Good development should contribute **positively to an area's character and identity**, creating or reinforcing local distinctiveness in terms of:

- Height, scale, form and grouping;
- Choice of materials;
- External design features;
- Massing of development - the balance between built form and green/public spaces;
- Green infrastructure; and
- Relationship to neighbouring properties, street scene and the wider neighbourhood.

8.30 Residential development should:

Provide open space, of an extent, quality, design and location appropriate to the development and the local community;

- Provide access to a range of forms of public transport, open space and key services and amenities; and
- Incorporate measures to encourage travel by sustainable modes of transport such as walking, cycling and public transport.

Objectives

8.31 To ensure that heritage assets and their setting are protected and enhanced.

8.32 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.

8.33 **To prepare** Design Codes in **association** with AECOM which should be read in conjunction to this Neighbourhood Plan.

Policies

HD1: Local Design and Character

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.

Any new development and conversions in Alderley Park, Nether Alderley Village and the wider countryside should be informed by **Nether Alderley Design Codes and Guidance**.

Access them via this [Hyperlink](#)

In particular designs should:

A) Integrate car parking with the design layout, so as not to dominate the street scene and provide secure, covered space for cycles and electrical car charging points (as set out in **Design Code A3** : **Electric vehicle charging Design issues to address for public parking and Design issues to address for parking at the home**).

B) Complement the established character of Nether Alderley in terms of scale, density, massing, height and set-back from streets and spaces and include high quality materials, to complement those used in surrounding developments and built-up areas by responding to **Design Code B: Local Character: B1 - Response to local context and B2 Preserve and Enhance character features**

C). Design buildings, landscaping and planting to create attractive streets and spaces, with a sense of place by responding to **Design Code C2 - Design principles**. Including providing ease of movement for pedestrians and also including connecting to surrounding pathways

Include open spaces as an integral part of design layout and the design of development and ensure such spaces are safe, attractive and functional.

Provide convenient well-screened storage for bins and recycling.

incorporated permeable surfaces in hard landscaping where possible

Provide streets that encourage low vehicle speeds which can function as safe social spaces

D) Ensure that development in the countryside responds to **Design Code D Development in the Countryside D1 Design Principles**

Accounting for the transition between built areas and open landscape on the edges of the countryside, particularly in the landscaping and boundary treatments.

E) Incorporate Green Infrastructure by providing ease of movement for pedestrians, responding to local topography and 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, by responding to **Design Code improve, E2 - Right tree, right place and E3 - Connecting with the natural environment**.

HD2: Designated and Non Designated Heritage Assets

Any planning applications for development involving or impacting on heritage assets across the parish should be supported by an Impact Assessment

Heritage Assets of particular importance include: Buildings in the Parish identified in Section 5 on p12. Also designated and non designated heritage assets in the historic core identified on Plan 2 on p22

Explanatory Text

- 8.34 This policy applies to all kinds of development, including residential and commercial, and **design and access statements** accompanying planning applications should seek to demonstrate compliance with policies HD1 and HD2.
- 8.35 Where sites are being developed incrementally **an indicative** masterplan should be prepared for the entire site before the first phase is submitted. This will help to ensure that different phases integrate together, to create a safe, convenient and sustainable environment. This is especially important when considering issues like pedestrian permeability, connectivity, open space provision and creating a sense of place appropriate to the context and character of the area.
- 8.36 In determining planning applications, urban design and heritage should be assessed by suitably qualified advisers. The NPPF advocates the use of independent design review for schemes of significance. This could be applicable for developments associated with Alderley Park.
- 8.37 Where new development is permissible, sustainable development features are strongly encouraged. This could include conditioning of rainwater harvesting, solar panels and ground source heat pumps.

- 8.38 These policies are also designed to highlight and maintain features that contribute to the locally distinctive character of the area, particularly **Nether Alderley's Historic Core which is a designated Conservation Area and includes important heritage assets such as St. Mary's Church, Nether Alderley Parish Hall, Nether Alderley Mill, and Nether Alderley Old Hall** (see plan 2 below).

- 8.39 The use of locally prevalent materials and traditional boundary treatments in new development are strongly encouraged. These include stone walls, red/brown brick walls, Cheshire railings and hedges.



Plan 2 Nether Alderley Conservation Area – Nether Alderley's historic core

Local Environment

Rationale and Evidence

8.40 The natural environment of the parish contributes to its distinctive character as a rural area.

8.41 The existing rural landscape is a highly valued aspect for those living in the parish, as well as those visiting. Rural tourism and recreation around the parish are important to local people and the local economy.

8.42 Environmental biodiversity is under pressure, and it is vital that rural areas be preserved and enhanced in order to maintain their richness in flora and fauna for our own benefit as well as for future generations. Human interventions can have unpredictable effects on biodiversity due to knock-on effects between species, and it is important that we preserve the areas where these effects would be at their worst.

8.43 CELPS and the SADPD expects developments to respect and, where possible, enhance the landscape character of the area. Particular attention should be paid toward significant landmarks and landscape features.

8.44 Nether Alderley is largely a rural area. The aim of this policy is to ensure new developments positively responds to and are sensitive to adjacent land uses.

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

Policy

LE1: The Natural Environment

- **Ensure new** developments adjacent to designated environmental assets positively enhance the natural environment by:
- Providing a minimum of 10% biodiversity net gain. Where net gain cannot be delivered on site, provision should be secured **within** the neighbourhood area or as close to the neighbourhood area as possible **by**:
- Incorporating a sufficient buffer between the site and the asset.

Policy

LE2: The Countryside

Nether Alderley is a largely rural area. **The aim of this policy is to ensure new development positively responds and is sensitive to adjacent land uses by:**

Ensuring new developments in the **open** countryside should:

- Avoid unacceptable impacts on visual appearance, functionality, safety and surveillance
- Demonstrate **sensitive** design that responds to the local landscape
- Where relevant, providing a lighting scheme that considers the impact of light pollution on the asset setting out the likely impact and proposed mitigation measures.

Objectives

Policy

LE3: Green and Blue Infrastructure

New developments should not impact negatively on existing green and blue infrastructure. 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:

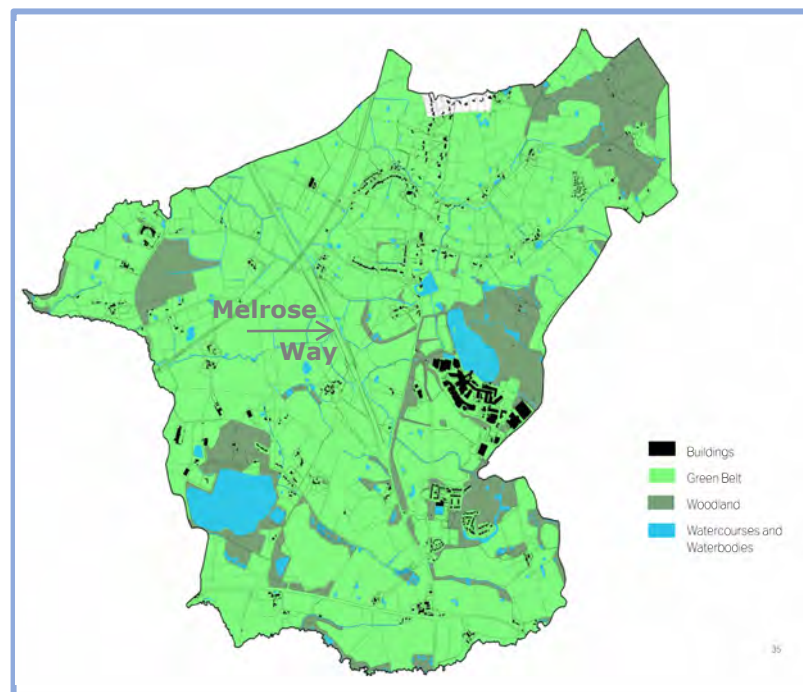
- Improvement of the Melrose Way (A34) corridor as a parkway focused on environmental enhancements (new developments will not be supported along the corridor in order to preserve the character of the associated environmental enhancements);
- Opportunities arising from the development of Alderley Park; and
- Opportunities that may arise from the development of Mere Farm Quarry.

Explanatory Text

8.46 The CELPS contains policies relating to Sustainable Development Principles, Green Infrastructure, Flood Risk Management. The SADPD contains policies relating to Ecological Network, Ecological implementation and Climate Change

8.47 Addressing this policy would involve ensuring that paths and open spaces are overlooked with high quality, attractive, active frontages. Flanking paths and open spaces with high fencing, walling or other blank features would be highly unlikely to meet the **policy's requirements**.

8.48 Environmental and landscape design within and around new developments should reflect the **existing rural character** of the parish and involve the use of locally prevalent species, and enhance or maintain the quality and quantity of green space.



Blue and Green Infrastructure

8.49 Opportunities to enhance existing green infrastructure through new developments should be taken, as should opportunities to create new green infrastructure.

It should be noted that 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, wildflower creation and the sensitive management of woodland and the waterbodies.



Sustainability and Future-Proofing

Rationale and Evidence

- 8.50 In response to local sustainable development principles, this Neighbourhood Plan is designed to be forward-looking and responsive to environmental challenges, and a post-pandemic world.
- 8.51 This will be achieved through adopting new technologies and 21st Century infrastructure to serve both local residents and businesses, in terms of both construction methods and energy production, and communications technology.
- 8.52 The Covid-19 pandemic has demonstrated how important communications technology is to our society. Complete extension of superfast broadband to remaining Parish areas is needed and reliable mobile phone service.
- 8.53 The issue of connectivity has **not only been** raised **by the community** but also in the Cheshire East Local Plan **Strategy, which identifies in Strategic Priority 2** the importance of working with providers to ensure the provision of superfast broadband, for example.
- 8.54 NPPF also supports high quality communications infrastructure for sustainable economic growth. The development of high-speed broadband technology and other communications networks also plays a vital role in enhancing the provision of **local community facilities and services**.

8.55 Enhancements to broadband provision, IT and other communications infrastructure will be pursued with partners such as Cheshire East Council.

8.56 **With the exception of a few isolated homes in the South West of the Parish which are awaiting a fibre upgrade extension from the Chelford Exchange, the Parish now enjoys superfast broadband many with FTTP (full fibre) to their premises.**

Explanatory Text

8.57 In accordance with strategic national and local policy, and policies contained within this Neighbourhood Plan, developers should prepare proposals that take advantage of innovative **construction techniques and new technologies** in order to ensure climate resilience and **minimal environmental impact**

8.58 **In addition, developers should work with providers** of telecommunication infrastructure to deliver the necessary physical **infrastructure to accommodate IT and digital** communications networks as an **integral** part of new developments.

Policies

SFP1 Sustainable Construction and Energy Capture and Conservation

- **New developments and conversions will be expected to incorporate measures set out in Nether Alderley's Design Codes and Guidance which accompany this Neighbourhood Plan:**

A - Sustainability

A1 - Resilience to the climate emergency

A2 - Assessing alternative energy sources

A4 - Energy **efficiency measures** towards net-zero carbon. **In addition:**

- New developments should utilise efficient and sustainable building materials and techniques and wherever possible incorporate sustainable methods of energy capture and conservation as means of tackling the climate crisis at a local level.
- Community-led initiatives for renewable and low carbon energy will be supported subject to a suitable site being identified.

SFP2 Communications Infrastructure

- The development of infrastructure in support of SFP2 will be encouraged and supported, and must consist of this high capacity.

Any new communications should avoid unacceptable impact on local heritage assets or the environment, and be in compliance with National Green Belt policy.

Community Cohesion

Rationale and Evidence

8.59 The development of new homes at Alderley Park has the potential to almost double the size of Nether Alderley, taking its population from 665 to over 1,300.

8.60 Given that the site is remote from the heart of Nether Alderley, there is the potential for Alderley Park to develop in isolation from the rest of the parish.

8.61 It is considered that developments within Alderley Park should have community cohesion at their heart, be it through their physical manifestation, or through how planning obligations are utilised.

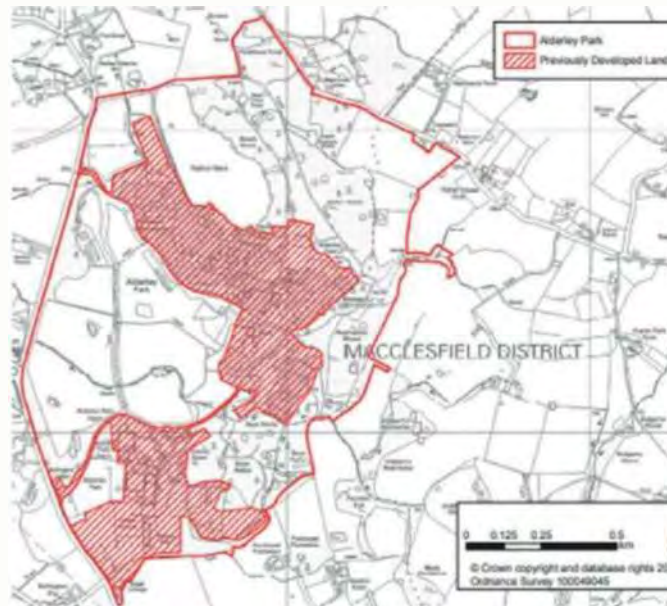
8.62 The NPPF promotes healthy, inclusive and **safe places** which promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other. **Examples include** mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, **and active street frontages**.

New developments **should be** focused on Previously Developed Land – land which is or was occupied by a permanent structure, including the curtilage of the developed land (although ...

... it should not be assumed that the whole of the curtilage should be developed) **and** any associated fixed surface infrastructure. Previously Developed Land in the context of Alderley Park is identified in Plan 3 below.

Objectives

8.63 To ensure that Alderley Park becomes properly integrated with the wider parish.



Plan 3: Previously Developed Land at Alderley Park
(Cheshire East Local Plan Strategy)

Alderley Park

Nether Alderley Parish Council and Bruntwood SciTech are keen to support the development of Nether Alderley and Alderley Park as one integrated community and significant progress has already been made in this respect. several valuable assets have been delivered which provide significant community benefits and have helped to strengthen community integration including the opening of the Churchill Tree public house and restaurant and the Everybody Sport and Leisure facility.

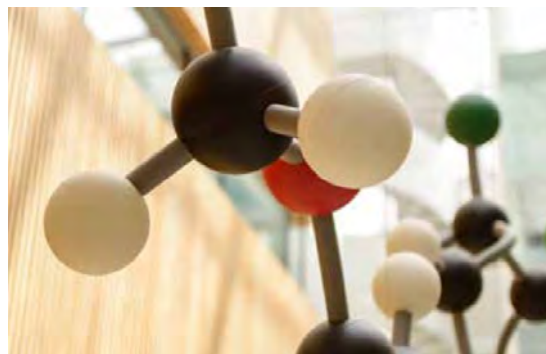
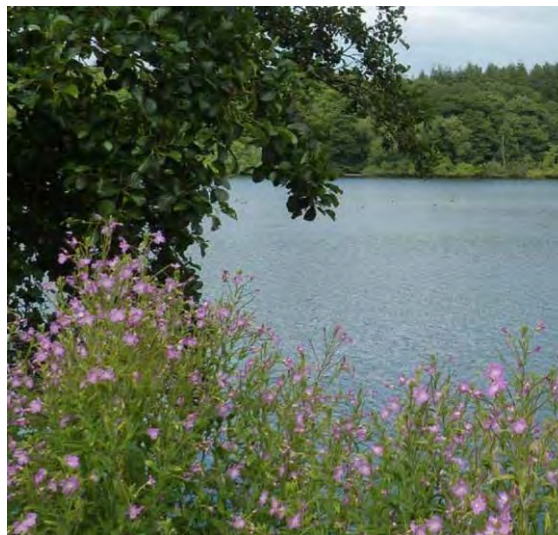
It is an open and inclusive facility (as opposed to being an entirely private and secure site when operated by Astra Zeneca) with significant areas of green space and walking and cycling trails provided and maintained for use by the wider community and on-site residents. A number of public events are 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.

Community Cohesion

Policy CC1 Alderley Park

Developments within Alderley Park will be supported that:

- Provide local services facilities, communal space and infrastructure available for use by residents across the wider parish;
- **Are in**accordance with the Alderley Park Development Framework, and Policy LPS 61.
- Ensure that newly created paths and cycleways connect with the existing local network.



Policy

CC2: Nether Alderley **Parish Hall**

The 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.

Explanatory Text

8.64 The eleven-month refurbishment of the Parish Hall, part of Nether Alderley's historic core, is now complete. It has now been re-branded as Nether Alderley Village Hall and Community Centre.



Its life has been protected for the next 50-100 years as a much used and loved community asset. It has been brought up to modern day standards in the most

sensitive manner with efficient heating and lighting systems, ease of access for all users and full fibre high capacity broadband directly into the premises.



Village Hall 2025 following Renovation

Community Safety

Rationale and Evidence

- 8.65 The NPPF emphasizes creating safe and accessible streets that support healthy, inclusive, and vibrant communities. This includes promoting social interaction, reducing crime and fear of crime, and enabling healthy lifestyles through well-designed pedestrian and cycle routes, and high-quality public spaces. The NPPF encourages the integration of green infrastructure, sports facilities, local shops, and access to healthy food options, all within layouts that encourage walking and cycling.
- 8.66 The CELPS addresses health and well-being, and seeks to ensure that new developments provide opportunities for healthy living and improve health and well-being. This is through the encouragement of walking and cycling, good housing design (including the minimisation of social isolation and creation of inclusive communities). Also access to services, sufficient open space and other green infrastructure.
- 8.67 Due to the dispersed nature of Nether Alderley, accessibility and safe routes are critical for local residents and their ability to move around the parish without resorting to the use of the car.

Objectives

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

Policy

CS1: Local Footpaths and Walkways

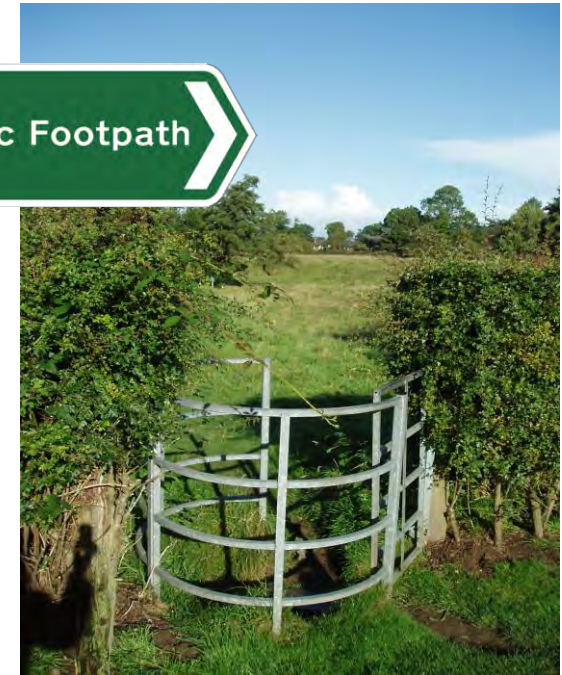
New developments will be expected to (where appropriate):

- Deliver new footpaths and walkways;
- Enable improvements to existing footpaths and walkways;
- Be designed to overlook footpaths and walkways;
- **Be** integrated and inclusive
- **Be** designed to link to existing footpaths and contribute towards improvements to the existing public rights of way network within the Parish.
- **Connect walks** within Alderley Park to wider pathways both inside and outside of Nether Alderley where this is viable and achievable. **See Map on Page 30**

Explanatory Text

- 8.69 The opening of Melrose Way (Alderley Edge By-Pass) provides the opportunity for the parish to become more walkable through the removal of much traffic from Congleton Road.
- 8.70 In addition, new developments – particularly within Alderley Park – provide the opportunity to improve and enhance the local pedestrian network.
- 8.71 All of this is critical to enabling local residents to move around the parish in a safe and sustainable manner.
- 8.72 **The introduction of “Quite Lanes” i.e.** 30 mph on our rural lanes would significantly reduce traffic dangers. Also a 30mph limit throughout the conservation area and in particular on Artist Lane, Welsh Row and Sand Lane .

Our Footpaths and Cycle Routes are very important to us



Housing

Rationale and Evidence

8.73 The Cheshire East Local Plan Strategy presents a case for growth across the borough and the delivery of new homes is a key part of this, with the plan seeking to “provide a range of new homes including much-needed affordable housing”.

8.74 The plan seeks to ensure that there is an appropriate mix of house types, sizes and tenures including affordable housing to meet the borough’s needs.

8.75 The NPPF support the Government’s objective of significantly boosting the supply of homes by reinstating the requirement for local authorities to demonstrate a five-year housing land supply, with a 5% buffer. This means councils must now actively plan for and allocate land to meet housing needs, including a buffer to account for potential delays or under performance.

The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

8.76 There may be the need to provide a small number of new homes across Nether Alderley within the limits of Green Belt Policy and while no site allocations are proposed, the CELPS has allocated Alderley Park as LPS 61 an Opportunity Site which includes the development of 275 homes, many of which are already built. A further planning application has been approved for 139 retirement flats on Heatherley Woods which previously developed land. The whole of the planned housing development so far has the potential increase the population of Nether Alderley from 910 2021 Census to over 1,300. Any new residential development away from Alderley Park should be limited to that in Policy HD1.

Policy

H1: Housing to Address Local Needs

Small scale Rural Exception Sites will be supported to meet an identified need for affordable housing. This may include a small proportion of market housing if required to make the affordable scheme financially viable

Explanatory Text

8.77 While the development of Alderley **Park** will deliver strategic growth requirements in terms of housing, it is equally important that opportunities are taken to enable the provision of housing that addresses identified local housing needs.

8.78 This can be achieved through planning obligations associated with the development of Alderley Park, or through small scale Rural Exception Sites for affordable housing in appropriate locations within the parish.

8.79 Rural Exception Site is designed to deliver affordable housing to address identified local needs, utilising a site where development would not normally be permitted.



Figure 11: Housing at Alderley Park

Local Economy

Rationale and Evidence

8.80 Nether Alderley is – in the main – a rural community, and many local businesses are micro, small or medium enterprises, with many run from **residents' own homes. There are a number of** rural-based businesses and working farms.

8.81 However, Alderley Park has been a major employment destination for many years, operated first by ICI, AstraZeneca, and in more recent times Manchester Science Parks, and more than **200** companies are based there. Policy LPS 61 of the Cheshire East Local Plan Strategy addresses the development of Alderley Park.

8.82 **The NPPF is concerned with building a strong and prosperous economy, and in rural areas encourages sustainable growth and diversification of rural businesses, including agricultural and land-based enterprises, and promoting well-designed new buildings and conversions. It also focuses on supporting sustainable rural tourism and leisure developments, and retaining and developing local services and community facilities.** This includes the retention and development of **accessible local** services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

8.83 The CELPS is concerned with the rural economy, and encourages developments outside of the Principal Towns, Key Service Centres and Local Service Centres that:

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

8.84 Research from Cheshire Community Action

Census details indicate that almost a quarter of Nether Alderley residents work from home. It is anticipated that this may increase in the post-pandemic world.



Everybody Leisure Centre Alderley Park

Policies

E1: Homeworking and Home-based Business

Homeworking and home-based business will be encouraged where:

- Operations and activities **such as parking do not create an unacceptable impact** on the environment **or** residential amenity and which are within permitted development rights.

Any new communications infrastructure should not unacceptably impact on local heritage assets, the environment, and Green Belt policy.

E3: Rural Business and Diversification

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

- Operations and activities do not have **an unacceptable environmental or residential amenity impact**

E2: 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:

- An active marketing strategy for a period of 2 years.
- The period of non-use if the property is disused;

Explanatory Text

8.85 **Nether Alderley's economy is dominated by Alderley Park**, though it should be noted that the majority of people that work there come from outside of the parish. The future growth and development of Alderley Park is strongly supported by strategic local policy.

8.86 In addition, a significant proportion of local residents – almost a quarter – work from home.

8.87 Therefore economic policies should be focused on:

- Supporting homeworking and home-based business – an area likely to grow – as this will have a positive environmental impact by reducing the need to travel, and a positive local economic impact through generating demand and support for local services and facilities; and
- Local economic diversification where there are no unacceptable impacts on environmental or residential amenity

These Non Planning Matters are issues raised in the public consultations and open days during the process of developing this Neighbourhood Plan and are being taken forward with Cheshire East Council

9. Non-Planning Matters

- Working with Cheshire East Council and providers to deliver infrastructure upgrades particularly IT and communications in parts of Nether Alderley
- Working with Cheshire East Council and provider to enable local transport improvements
- Working with Cheshire East Council to deliver the Parkway concept for Melrose Way, including the removal or repair of the fallen fencing.
- Managing and marketing Nether Village Hall
- Partnership working with other organisation in respect of the upkeep of heritage assets across Nether Alderley
- Working with Cheshire East Council to address planning enforcement issues in the case of unpermitted development
- Working with Cheshire East Council to improve highway maintenance in terms of potholes and encroaching verges which narrowing the width of pavements on Congelton Road and other roads in the Parish
- Working with Cheshire East Council to provide 30mph limits on our rural road such as Welsh Row and Sand Lane

Appendices

- AECOM Design Codes and Guidance

Find them in the Appendices
or [click on this LINK](#) or the Image below

